

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. Wednesday 4th August 2021 in the Manor House, Gallows Hill Lane, Abbots Langley.

Those present:

Chairman: Councillor Jon Tankard

Vice-Chairman Councillor David Major

Councillors: Councillor Jean Bowman
Councillor Jane Lay
Councillor Robin Powell
Councillor Owen Roe

Officers: Jodie Copeland - Council Administration Officer

The meeting opened at 7:34 pm.

122. Apologies for absence

None

123. Declarations of interest

None

124. Public participation

None

125. To confirm the minutes of the previous meetings

It was agreed by all members present and **RESOLVED** that the minutes of the meetings held on 12th May, 2nd and 23rd June 2021, copies of which had been sent to all Members of the Parish Council and which had been adopted by the Council, be taken as read.

126. Planning Decisions from Three Rivers District Council

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

127. 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.

The meeting closed at 9.02 pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council Reported on 4th August 2021.

Appendix A1

1. 20/0911/FUL ALPC meeting 03/06/2020

The Old Chapel Mallard Road Abbots Langley - Change of use from light industrial unit to six three-bedroom flats.

ALPC Comment: Councillor Comment: Objections from nos. 54 & 55 Mallard Road should be taken into consideration. Six 3-bedroom flats will probably mean a requirement of at least 12 more parking spaces which are currently at a premium given the recent building of 2 detached houses on the site of the visitor's car park.

TRDC Decision: Approved with a number of conditions including: details of the proposed triangular windows being used, a Construction Management Plan and an arboricultural statement being submitted. See TRDC online.
2. 20/2791/FUL ALPC meeting 27/01/2021

Home Park Works Station Road Kings Langley - Demolition of existing buildings and redevelopment with new workshop building and relocation of buggy area.

ALPC Comment: The members support the continued use of the site.

TRDC Decision: Approved
3. 20/2760/LBC ALPC meeting 27/01/2021

Langleybury House Langleybury Lane Langleybury - Listed Building Consent: Permanent alterations to interior and exterior of Langleybury House as a result of filming use (retrospective).

ALPC Comment: The members feel that the Conservation Officer is the best person to make comments on this application.

TRDC Decision: Approved
4. 21/1010/FUL ALPC meeting 02/06/2021

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.

ALPC Comment: The members have no concerns about the scale but feel there could be a better aesthetic approach to the dormer on which is a prominent corner site.

TRDC Decision: Approved
5. 21/1033/FUL ALPC meeting 02/06/2021

2 Gallows Hill Lane Abbots Langley WD5 0DA - Single storey side extension, two storey rear extension and loft conversion including front and rear dormers.

ALPC Comment: No objections

TRDC Decision: Approved
6. 21/1121/FUL ALPC meeting 02/06/2021

6 Rosemarie Close Leavesden WD25 7NP - Conversion of garage into habitable room and extension of driveway.

ALPC Comment: The members are concerned about the loss of the grass area and relocation of the tree. They would like a condition put in place to protect the tree in any future planning approval.

TRDC Decision: Refused

Reason: The proposed garage conversion would result in the loss of an onsite parking space which would result in a parking shortfall, subsequent on-street

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parking pressures and increased conflict between different highway users as a result. The existing soft landscaping makes a positive contribution to the area and its loss, to provide additional hardstanding, would result in harm to the character of the streetscene. Furthermore it has not been demonstrated that the extended area of hardstanding could accommodate three cars which would exacerbate existing parking pressures in the area.

