

Abbots Langley Parish Council

Council Offices
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26th March 2021

To Members of the Planning and Highways Committee

Councillors: Jean Bowman, Jane Lay, David Major, Jon Tankard (Chairman), Robin Powell, Owen Roe (Vice-Chairman), John Wyatt.

The next meeting of the Planning and Highways Committee will be held virtually ^[1] on Wednesday 31st March 2021 at 7:30 pm when your presence is summoned for the purpose of transacting the business outlined below.

The press and public are welcome to attend the meeting.

Tim Perkins
Clerk to the Council

^[1] *Permitting legislation - The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020.*

AGENDA

1. **Apologies for Absence**
To receive and accept apologies for absence.
2. **Declarations of Interest**
To receive declarations of interest in items on the agenda.
3. **Public Participation**
To note if any members of the public have requested to speak at this meeting, in accordance with the Parish Council's Public Speaking Arrangements.
4. **Planning Decisions from Three Rivers District Council**
To note the recent decisions as listed in Appendix A1.
5. **Planning Applications as received from Three Rivers District Council**
To comment on current planning applications as listed in Appendix B1 as well as planning applications with consultation deadline before the next meeting, as notified to members prior to the meeting.
6. **To confirm the Minutes of the Meetings held on**
6th, 27th January and 17th February 2021.
7. **Highways and Transport Matters**
To note the following road closures and restrictions within the parish:
 - i. that length of A41 Watford Road, Hunton Bridge from its junction with the A41 (unnamed road)/M25 (junction 20) roundabout south eastwards for a distance of approximately 885 metres.
 - ii. that length of Harthall Lane, Bulls Green from its junction with the access road leading to 'The Orchard' north eastwards for a distance of approximately 28 metres ("the Road"), except for access.

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Planning applications decided by Three Rivers District Council Reported on 31st March 2021.

Appendix A1

1. 20/1858/AOD ALPC meeting 07/10/2020

West Herts College Home Park Mill Link Kings Langley - Approval of Details: Demolition of existing college building and redevelopment for a residential development of up to 65 flats in a five storey building (Submission of Reserved Matters of appearance, landscaping, layout and scale for consideration pursuant to Condition 1 of Outline Planning Permission 18/1034/OUT).

ALPC Comment: The members object to this development and share concerns submitted by residents. The development is very large and taller than other buildings in the area. The Pinnacle House development next to this site is three storey's high. There is no provision for affordable housing and the limited parking in the area is a concern. The area is prone to flooding from the historical mill stream which should also be addressed.

TRDC Decision: Refused

Reason: R1 The proposed development, by reason of its height, scale and bulk, would appear as an overdevelopment of the site and an overly dominant and prominent addition in the street scene which would harm the character and appearance of the locality. R2 The proposed development would fail to provide sufficient parking spaces to meet demands arising from the proposed number of residential units. The lack of off-street parking would, given the distance between the development site and the nearest local facilities, and the expected need of future occupants to require private cars, result in pressure for parking elsewhere on the surrounding road networks and adjacent land which would impact upon highway safety.
2. 20/2757/LBC ALPC meeting 06/01/2021

25-27 High Street Abbots Langley - Listed Building Consent: Single storey rear extension and internal alterations together with new terrace area and steps up to existing rear garden. New Boundary fences between 25 & 23/27.

ALPC Comment: Whilst the committee support the modernisation of local buildings it is important that they remain a contextual part of the village scene. The members would rather this application is taken to TRDC committee level as these buildings are a focal point of the village.

TRDC Decision: Approved

Reason: Approved with conditions. See TRDC Planning Online
3. 20/2754/FUL ALPC meeting 06/01/2021

23 High Street Abbots Langley WD5 0AA - Single storey rear extension and internal alterations at ground floor level together with new terrace and steps up to existing rear garden including new boundary fence at rear.

ALPC Comment: Whilst the committee support the modernisation of local buildings it is important that they remain a contextual part of the village scene. The members would rather this application is taken to TRDC committee level as these buildings are a focal point of the village.

TRDC Decision: Approved with conditions. See TRDC Planning Online
4. 20/2755/LBC ALPC meeting 06/01/2021

23 High Street Abbots Langley WD5 0AA - Single storey rear extension and internal alterations at ground floor level together with new terrace and steps up to existing rear garden including new boundary fence at rear between 23 and 25.

ALPC Comment: Whilst the committee support the modernisation of local buildings it is important that they remain a contextual part of the village scene.

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The members would rather this application is taken to TRDC committee level as these buildings are a focal point of the village.

