

## Abbots Langley Parish Council

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1st June 2021

To Members of the Planning and Highways Committee

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

The next meeting of the Planning and Highways Committee will be held virtually <sup>[1]</sup> on Wednesday 2<sup>nd</sup> June 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

<sup>1]</sup> *To remain compliant to the relevant legislation the committee will make recommendations to the Clerk to the Council which will be carried out under delegated authority.*

### AGENDA (update)

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. **Election of Vice Chairman**  
*(Deferred from the previous meeting of this committee min. 39.)*  
To elect a Vice Chairman of this committee for the municipal year 2021-2022.
5. **Planning Decisions from Three Rivers District Council**  
To note the recent decisions as listed in Appendix A1.
6. **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.
7. **Highways and Transport Matters**  
To note the following road closures and restrictions within the parish:
  - i. length of Hyde Lane, Nash Mills from its junction with Lower Road north eastwards to its junction with Woodlands Road, a distance of approximately 85 metres ("the Road").
  - ii. length of Upper Highway, Abbots Langley from a point in line with the southern boundary of No.3 Upper Highway north westwards for a distance of approximately 30 metres ("the Road"), except for access.

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- iii. length of Toms Lane, Kings Langley from its junction with Primrose Hill north eastwards for a distance of approximately 70 metres ("the Road").
- iv. the footpath situated on the west side of 'Pinnacle House', Home Park Mill from its junction with Home Park south eastwards and north eastwards to its junction with Station Road, a distance of approximately 290 metres ("the Footpath").
- v. length of Sergehill Lane, Abbots Langley from its junction with High Street north eastwards to its junction with St Albans Lane, a distance of approximately 151 metres ("the Road"), except for access.
- vi. length of Chequers Lane, Abbots Langley from its junction with A405 North Orbital Road north westwards for a distance of approximately 65 metres ("the Road"), except for access.
- vii. length of Harthall Lane, Bulls Green from its junction with Bedmond Road south westwards to its junction with Abbots Langley Public Footpath No.014, a distance of approximately 463 metres ("the Road"), except for access.
- viii. length of Toms Lane, Kings Langley from its junction with High Street south westwards, north westwards and south westwards to its junction with Primrose Hill, a distance of approximately 2355 metres.

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Planning applications decided by Three Rivers District Council  
Reported on 2<sup>nd</sup> June 2021.

Appendix A1

1. 21/0310/FUL ALPC meeting 10/03/2021  
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..  
**ALPC Comment:** The members would prefer to see a pitched roof that would be more in keeping with the surrounding properties.  
**TRDC Decision:** Approved
2. 21/0148/LBC ALPC meeting 31/03/2021  
Pound Cottage Kitters Green Abbots Langley - Listed Building Consent: Replacement windows and doors.  
**ALPC Comment:** Members have no objections providing the windows are in keeping with the property and there is a favourable Conservation Officer report.  
**TRDC Decision:** Approved
3. 21/0420/FUL ALPC meeting 31/03/2021  
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.  
**ALPC Comment:** No objections  
**TRDC Decision:** Approved
4. 21/0585/FUL ALPC meeting 31/03/2021  
2 Broomfield Rise Abbots Langley WD5 0HN - Demolition of existing outbuildings and construction of new garden outbuilding.  
**ALPC Comment:** No objections  
**TRDC Decision:** Approved
5. 21/0586/FUL ALPC meeting 31/03/2021  
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.  
**ALPC Comment:** Whilst members understand the restriction of new builds in the Green Belt, it was noted that the scheme was for two, two bedroomed houses, a scale of property much needed in the area noted within many local requirement reports. Members felt that this should be seen as a material consideration in the evaluation of the scheme.  
**TRDC Decision:** Refused  
**Reason:** R1 The proposed development would fail to comply with any of the exceptions as set out within Paragraphs 145 and 146 of the NPPF (2019) and therefore would be inappropriate by definition. The development would also result in the intensification of the use of the site and the encroachment of substantial built form within the open and rural landscape and would result in significant demonstrable harm to the openness of the site and Green Belt. No very special circumstances exist to outweigh the harm to the Green Belt by virtue of its inappropriateness and harm to openness.  
R2 The proposed development by reason of its siting, proximity to the boundary, scale, design, lack of amenity space and limited soft landscaping would be a cramped, visually prominent and intrusive form of development which would fail

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to preserve the character, appearance and amenities of the locality and wider area and would fail to provide a suitable quality of accommodation for future occupants.

R3 The proposed development would result in a shortfall of parking provision to serve the two new dwellings, which would result in an increase in pressure for parking outside of the application site to the detriment of highway safety. In addition, insufficient information has been submitted to demonstrate that the proposed access and parking arrangement would not result in demonstrable harm to highway safety.

R4 The proposed development would not contribute to the provision of affordable housing and it has not been demonstrated that such provision would not be viable.

6. 21/0628/FUL ALPC meeting 31/03/2021  
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.  
ALPC Comment: No objections  
TRDC Decision: Approved
7. 21/0526/FUL ALPC meeting 31/03/2021  
24 Ridgehurst Avenue Leavesden Watford - Single storey side/front extension.  
ALPC Comment: No objections  
TRDC Decision: Approved
8. 21/0463/FUL ALPC meeting 31/03/2021  
37 Creasy Close Abbots Langley WD5 0HS - Erection of fencing to side of dwelling.  
ALPC Comment: No objections, members query the need for this application  
TRDC Decision: Refused  

Reason: R1 The proposed fencing, by reason of its location, height and design would appear as unduly prominent, incongruous and urbanising feature which unacceptably harms the character and visual amenity of the streetscene and significantly erodes the sense of openness found within Creasy Close.

