

Abbots Langley Parish Council

Council Offices
Langley Road
Abbots Langley
Herts
WD5 0EJ

Contact Details for Meeting Link
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21st 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^[1] on Wednesday 23rd 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

^[1] *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. **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 & B2 as well as planning applications with consultation deadline before the next meeting, as notified to members prior to the meeting.
6. **Three Rivers District Council Local Plan**
To consider the additional consultation on the **Preferred Policy Options and Sites for Potential Allocation**, see attached correspondence.
Comments to be submitted by 5pm on Friday 23rd July.

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Planning applications decided by Three Rivers District Council
Reported on 23rd June 2021.

Appendix A1

1. 20/2700/FUL ALPC meeting 06/01/2021
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.
ALPC Comment: No objection
TRDC Decision: Approved
2. 21/0642/FUL ALPC meeting 31/03/2021
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.
ALPC Comment: No comment
TRDC Decision: Refused
Reason: R1 The proposed replacement dwelling by virtue of its size, depth, design and siting would represent significant overdevelopment of the site and an excessive and prominent feature within the street scene that would be detrimental to the visual amenity of the area.
R2 The proposed development, by virtue of its siting, depth and height would result in an overbearing form of development to the detriment of the residential amenities of occupiers of 47 Gallows Hill and the proposed development would give rise to a significant increase in actual overlooking and the perception of overlooking towards both 43 and 47 Gallows Hill. The proposal would therefore be unneighbourly.
3. 21/0724/FUL ALPC meeting 21/04/2021
71 Bucknalls Lane Garston WD25 9NE - Change of use of land to residential curtilage and addition of hardstanding.
ALPC Comment: No objections
TRDC Decision: Approved
4. 21/0796/FUL ALPC meeting 21/04/2021
212 Abbots Road Abbots Langley WD5 0BP - Construction of detached outbuilding.
ALPC Comment: No objections
TRDC Decision: Refused
Reason: In the absence of sufficient information, it has not been demonstrated that the development would not have a detrimental impact on the protected trees and trees of visual importance on the site. Therefore necessary consideration and appropriate mitigation cannot be given to the impact of the development on protected trees.
5. 21/0716/FUL ALPC meeting 21/04/2021
West Herts College Home Park Mill Link Kings Langley - Partial demolition of existing building and works to the adjoining wall of Pinnacle House.
ALPC Comment: No objections
TRDC Decision: Approved

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6. 21/0826/FUL ALPC meeting 21/04/2021
18 Follett Drive Abbots Langley WD5 0LP - Single storey rear and side extensions.
ALPC Comment: No comment
TRDC Decision: Approved
7. 21/0871/CLED ALPC meeting 21/04/2021
Eastwood House East Lane Abbots Langley - Certificate of lawfulness for an existing development: outbuilding for storage use.
ALPC Comment: The members do not see a reason for the building to be removed but would like to see it improved aesthetically.
TRDC Decision: Approved
8. 21/0954/FUL ALPC meeting 21/04/2021
31 High Street Abbots Langley WD5 0AA - Two storey rear extension and alterations.
ALPC Comment: No objections
TRDC Decision: Approved
9. 21/0899/FUL ALPC meeting 21/04/2021
6 Dellmeadow Abbots Langley WD5 0BA - Single storey front extension.
ALPC Comment: No objections
TRDC Decision: Approved
10. 21/0808/FUL ALPC meeting 12/05/2021
16 Offord Grove Leavesden WD25 7NE - Constructed of detached outbuilding.
ALPC Comment: No objections
TRDC Decision: Approved
11. 21/0989/FUL ALPC meeting 12/05/2021
43 Fraser Crescent Abbots Langley WD25 0BF - Single storey rear extension.
ALPC Comment: No objections
TRDC Decision: Approved

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Planning applications to be considered on 23rd June 2021.