TRDC Decision: Approved with conditions. See TRDC Planning Online

5. 20/2747/FUL ALPC meeting 06/01/2021
31 High Street Abbots Langley WD5 0AA - Two storey rear extension and alterations.
ALPC Comment: Whilst the committee support the modernisation of local buildings it is important that they remain a contextual part of the village scene. The members would rather this application is taken to TRDC committee level as these buildings are a focal point of the village.
TRDC Decision: Approved with conditions. See TRDC Planning Online
6. 20/2763/FUL ALPC meeting 06/01/2021
31 High Street Abbots Langley Hertfordshire - Demolition of outbuildings together with partial demolition of garage building and extension of garage building, creation of parking area with ancillary hard/soft landscaping, fencing and bin stores.
ALPC Comment: Whilst the committee support the modernisation of local buildings it is important that they remain a contextual part of the village scene. The members would rather this application is taken to TRDC committee level as these buildings are a focal point of the village.
TRDC Decision: Approved with conditions. See TRDC Planning Online
7. 20/2839/FUL ALPC meeting 27/01/2021
2 Ivy Close Leavesden WD25 7NQ - Single storey side and rear extension.
ALPC Comment: The members feel that the monopitch roof to the rear would look more harmonious if the pitch returned to the flat roof.
TRDC Decision: Approved
8. 20/2794/FUL ALPC meeting 17/02/2021
Primrose Hill Service Station Primrose Hill Kings Langley - Demolition of existing sales building and adjacent workshop and construction of replacement filling station sales building, alterations to parking and canopy raise.
ALPC Comment: The members have concerns about the extra traffic this will bring on an already congested highway in a residential location.
TRDC Decision: Approved with conditions. See TRDC Planning Online
9. 21/0119/FUL ALPC meeting 17/02/2021
7 Edinburgh Drive Abbots Langley WD5 0TU - Conversion of existing integral garage to habitable accommodation including alterations to fenestration and construction of new detached garage.
ALPC Comment: Members would expect that there will be no increase in drainage coming onto the highway.
TRDC Decision: Approved
10. 21/0088/FUL ALPC meeting 17/02/2021
Chequers House Chequers Lane Abbots Langley - Single storey garden room link extension.
ALPC Comment: The members see no reason to object on planning matters but have concerns about the fire risk with neighbouring properties.
TRDC Decision: Approved

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11. 21/0091/FUL ALPC meeting 17/02/2021
51 Primrose Hill Kings Langley WD4 8HZ - Installation of vehicle crossover and alterations to driveway to create parking provision.
ALPC Comment: No objections
TRDC Decision: Approved
12. 21/0032/FUL ALPC meeting 17/02/2021
The Rectory Notley Farm Bedmond Road - Single storey side extension.
ALPC Comment: No objections
TRDC Decision: Approved
13. 21/0205/FUL ALPC meeting 17/02/2021
22A Hamilton Road Hunton Bridge WD4 8PZ - Single storey rear extension.
ALPC Comment: No objections
TRDC Decision: Approved
14. 21/0108/PDND ALPC meeting 10/03/2021
Northcotts Long Elms Close Abbots Langley - Prior Notification of Demolition: Demolition of the Northcotts sheltered housing block.
ALPC Comment: Application noted
TRDC Decision: Approved

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Planning applications to be considered on 31st March 2021.

Appendix B1

1. 21/0148/LBC Valid date: 12/03/2021
Pound Cottage Kitters Green Abbots Langley - Listed Building Consent:
Replacement windows and doors.
2. 21/0420/FUL Valid date: 11/03/2021
83 Gallows Hill Abbots Langley WD4 8LY - Conversion of existing garage into habitable accommodation, demolition of detached existing garage and construction of single storey front, side and rear extension, first floor side extension, alterations to fenestration including addition of flank rooflight and installation of raised patio to rear.
3. 21/0585/FUL Valid date: 15/03/2021
2 Broomfield Rise Abbots Langley WD5 0HN - Demolition of existing outbuildings and construction of new garden outbuilding.
4. 21/0575/FUL Valid date: 15/03/2021
Land Adjacent To Landfill Site Toms Lane Kings Langley - Change of use to equestrian and construction of a stable building and access.
5. 21/0589/FUL Valid date: 17/03/2021
34 Trowley Rise Abbots Langley WD5 0LW - Construction of garden outbuilding for use as leisure and home office space.
6. 21/0642/FUL Valid date: 17/03/2021
45 Gallows Hill Abbots Langley WD4 8PG - Demolition of existing dwelling and construction of replacement three storey dwelling and basement level accommodation, raised terrace to rear, front balcony and swimming pool to rear.
7. 21/0586/FUL Valid date: 22/03/2021
3 Grove Cottages Bedmond Road Pimlico - Subdivision of the site and construction of a pair of two storey semi-detached dwellings with associated vehicular access, parking and amenity space provision.
8. 21/0628/FUL Valid date: 22/03/2021
31A Upper Highway Abbots Langley WD4 8PP - Demolition of existing garage and rear conservatory and construction of part single, part two storey side and rear extension, extension to existing loft, insertion of rear dormer and front and side rooflights, extension to raised patio and rendering of all external walls.
9. 21/0526/FUL Valid date: 22/03/2021
24 Ridgehurst Avenue Leavesden Watford - Single storey side/front extension.

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Appendix B2

1. 21/0463/FUL Valid date: 19/03/2021
37 Creasy Close Abbots Langley WD5 0HS - Erection of fencing to side of dwelling.
2. 21/0564/FUL Valid date: 23/03/2021
164 Abbots Road Abbots Langley WD5 0BL - Single storey rear extension, front corner infill extension and porch.