

## Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 10<sup>th</sup> March 2021 on the Zoom Video and Teleconferencing Platform. <sup>[1]</sup>.

Those present:

Chairman:	Councillor David Major
Vice-Chairman	Councillor Owen Roe
Councillors:	Councillor Jane Lay Councillor Simon Stanley (Substitute) Councillor Roxanne Yau (Substitute) Councillor John Wyatt
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.

### **333. Apologies for absence**

Apologies were received, accepted and recorded from Councillor Jean Bowman, Councillor Robin Powell and Councillor Jon Tankard. In the absence of the Chairman, committee members present agreed for Councillor David Major to chair the meeting.

### **334. Declarations of interest**

None

### **335. Public participation**

None

### **336. Planning Decisions from Three Rivers District Council**

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

### **337. 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.

### **338. Planning Application 19/0646/OUT - MOTO M25 Service Area**

Members considered the amended documents and made the following comments. The committee would like to reiterate points from the letter sent on 20<sup>th</sup> May 2019.

Members feel that the new arrangements are completely inadequate to the site and will cause additional congestion. Members would like to echo comments made by Kings Langley Parish Council and the local MP regarding this proposal.

### **339. Highways and Transport Matters**

Members noted the temporary road closures and restrictions.

### **340. Appeal**

Members noted the following appeal against refusal of planning permission:

20/2078/FUL - Four Winds Bell Lane Bedmond Abbots Langley, Demolition of existing garage and construction of part single, part two storey side and rear extension. Ref: APP/P1940/D/21/3267766.

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The meeting closed at 9.22 pm.

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

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

## Abbots Langley Parish Council

### Planning applications decided by Three Rivers District Council Reported on 10<sup>th</sup> March 2021.

#### Appendix A1

1. **20/2132/FUL** ALPC meeting 18/11/2020  
Recreation Ground Primrose Hill Kings Langley - District Council Application:  
Refurbishment of existing play area including the installation of new play  
equipment, soft landscaping, a cycle track and seating.  
**ALPC Comment:** Application noted  
**TRDC Decision:** Approved
2. **20/2667/FUL** ALPC meeting 06/01/2021  
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  
**ALPC Comment:** Letter submitted  
**TRDC Decision:** Approved with conditions - see TRDC Planning online  
**Reason:**
3. **20/2739/FUL** ALPC meeting 06/01/2021  
11 Follett Drive Abbots Langley WD5 0LP - Erection of detached outbuilding.  
**ALPC Comment:** No objection  
**TRDC Decision:** Approved
4. **20/2733/FUL** ALPC meeting 06/01/2021  
10 Fernhills Hunton Bridge WD4 8PT - Single storey rear extension and new raised  
patio.  
**ALPC Comment:** No objection  
**TRDC Decision:** Approved
5. **20/2646/FUL** ALPC meeting 06/01/2021  
23 Lauderdale Road Hunton Bridge WD4 8QA - Single storey side and rear  
extension.  
**ALPC Comment:** No objection  
**TRDC Decision:** Approved
6. **20/2545/FUL** ALPC meeting 06/01/2021  
5 Hyde Terrace Bedmond Road Pimlico - Construction of detached outbuilding.  
**ALPC Comment:** No objection  
**TRDC Decision:** Approved
7. **20/2775/FUL** ALPC meeting 06/01/2021  
21 Gallows Hill Abbots Langley WD4 8PG - Single storey rear extension and  
alterations.  
**ALPC Comment:** No objection  
**TRDC Decision:** Approved

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8. 20/2590/FUL ALPC meeting 06/01/2021  
32A Hamilton Road Hunton Bridge WD4 8PZ - Single storey rear extension and first floor extension to create a two storey dwelling.  
**ALPC Comment:** The Committee understand that the majority of work comes under permitted development. There are no objections providing that the neighbouring bungalow is not affected. We would hope that all building materials are kept off the public highway.  
**TRDC Decision:** Approved
9. 20/2678/FUL ALPC meeting 06/01/2021  
21 Tudor Manor Gardens Garston WD25 9TQ - Erection of a two storey and single storey rear extension.  
**ALPC Comment:** No objections providing that this doesn't infringe of number 22 rights to light.  
**TRDC Decision:** Approved
10. 20/2694/FUL ALPC meeting 27/01/2021  
21 Abbots Road Abbots Langley WD5 0AY - Part single, part two storey side and rear extensions, loft conversion including two dormer windows and rooflights.  
**ALPC Comment:** Members feel the scale is a little obtrusive for a corner site.  
**TRDC Decision:** Approved with conditions including: first floor level in the north western flank elevation shall be fitted with purpose made obscured glazing. See TRDC Planning Online.
11. 20/2792/FUL ALPC meeting 27/01/2021  
16 The Crescent Abbots Langley WD5 0DS - Single storey rear extension and alteration to external materials.  
**ALPC Comment:** No objection  
**TRDC Decision:** Approved
12. 20/2719/FUL ALPC meeting 27/01/2021  
47 Tudor Manor Gardens Garston WD25 9TQ - Single storey rear extension, alteration to front projection and addition of first floor to create a two storey dwelling served by two storey projections to front and rear and front and rear dormers, alterations to frontage including new access and alterations to fenestration.  
**ALPC Comment:** The members feel that the plans are overbearing and un-neighbourly. The front projection with the hipped roof looks out of character with the main street scene.  
**TRDC Decision:** Approved

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### Planning applications considered on 10<sup>th</sup> March 2021.

