

## Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 6<sup>th</sup> January 2021 on the Zoom Video and Teleconferencing Platform. <sup>[1]</sup>.

Those present:

Chairman: Councillor Jon Tankard  
Vice-Chairman Councillor Owen Roe  
Councillors: Councillor Jane Lay  
Councillor David Major  
Councillor Robin Powell

Officers: Jodie Copeland - Council Administration Officer

<sup>[1]</sup> *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.*

The meeting opened at 7:30 pm.

**255. Apologies for absence**

Apologies were received, accepted and recorded from Councillor Jean Bowman.

**256. Declarations of interest**

None.

**257. Public participation**

None.

**258. Planning Decisions from Three Rivers District Council**

Planning decisions, as attached at Appendix A1, were noted by Members present.

**259. Planning Applications as received from Three Rivers District Council**

Members discussed the Planning applications list and **RESOLVED** the comments to be submitted to the District Council as attached at Appendix B1 & C1.

The meeting closed at 8.54 pm.

Signed: \_\_\_\_\_

Dated: \_\_\_\_\_

## Abbots Langley Parish Council

### Planning applications decided by Three Rivers District Council Reported on 6<sup>th</sup> January 2021.

#### Appendix A1

1. **20/2133/FUL** ALPC meeting 28/10/2020  
58 Burbridge Road Leavesden WD25 7NA - Conversion of existing garage into habitable accommodation, construction of single storey rear extension and extension of hardstanding to application site frontage.  
**ALPC Comment:** No objection  
**TRDC Decision:** Approved
2. **20/2186/FUL** ALPC meeting 18/11/2020  
128 Toms Lane Kings Langley WD4 8NR - Construction of a new roof to existing garage.  
**ALPC Comment:** The members have no objection and feel that this is an improvement on the existing roof.  
**TRDC Decision:** Approved
3. **20/2269/FUL** ALPC meeting 18/11/2020  
6 Halifax Close Leavesden Watford - Single storey rear extension, external and internal alterations.  
**ALPC Comment:** No objection  
**TRDC Decision:** Approved
4. **20/2151/FUL** ALPC meeting 18/11/2020  
73 Kindersley Way Abbots Langley WD5 0DG - Demolition of existing garage and single-storey front, side and rear extension, provision of raised patio area and alterations to fenestration detail.  
**ALPC Comment:** No objection  
**TRDC Decision:** Approved
5. **20/2327/FUL** ALPC meeting 18/11/2020  
55 Cunningham Way Leavesden Watford - Single storey rear extension and insertion of windows to eastern side elevation.  
**ALPC Comment:** No objection but members suggest that obscure glass and restricted opening of windows should be used on the east side alterations.  
**TRDC Decision:** Approved - conditions include: window(s) in the existing eastern flank elevation at ground and first floor; shall be fitted with purpose made obscured glazing and be top opening above 1.7m.

## Abbots Langley Parish Council

### Planning applications considered on 6<sup>th</sup> January 2021.

#### Appendix B1

1. **20/2667/FUL** Valid date: 10/12/2020  
Warner Bros. Studios Leavesden Warner Drive Watford - Temporary change of use of land for the purposes of external film production, construction of internal access track and associated works for a period of 2 years.  
**Members delegated authority to the Council Administration Officer to liaise with the Committee Chairman to finalise the response to this application.**  
**The response is attached hereto as Appendix C1.**
2. **20/2551/FUL** Valid date: 14/12/2020  
49 High Street Abbots Langley WD5 0AA - Change of Use of premises from Bakery (Use Class E) to a mixed use comprising of an Italian bakery, cafe and takeaway (Use Classes E and Sui Generis).  
**No objection**
3. **20/2739/FUL** Valid date: 16/12/2020  
11 Follett Drive Abbots Langley WD5 0LP - Erection of detached outbuilding.  
**No objection**
4. **20/2679/FUL** Valid date: 16/12/2020  
66 The Crescent Abbots Langley WD5 0DS - Conversion of garage into habitable accommodation including raising flat roof by 250mm, addition of pitched tiled roof to front elevation and associated alterations.  
**No objection**
5. **20/2733/FUL** Valid date: 17/12/2020  
10 Fernhills Hunton Bridge WD4 8PT - Single storey rear extension and new raised patio.  
**No objection**
6. **20/2712/PDNA** Valid date: 15/12/2020  
Langleybury Fields Langleybury Lane Langleybury - Permitted Development Notice Agriculture: Erection of agricultural building with associated access.  
**The members have noted the nearby residents' concerns and feel that the building could be better sited. However, they understand that this is an application of requirement. They would like an investigation into the use of the building and that it fully complies with agricultural use.**
7. **20/2646/FUL** Valid date: 23/12/2020  
23 Lauderdale Road Hunton Bridge WD4 8QA - Single storey side and rear extension.  
**No objection**
8. **20/2545/FUL** Valid date: 22/12/2020  
5 Hyde Terrace Bedmond Road Pimlico - Construction of detached outbuilding.  
**No objection**
9. **20/2700/FUL** Valid date: 21/12/2020  
22-33 And 40-51 Summerhouse Way Abbots Langley Hertfordshire - Variation of Condition 1 of planning permission 19/1816/FUL: Proposed amendments to site layout that include the removal of steps and addition of gravel path to allow access to rear of property.  
**No objection**

## Abbots Langley Parish Council

10. 20/2756/FUL

Valid date: 21/12/2020

25-27 High Street Abbots Langley - Single storey rear extension and internal alterations together with new terrace area and steps up to existing rear garden, new boundary fences between 25 and 23/27.

