

Abbots Langley Parish Council

Minutes of the Planning and Highways Committee Meeting held on Wednesday 23rd June 2021 at 7:30 pm on the Zoom Video and Teleconferencing Platform. ^[1].

Those Present:

Chairman: Councillor Jon Tankard
Vice-Chairman Councillor David Major
Councillors: Councillor Jane Lay
Councillor Robin Powell
Councillor Owen Roe
Officers: Jodie Copeland - Council Administration Officer

^[1] *To remain compliant to legislation the committee will make recommendations to the Chief Officer & Clerk to the Council, which will be carried out under delegated authority.*

The meeting opened at 7:33 pm. Councillor Owen Roe left the meeting at 8:13pm after problems with his phone line.

71. Apologies for absence

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

72. Declarations of interest

None

73. Public participation

One member of the public attended and did not wish to speak.

74. Planning Decisions from Three Rivers District Council

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

75. Planning Applications as received from Three Rivers District Council

Members discussed the Planning applications list and **RECOMMENDED** the comments to be submitted to the District Council as attached at Appendix B1 and B2.

76. Three Rivers Local Plan

Members discussed the above consultation and agreed that a full council response was required. A meeting will be arranged for discussions to take place.

The meeting closed at 9.15 pm.

Signed: _____

Dated: _____

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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 considered on 23rd June 2021.

Appendix B1 & B2

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.
Members would like to know how wide the crossover is and would take advice from Highways.
2. 21/1350/FUL Valid date: 02/06/2021
45 Toms Lane Kings Langley WD4 8NA - First floor side extension.
No objections
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..
The members are confused why the pitched roof is required and feel it is out of character with the existing property.
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.
No objections
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.
Members have concerns about the height of the privacy screen and overlooking of the neighbouring property.
6. 21/1290/RSP Valid date: 04/06/2021
5 Hyde Terrace Bedmond Road Pimlico - Part Retrospective: Construction of detached outbuilding.
Overall there are no issues with the application, however members note the neighbours concerns and feel that a Planning Officer should visit the site to ensure that the structure is built as shown on the plans. The fire and building regulations are a separate issue and the applicant should be advised about this.
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.
The members expect that issues raised by the neighbour in regard to construction safety and hours will be a condition if approved.
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.
The members are concerned about the loss of parking space from the garage as there is no indication of a proposed parking area. They note the scale of the box dormer to the rear would be possible with permitted development and have no comments on the overall structure.

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9. 21/1399/FUL Valid date: 04/06/2021
Oak Lodge Allans Way Abbots Langley - Erection of a detached outbuilding.
No objections
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.
The members note the comments from neighbours and appreciate that the rear window will have an element of overlooking gardens of number 15 and beyond. They feel the Planning Officer should look into this when considering the application.
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..
The members note the loss of the parking space and see no evidence of replacement area on site.
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.
No objections
13. 21/1423/FUL Valid date: 09/06/2021
125 Toms Lane Kings Langley Hertfordshire - Single storey part side and rear extension.
No objections
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.
No objections
15. 21/1450/FUL Valid date: 07/06/2021
19 Broomfield Rise Abbots Langley Hertfordshire - Single storey front extension.
No objections
16. 21/1368/FUL Valid date: 10/06/2021
27 Gable Close Abbots Langley Hertfordshire - Subdivision of site and construction of detached bungalow.
Members feel that the building looks shoehorned into the site. It is very cramped and the space to the entrancway is a concern for neighbouring properties. Access to the site will be too restricted for vehicle access and will therefore result in further on street parking on an already congested road.
17. 21/1435/FUL Valid date: 09/06/2021
212 Abbots Road Abbots Langley WD5 0BP - Construction of detached outbuilding.
No comment

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18. 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.
No comment
19. 21/1408/CLED Valid date: 14/06/2021
Hunton Park Essex Lane Abbots Langley - Certificate of Lawfulness for Existing Development: Erection of marquee.
No objections
20. 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.
No objections
21. 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.
The members feel that the rear box dormer is excessive but think it would come under permitted development as would the side extension.
22. 21/1426/FUL Valid date: 16/06/2021
61 Offord Grove Leavesden WD25 7NF - Single storey rear extension.
No objections