#### Appendix B1

1. **21/0247/FUL** Valid date: 12/02/2021  
100 Toms Lane Kings Langley WD4 8NL - Single storey rear extension and alterations to existing side extension including increase in roof height, insertion of rooflights and dormer window.  
**No objections**
2. **21/0161/FUL** Valid date: 15/02/2021  
99 Gallows Hill Abbots Langley WD4 8LY - Construction of single storey rear extension, loft conversion with rear dormer and rooflights to front.  
**No objections**
3. **21/0219/FUL** Valid date: 16/02/2021  
164 Toms Lane Kings Langley WD4 8NZ - Two storey side and single storey rear extension and loft conversion including front and rear dormer windows.  
**No objections**
4. **21/0108/PDND** Valid date: 12/02/2021  
Northcotts Long Elms Close Abbots Langley - Prior Notification of Demolition: Demolition of the Northcotts sheltered housing block.  
**Application noted**
5. **21/0270/FUL 21/0271/LBC** Valid date: 16/02/2021  
St Lawrence Church Vicarage 6 High Street Abbots Langley - Refurbishment of existing building, erection of orangery, single storey extension, loft conversion including rear dormers and detached outbuilding.  
**No objections**
6. **21/0287/FUL** Valid date: 17/02/2021  
69 Bucknalls Lane Garston Watford - Single storey front and rear extensions, roof extension including increase in ridge height to create a two storey dwelling with front dormer window and alterations to fenestration.  
**No objections**
7. **21/0158/FUL** Valid date: 17/02/2021  
4 Gallows Hill Abbots Langley WD4 8PJ - Demolition of existing rear conservatory and construction of single storey rear extension, hip to gable roof alterations, rear dormer and front rooflights.  
**No objections**
8. **21/0136/FUL** Valid date: 17/02/2021  
9 Lapwing Way Abbots Langley WD5 0GG - Demolition of existing conservatory and erection of a single storey side/rear extension, external landscaping and associated works.  
**No objections**

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9. 21/0173/FUL Valid date: 17/02/2021  
Land Adjoining Blenheim Cottage Bucks Hill Kings Langley - Change of use of land to use for equestrian use including erection of stable block and hay store, provision of hardstanding, construction of driveway and manege.  
*Since members considered this application, Three Rivers District Council have confirmed that it was submitted to the Parish Council in error, it should have been submitted to Sarratt PC.*  
*The Clerk agreed that the Parish Council's comments should be withdrawn.*
10. 21/0310/FUL Valid date: 17/02/2021  
63 Kindersley Way Abbots Langley WD5 0DG - Part single, part two storey rear extension, single storey side extension, alterations to raised patio and alterations to front elevation including changes to external materials.  
**The members would prefer to see a pitched roof that would be more in keeping with the surrounding properties.**
11. 21/0340/FUL Valid date: 23/02/2021  
21 Lauderdale Road Hunton Bridge Kings Langley - Part two storey, part single storey rear extension and alterations to raised patio.  
**No objections**
12. 21/0339/FUL Valid date: 24/02/2021  
122 Toms Lane Kings Langley Hertfordshire - Single storey rear and side extensions, front porch and increase in ridge height to include loft accommodation served by front and rear dormer window and rooflights.  
**No objections**
13. 21/0460/ADV Valid date: 24/02/2021  
Langleybury House Langleybury Lane Langleybury - Advertisement Consent: Erection of 2no. non-illuminated signs at the entrance to the Drive, and 1no. non-illuminated sign at the entrance to Home Farm Drive.  
**The members support the replacement of the signs but feel the bright pink colour should be changed to something more sympathetic to the estate and surrounding greenbelt land.**
14. 21/0298/FUL Valid date: 23/02/2021  
76 Marlin Square Abbots Langley Hertfordshire - Proposed single storey rear extension and external and internal alterations (joint application with no. 74).  
**No objections**
15. 21/0297/FUL Valid date: 23/02/2021  
74 Marlin Square Abbots Langley Hertfordshire - Single storey rear extension.  
**No objections**
16. 21/0198/FUL Valid date: 23/02/2021  
128 Toms Lane Kings Langley WD4 8NR - Roof extensions and loft conversion with side rooflights and rear extension infill, front porch and bay windows.  
**No objections**
17. 21/0382/FUL Valid date: 25/02/2021  
1 Manor House Gardens Abbots Langley WD5 0DH - Demolition of existing conservatory and erection of single storey rear extension, raised patio, alterations to fenestration and alterations to existing garage.  
**No objections**
18. 21/0417/FUL Valid date: 01/03/2021

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173 Abbots Road Abbots Langley WD5 0BN - Extension to existing patio and additional landscaping works to rear garden.

**No objections**

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19. 21/0402/FUL

Valid date: 01/03/2021

15 Fay Green Abbots Langley WD5 0JP - Single storey rear extension, front porch extension and two storey side extension.

**The members are concerned that this may lead to additional parking being required for the property. This is already a very congested area where cars are parked on verges due to lack of spaces.**

20. 21/0182/FUL

Valid date: 02/03/2021

38 Adrian Road Abbots Langley WD5 0AQ - Construction of a detached outbuilding.

**No objections**

21. 21/0451/FUL

Valid date: 01/03/2021

40 Harlech Road Abbots Langley WD5 0BF - Replacement roof to existing conservatory.

**No objections**