R2 The proposed fencing as a result of its proximity and height would create a significant degree of enclosure at the entrance to No.36 Creasy Close. The proposed fence, particularly the section bordering the southern shared boundary with Number 36 Creasy Close, would have a harmful effect on the living conditions of the occupants of Number 36 through loss of outlook at the entrance to their dwelling.
9. 21/0714/FUL ALPC meeting 21/04/2021  
46 The Crescent Abbots Langley WD5 0DS - Single storey rear extension.  
ALPC Comment: No objections  
TRDC Decision: Approved
10. 21/0663/FUL ALPC meeting 21/04/2021  
65 Toms Lane Kings Langley WD4 8NJ - Construction of front porch canopy.  
ALPC Comment: No objections  
TRDC Decision: Approved

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11. 21/0698/FUL ALPC meeting 21/04/2021  
121 Coates Way Garston WD25 9PF - Single storey rear extension.  
**ALPC Comment:** The members understanding is that this should be a prior approval application.  
**TRDC Decision:** Approved
12. 21/0723/FUL ALPC meeting 21/04/2021  
42 Dowding Way Leavesden WD25 7GA - Part single, part two storey rear extension.  
**ALPC Comment:** The members are concerned about the reduction of light levels to the neighbouring property.  
**TRDC Decision:** Approved
13. 21/0699/FUL ALPC meeting 21/04/2021  
1 Standfield Abbots Langley Hertfordshire - Construction of single-storey side and rear extension including garage conversion and alterations to roof form of existing front extension.  
**ALPC Comment:** No objections  
**TRDC Decision:** Approved

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Planning applications to be considered on 2<sup>nd</sup> June 2021.

### Appendix B1

1. 21/1010/FUL Valid date: 05/05/2021  
2C Trowley Rise Abbots Langley WD5 0LW - Single storey rear extension and alterations to roof form of existing rear extension, construction of rear dormer and insertion of front rooflights.
2. 21/1102/FUL Valid date: 07/05/2021  
4 Hyde Lane Nash Mills Hertfordshire - Demolition of conservatory and construction of single-storey side and rear extension.
3. 21/0794/FUL Valid date: 05/05/2021  
Land Opposite Green End Farm And Rear Of Harthall Cottages Harthall Lane Kings Langley - Erection of agricultural building, hardstanding and gates and brick wall at entrance to the site.
4. 21/1069/FUL Valid date: 07/05/2021  
49 Gallows Hill Abbots Langley Hertfordshire - Construction of a raised terrace and alterations to fenestration.
5. 21/1087/FUL Valid date: 07/05/2021  
3 Lakeside Avenue Kings Langley Hertfordshire - Single storey rear extension.
6. 21/1033/FUL Valid date: 07/05/2021  
2 Gallows Hill Lane Abbots Langley WD5 0DA - Single storey side extension, two storey rear extension and loft conversion including front and rear dormers.
7. 21/1121/FUL Valid date: 11/05/2021  
6 Rosemarie Close Leavesden WD25 7NP - Conversion of garage into habitable room and extension of driveway.
8. 21/1189/FUL Valid date: 07/05/2021  
17 Fay Green Abbots Langley WD5 0JP - Single storey front, side and rear extensions and canopy to the front.
9. 21/1050/FUL Valid date: 13/05/2021  
56 Hazelwood Lane Abbots Langley WD5 0HD - Demolition of existing side outbuildings and erection of single storey side and rear extensions.
10. 21/1199/FUL Valid date: 14/05/2021  
108 Cunningham Way Leavesden WD25 7NL - Conversion of garage into habitable accommodation to include family room and utility room and alterations to fenestration.
11. 21/1212/FUL Valid date: 17/05/2021  
20 Toms Lane Kings Langley WD4 8NB - Part single and part two storey side extension.
12. 21/1244/FUL Valid date: 17/05/2021  
48 Lemonfield Drive Garston WD25 9TU - Two storey side extension, front porch and alterations to fenestration detail.

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13. 21/1064/FUL Valid date: 18/05/2021  
78 Gallows Hill Lane Abbots Langley WD5 0BY - Demolition of existing dwelling and erection of five detached dwellings with associated access and landscaping.
14. 21/1249/FUL Valid date: 18/05/2021  
32A Hamilton Road Hunton Bridge WD4 8PZ - Single storey rear extension and first floor extension to create a two storey dwelling including first floor rear extension and insertion of side dormers, rooflights and rear gable to main roof.
15. 21/1250/FUL Valid date: 12/05/2021  
4 Mutchetts Close Garston WD25 9TS - Single storey rear extension.
16. 21/1193/FUL Valid date: 19/05/2021  
17 The Graylings Abbots Langley Hertfordshire - Single storey rear/side extension and alterations to existing outbuilding.

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Planning applications to be considered on 2<sup>nd</sup> June 2021.

Appendix B2

1. 21/1159/FUL Valid date: 21/05/2021  
3 Rosemarie Close Leavesden WD25 7NP - Construction of detached outbuilding to be used as home office and gym.
2. 21/1291/FUL Valid date: 24/05/2021  
70 Upper Highway Abbots Langley WD5 0JE - Loft conversion including hip-to-gable roof extension and insertion of rear dormer.
3. 21/1258/FUL Valid date: 27/05/2021  
75 Ovaltine Drive Kings Langley WD4 8SG - Single storey rear extension.