Appendix B1

1. 21/1336/FUL Valid date: 02/06/2021
98 Hazelwood Lane Abbots Langley Hertfordshire - Conversion of garage into habitable accommodation, extension to front driveway to accommodate additional parking and installation of dropped kerb.
2. 21/1350/FUL Valid date: 02/06/2021
45 Toms Lane Kings Langley WD4 8NA - First floor side extension.
3. 21/1352/FUL Valid date: 01/06/2021
192 Abbots Road Abbots Langley WD5 0BP - Partial conversion of existing garage including part replacement roof, front porch, removal of rear lobby and alterations to fenestration.
4. 21/0925/FUL Valid date: 02/06/2021
Meadow Farm Hyde Lane Nash Mills - Demolition of buildings 8 and 9 and erection of rural worker's dwelling for groom's accommodation.
5. 21/1395/RSP Valid date: 01/06/2021
173 Abbots Road Abbots Langley WD5 0BN - Part retrospective: Extension to existing raised patio and additional landscaping works to rear garden.
6. 21/1290/RSP Valid date: 04/06/2021
5 Hyde Terrace Bedmond Road Pimlico - Part Retrospective: Construction of detached outbuilding.
7. 21/1294/FUL Valid date: 02/06/2021
69 Bucknalls Lane Garston Hertfordshire - Two storey front and part single, part two storey rear extensions, increase in ridge height to create a two-storey dwelling and alterations to fenestration.
8. 21/1448/FUL Valid date: 07/06/2021
10 Pryor Close Abbots Langley WD5 0NA - Single storey front extension, conversion of garage into habitable accommodation and loft conversion including rear dormer and front rooflights.
9. 21/1399/FUL Valid date: 04/06/2021
Oak Lodge Allans Way Abbots Langley - Erection of a detached outbuilding.
10. 21/1362/FUL Valid date: 04/06/2021
9 Woodlands Road Nash Mills HP3 8RZ - Loft conversion including rear dormer window and a two storey side extension.
11. 21/1327/FUL Valid date: 03/06/2021
65 Braham Crescent Leavesden WD25 7NN - Single storey rear extension, covered patio area, conversion of integral garage to habitable space and relocation of existing shed.
12. 21/1415/FUL Valid date: 09/06/2021
4 The Shires Abbots Langley Hertfordshire - Loft conversion including front dormers, rear rooflights, single storey rear extension and alterations to fenestration.

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13. 21/1423/FUL Valid date: 09/06/2021
125 Toms Lane Kings Langley Hertfordshire - Single storey part side and rear extension.
14. 21/1472/RSP Valid date: 09/06/2021
Hillside Community Hub, 4 School Mead Abbots Langley - Retrospective: Continued use of ground floor for training and counselling accommodation for charitable and not-for-profit organisations.
15. 21/1450/FUL Valid date: 07/06/2021
19 Broomfield Rise Abbots Langley Hertfordshire - Single storey front extension.
16. 21/1368/FUL Valid date: 10/06/2021
27 Gable Close Abbots Langley Hertfordshire - Subdivision of site and construction of detached bungalow.
17. 21/1435/FUL Valid date: 09/06/2021
212 Abbots Road Abbots Langley WD5 0BP - Construction of detached outbuilding.

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Appendix B2

1. 21/1411/FUL Valid date: 14/06/2021
11 Langley Road Abbots Langley WD5 0EH - Part single-storey, part two-storey side and single storey rear extension and roof alterations.
2. 21/1408/CLED Valid date: 14/06/2021
Hunton Park Essex Lane Abbots Langley - Certificate of Lawfulness for Existing Development: Erection of marquee.
3. 21/1016/RSP Valid date: 14/06/2021
Hunton Park Essex Lane Abbots Langley - Retrospective: Creation of new parking area with the provision of 16 electric car charging spaces with associated works.
4. 21/1398/FUL Valid date: 16/06/2021
55 Harlech Road Abbots Langley WD5 0BE - Loft conversion including rear dormer and single storey side extension, including alterations to existing conservatory.
5. 21/1426/FUL Valid date: 16/06/2021
61 Offord Grove Leavesden WD25 7NF - Single storey rear extension.