7. 21/1050/FUL ALPC meeting 02/06/2021
56 Hazelwood Lane Abbots Langley WD5 0HD - Demolition of existing side outbuildings and erection of single storey side and rear extensions.
ALPC Comment: No objections
TRDC Decision: Approved
8. 21/1199/FUL ALPC meeting 02/06/2021
108 Cunningham Way Leavesden WD25 7NL - Conversion of garage into habitable accommodation to include family room and utility room and alterations to fenestration.
ALPC Comment: No objections
TRDC Decision: Approved
9. 21/1064/FUL ALPC meeting 02/06/2021
78 Gallows Hill Lane Abbots Langley WD5 0BY - Demolition of existing dwelling and erection of five detached dwellings with associated access and landscaping.
ALPC Comment: Members appreciate that the house is not listed or in the conservation area. However, they are concerned that a characterful, original building within Abbots Langley might be lost. They feel the design is an overdevelopment of the site and is contrived. They are concerned that the site layout does not meet Herts. Highways requirements. The design shows that Plots 3 and 4 overlook a neighbouring property's garden. The site will also create extra traffic to a busy main road.
TRDC Decision: Refused
Reason: R1 The existing dwelling is considered to contribute positivity to the street scene given its architectural and historical interest and therefore has been identified during the planning application as a non-designated heritage asset. The proposed development would result in the existing dwelling's total loss. It is not considered that the development as proposed when considered in its entirety (given the harm identified) would justify the loss of its significance through its demolition.
R2 The development by reason of its layout, siting, scale and design, proximity to boundaries would cumulatively result in a cramped and contrived overdevelopment of the site which would have a significant and detrimental adverse impact on the character and appearance of the street scene and wider area.
R3 The proposed development by virtue of its siting and glazing contained within the rear elevations of Plots 3 and 5 would result in actual and perceived overlooking to the detriment of the residential amenities of existing neighbouring occupiers of 80 Gallows Hill Lane and 16-22 Broomfield Rise. The development would therefore be detrimental to residential amenity
R4 The proposed development by virtue of the size, height, bulk and massing and siting, of the proposed dwelling within Plot 3 would result in an overbearing form of development which would cause overshadowing to the detriment of the residential amenities of existing neighbouring occupiers of 80 Gallows Hill Lane.
R5 The proposed development by virtue of the size, height, bulk and massing and siting of the proposed dwelling within Plot 5 would result in an overbearing form of development to the detriment of the residential amenities of existing neighbouring occupiers of 5 and 6 Little Orchard Close.

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R6 In the absence of an agreement under the provisions of Section 106 of Town and Country Planning Act 1990, the development would not contribute to the provision of affordable housing.

- 10. 21/1249/FUL** ALPC meeting 02/06/2021
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.
ALPC Comment: Members feel the overall structure is excessive for the site. They feel the obtrusive shape of the room will be clearly visible from the road. The dormers overlook the neighbours and the design seems very dis-jointed.
TRDC Decision: Approved with conditions inc. windows within side dormers should be obscured glazing and top level opening. See TRDC online
- 11. 21/1250/FUL** ALPC meeting 02/06/2021
4 Mutchetts Close Garston WD25 9TS - Single storey rear extension.
ALPC Comment: No objections. As it is generally within permitted development rights, members have no concerns.
TRDC Decision: Approved
- 12. 21/1193/FUL** ALPC meeting 02/06/2021
17 The Graylings Abbots Langley Hertfordshire - Single storey rear/side extension and alterations to existing outbuilding.
ALPC Comment: No objections.
TRDC Decision: Approved
- 13. 21/1159/FUL** ALPC meeting 02/06/2021
3 Rosemarie Close Leavesden WD25 7NP - Construction of detached outbuilding to be used as home office and gym.
ALPC Comment: Because of the close proximity to neighbours, members have concerns about maintenance to the building.
TRDC Decision: Approved
- 14. 21/1291/FUL** ALPC meeting 02/06/2021
70 Upper Highway Abbots Langley WD5 0JE - Loft conversion including hip-to-gable roof extension and insertion of rear dormer.
ALPC Comment: The members feel that this should be a permitted development application.
TRDC Decision: Approved
- 15. 21/1258/FUL** ALPC meeting 02/06/2021
75 Ovaltine Drive Kings Langley WD4 8SG - Single storey rear extension.
ALPC Comment: The members are concerned about space to the site and affect on neighbouring properties
TRDC Decision: Approved
- 16. 21/1350/FUL** ALPC meeting 23/06/2021
45 Toms Lane Kings Langley WD4 8NA - First floor side extension.
ALPC Comment: No objections
TRDC Decision: Refused
Reason: The proposed first floor side extension when considered in conjunction with existing and proposed ground floor extensions, would cumulatively result in disproportionate additions over and above the size of the original building and

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would increase its visual prominence and apparent bulk and first floor and roof level. The proposal therefore would represent an inappropriate form of development and would result in actual harm to the openness of the Green Belt. It is considered that very special circumstances do not exist to outweigh the harm of the development to the Green Belt by virtue of its inappropriateness and actual harm to openness.

17. 21/1327/FUL

ALPC meeting 23/06/2021

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..

ALPC Comment: The members note the loss of the parking space and see no evidence of replacement area on site.

TRDC Decision: Approved

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Planning applications considered on 4th August 2021.