**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.**

11. 20/2757/LBC

Valid date: 21/12/2020

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.

**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.**

12. 20/2758/FUL

Valid date: 21/12/2020

25-27 High Street Abbots Langley - Two storey rear extension, new terrace at garden level and new boundary fences.

**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.**

13. 20/2673/FUL

Valid date: 22/12/2020

Hilltop Poultry Farm Bungalow Hilltop Farm Hilltop Road - Single-storey front, side and rear extensions including extensions to roof form of dwelling, conversion of garage to habitable accommodation and erection of detached double garage for use as parking and gym.

**The members are concerned that this may be over the 40% greenbelt limit.**

14. 20/2711/FUL

Valid date: 21/12/2020

1 Edinburgh Drive Abbots Langley WD5 0TU - Conversion of garage into habitable accommodation and associated works.

**No objection**

15. 20/2775/FUL

Valid date: 21/12/2020

21 Gallows Hill Abbots Langley WD4 8PG - Single storey rear extension and alterations.

**No objection**

16. 20/2590/FUL

Valid date: 23/12/2020

32A Hamilton Road Hunton Bridge WD4 8PZ - Single storey rear extension and first floor extension to create a two storey dwelling.

**The Committee understand that the majority of work comes under permitted development. There are no objections providing that the neighbouring bungalow is not effected. We would hope that all building materials are kept off the public highway.**

## Abbots Langley Parish Council

17. 20/2754/FUL

Valid date: 21/12/2020

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.

**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 as these buildings are a focal point of the village.**

18. 20/2755/LBC

Valid date: 21/12/2020

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.

**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 as these buildings are a focal point of the village.**

19. 20/2747/FUL

Valid date: 22/12/2020

31 High Street Abbots Langley WD5 0AA - Two storey rear extension and alterations.

**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 as these buildings are a focal point of the village.**

20. 20/2763/FUL

Valid date: 23/12/2020

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.

**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 as these buildings are a focal point of the village.**

21. 20/2678/FUL

Valid date: 23/12/2020

21 Tudor Manor Gardens Garston WD25 9TQ - Erection of a two storey and single storey rear extension.

**No objections providing that this doesn't infringe of number 22 rights to light.**

# Abbots Langley Parish Council

Appendix C1

20/2667/FUL

## Abbots Langley Parish Council



Council Offices,  
Langley Road,  
Abbots Langley,  
Herts. WD5 0EJ

Telephone: 01923 265139

Tim Perkins, Clerk to the Council

[www.abbotslangley-pc.gov.uk](http://www.abbotslangley-pc.gov.uk)

Mrs Claire Westwood  
Planning Officer  
Three Rivers District Council  
Three Rivers House  
Northway  
RICKMANSWORTH  
WD3 1RL

14th January 2021

Dear Mrs Westwood,

20/2667/FUL - Warner Bros. Studios Leavesden Warner Drive Watford Hertfordshire WD25 7LP

The Parish Council's Planning and Highways Committee met on 6<sup>th</sup> January, following is the committee's resolved comments on the above application.

We appreciate the concerns of local residents, however our understanding is that we need to take into account the landowners rights to undertake development in the greenbelt under general planning law. It would appear that the enclosing fence is lawful up to a height of 1.8m, and this could be imposed on the site up to the boundary of the public footpath, Gypsy Lane. The materials and pattern of that enclosure would appear to be 'open', to the landowner's discretion.

Therefore, the question before us, is do we object to the extra 600mm taking the fence to 2.4m. Ordinarily, yes, however, we further note that the proposals are to take the fence back, from the Gypsy Lane boundary some 3m which will alleviate, the overburdening of the fence on the footpath.

We would obviously request a deeper strip between Gypsy Lane and the enclosure, however given the potential enclosure, and the one presented we would offer no objection, bar the issues listed below.

Should the fence be approved, we would like conditions set for enhancement of bio diversity to the outer strip between Gypsy Lane and the enclosure, and we would also request that 'passage routes', are placed at low level through the fence, to allow the movement of wild animals whilst maintaining the required security. We would appreciate the ability to discuss this further should the application be approved.

With regard to the 'temporary use' of the land for outdoor filming, we are concerned that this is not an appropriate use for greenbelt land, however, through consultation, we further understand that given the current economic situation this country is in, that the temporary use could be seen as a 'very special circumstance', to that point, we feel that in this case, we will reside on the response from the Planning Officer.

We would like to point out that this has angered a lot of local residents not only of those living on Gypsy Lane, but also of the wider Parish, and whilst we appreciate the ability of landowners to work and construct within greenbelt, and we fully appreciate the works that Warner Bros have done both in our community and the wider district, we feel that any further incursions to greenbelt, by any

1 / 2

party, should be opened up for a public consultation, as this is not just another planning application, but one that affects the entire character of a much loved village.

Yours sincerely,

Jodie Copeland  
Council Administration Officer  
[planning@abbotslangley-pc.gov.uk](mailto:planning@abbotslangley-pc.gov.uk)