Appendix B1

1. 21/1719/FUL Valid date: 13/07/2021
9 Roman Gardens Kings Langley Hertfordshire - Single storey side extension, alterations and conversion of garage to habitable accommodation.
The members feel that the onsite allowance for parking does not have due regard for highway safety.
2. 21/1737/FUL Valid date: 12/07/2021
50 Mallard Road Abbots Langley WD5 0GF - Removal of existing canopy and construction of a single storey rear extension.
No objections, members are pleased to see a good aesthetic solution to the site.
3. 21/1735/FUL Valid date: 12/07/2021
2 Pimlico Bedmond Road Pimlico - Single storey front extension, two storey rear extension including dormer window and extension to hardstanding..
The members have no concerns about the design but ask that officers take into consideration the concerns from the neighbouring property.
4. 21/1756/FUL Valid date: 13/07/2021
16 Griffon Way Leavesden WD25 7GE - Single storey rear extension and conversion of garage to habitable accommodation..
The members have no issues aesthetically but are concerned about the additional accumulation of on street parking in this area.
5. 21/1531/FUL Valid date: 15/07/2021
45 Primrose Hill Kings Langley WD4 8HZ - Installation of vehicle crossover and dropped kerb.
Members refer to the safety observations from Highways.
6. 21/1708/FUL Valid date: 12/07/2021
88 Abbots Road Abbots Langley WD5 0BH - Single storey rear extension.
No objections
7. 21/1697/FUL Valid date: 13/07/2021
Harthall Acres 60 Harthall Lane Kings Langley - Change of use of land to enlarge existing caravan site, with relocation of existing caravan onto enlarged area.
The members are concerned about expansion to the site as it is greenbelt land and feel it should not be approved.
8. 21/1751/FUL Valid date: 19/07/2021
20 Hazelwood Lane Abbots Langley Hertfordshire - First floor rear extension.
Members feel that a more aesthetic solution which is less impeding on the neighbouring property could be found for this scheme.
9. 21/1660/FUL Valid date: 19/07/2021
192 Coates Way Garston Hertfordshire - Single-storey side and rear extension and alterations to fenestration.
No objections

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10. 21/1520/FUL Valid date: 14/07/2021
West Herts College Home Park Mill Link Kings Langley - De-culverting works to the Mill Stream to create a naturalized open channel including excavation works, construction of a gabion wall and coir roll edge restraint and an energy dissipation and diversion structure, remedial works to existing footbridge and landscaping works.
Members have no concerns assuming full consideration has been given for potential flooding. Members appreciate the biodiversity that this will bring to the site.
11. 21/1760/FUL Valid date: 20/07/2021
27 Cranefield Drive Garston WD25 9TX - Single storey front extension.
Members are concerned that the window size will have an effect on the lounge of the neighbouring house.
12. 21/1558/FUL Valid date: 21/07/2021
26 Lauderdale Road Hunton Bridge WD4 8QB - Insertion of side dormer window.
No objections
13. 21/1774/FUL Valid date: 23/07/2021
93 Gallows Hill Abbots Langley WD4 8LY - Single-storey ground floor and single-storey lower ground floor side/rear extension, single storey side extension, rear terrace and access stairs to garden.
Members feel that the proposed plans will result in overlooking both neighbouring properties.
14. 21/1772/FUL Valid date: 15/07/2021
Land North Of Toms Lane Kings Langley WD4 8PB - Change of use to equestrian and construction of a stable building, hardstanding and access.
Members object to the proposal and feel that the building on this site is an inappropriate use of the land. They are not opposed to temporary accommodation on the site but have concerns that if permanent approval is granted, this will lead to future development of the land. Members are concerned that the site is ex landfill and would therefore make it inappropriate to develop.
15. 21/1808/FUL Valid date: 26/07/2021
29 Trowley Rise Abbots Langley Hertfordshire - Demolition of existing conservatory and construction of single storey rear extension.
Members noted the application
16. 21/1733/FUL Valid date: 28/07/2021
39 Bateson Drive Leavesden WD25 7ND - Conversion of existing garage into habitable accommodation with associated alterations.
Members noted the application
17. 21/1748/FUL Valid date: 28/07/2021
8 Woodlands Road Nash Mills HP3 8RZ - Loft conversion including construction of front pitched roofed dormer windows.
Members are pleased to see a good aesthetic design solution to a loft conversion.
18. 21/1812/FUL Valid date: 28/07/2021
13 Trowley Rise Abbots Langley WD5 0LN - Proposed single storey rear extension.
Members feel that the proposed extension sits awkwardly with the existing extended property. They feel a more aesthetic solution could be achieved.