

## Abbots Langley Parish Council

Council Offices  
Langley Road  
Abbots Langley  
Herts  
WD5 0EJ

22nd October 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 at the will be held at the above address on Wednesday 27th October 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.

Isabel Montesdeoca

Chief Officer and Clerk to the Council

### AGENDA

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 as well as planning applications with consultation deadline before the next meeting, as notified to members prior to the meeting.
6. **Consultation on the Permanent Enlargement of Breakspeare School.**  
To comment on the above proposal from 97 to a maximum of 210 places with effect from September 2023 and the relocation of the school to the former Durrants School Playing Field, Manor Green, Croxley Green, WD3 3LU. Views are to be submitted online by 22 November 2021 at [www.hertfordshire.gov.uk/consultations](http://www.hertfordshire.gov.uk/consultations).
7. **Appeal**  
To note the following appeal against refusal of planning permission:
  - i. 21/1121/FUL - 6 Rosemarie Close Leavesden WD25 7NP, Conversion of garage into habitable room and extension of driveway. Ref: APP/P1940/D/21/3279628
8. **Highways and Transport Matters**  
To note the following road closure and restriction within the parish:

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- i. To prohibit all vehicular traffic from using that length of Toms Lane, Kings Langley from a point in line with the western boundary of No.105 Toms Lane north eastwards for a distance of approximately 70m (“the Road”), except for access.

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Planning applications decided by Three Rivers District Council  
Reported on 27<sup>th</sup> October 2021

Appendix A1

1. **21/1660/FUL** ALPC meeting 04/08/2021  
192 Coates Way Garston Hertfordshire - Single-storey side and rear extension and alterations to fenestration.  
**ALPC Comment:** No objections  
**TRDC Decision:** Approved  
**Reason:**
2. **21/1520/FUL** ALPC meeting 04/08/2021  
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 roil edge restraint and an energy dissipation and diversion structure, remedial works to existing footbridge and landscaping works.  
**ALPC Comment:** Members have no concerns assuming full consideration has been given for potential flooding. Members appreciate the biodiversity that this will bring to the site.  
**TRDC Decision:** Approved  
**Reason:**
3. **21/1836/FUL** ALPC meeting 25/08/2021  
26 Ridgehurst Avenue Leavesden WD25 7AY - Single storey front and rear extension, first-floor side extension, rear dormer window and alterations to frontage  
**ALPC Comment:** The members feel that the dormer is excessive and lacks a break between the elevation and roof slope which one would usually expect with a dormer. The proposed plan seems to be quite imposing on the neighbour.  
**TRDC Decision:** Approved  
**Reason:**
4. **21/1790/FUL** ALPC meeting 25/08/2021  
33 Swallows Oak Abbots Langley WD5 0LF - Single storey rear extension.  
**ALPC Comment:** Members feel this should be a permitted development application.  
**TRDC Decision:** Approved  
**Reason:**
5. **21/1693/FUL** ALPC meeting 25/08/2021  
97 Offord Grove Leavesden Hertfordshire - Single storey rear extension.  
**ALPC Comment:** Members feel this should be a permitted development application.  
**TRDC Decision:** Approved  
**Reason:**
6. **21/1972/FUL** ALPC meeting 25/08/2021  
30 Hazelbury Avenue Abbots Langley WD5 0DF - Insertion of roof lantern to existing single storey rear extension.  
**ALPC Comment:** No objections  
**TRDC Decision:** Approved

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Reason:

7. 21/1919/FUL ALPC meeting 25/08/2021  
14 Trowley Rise Abbots Langley WD5 0LW - Single storey rear extension and loft conversion including increase in ridge height, hip to gable roof alterations, rear dormer and front rooflights and alterations to fenestration.  
**ALPC Comment:** The members feel unable to comment without a streetscene picture to see how it will fit in with neighbouring properties.  
**TRDC Decision:** Approved
- Reason:
8. 21/1757/FUL ALPC meeting 25/08/2021  
22 Creasy Close Abbots Langley Hertfordshire - Single storey rear extension.  
**ALPC Comment:** No objections  
**TRDC Decision:** Approved
- Reason:
9. 21/1989/FUL ALPC meeting 25/08/2021  
20 Lauderdale Road Hunton Bridge WD4 8QB - First floor rear extension, part conversion of garage, insertion of rooflights to front and rear and alterations to fenestration.  
**ALPC Comment:** The members are concerned that an additional bedroom is being added but the site is losing a parking space.  
**TRDC Decision:** Approved
- Reason:
10. 21/2020/FUL ALPC meeting 25/08/2021  
43 Fraser Crescent Abbots Langley WD25 0BF - Single storey rear extension.  
**ALPC Comment:** No objections  
**TRDC Decision:** Approved
- Reason:
11. 21/1863/FUL ALPC meeting 25/08/2021  
100 Toms Lane Kings Langley WD4 8NL - Demolition of existing dwelling and construction of three terrace dwellings with associated parking and landscaping.  
**ALPC Comment:** The members feel that this is a good use of existing land which takes pressure off the open greenbelt.  
**TRDC Decision:** Refused
- Reason:** The proposed development by virtue of its siting outside of a village would constitute inappropriate development which, by definition, would be harmful to the Green Belt. Its bulk, massing and the intensification of use would result in harm to openness. The proposed development fails to meet any of the exceptions outlined within the NPPF at paragraph 149 and no Very Special Circumstances have been put forward which would outweigh the inappropriateness of the development and harm to openness and any other harm. The proposed development would therefore be contrary to Policy CP11 of the Core Strategy (adopted October 2011), Policy DM2 of the Development Management Policies LDD document (adopted July 2013) and the NPPF (2021).  
R2 The proposed development by virtue of its terraced design, layout and massing would fail to have regard to the local character of the area and would represent an incongruous form of development which would be significantly detrimental to the visual amenities of the street and character of the area.

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12. 21/1950/RSP ALPC meeting 15/09/2021  
18 Tudor Manor Gardens Garston WD25 9TQ - Retrospective: Erection of timber playhouse.  
**ALPC Comment:** No objections  
**TRDC Decision:** Approved  
**Reason:**
13. 21/1909/FUL ALPC meeting 15/09/2021  
Riverside Old Mill Road Hunton Bridge - Construction of bicycle and bin store.  
**ALPC Comment:** The members feel that the scale of the bin store is disproportionate for the property.  
**TRDC Decision:** Approved  
**Reason:**
14. 21/2045/PDNT ALPC meeting 15/09/2021  
Land At Junction Of South Way, Long Elms And Upper Highway Abbots Langley - Permitted Development Notice Telecommunications: Installation of an 18 metre high monopole supporting 6 no. antennas, 4 no. equipment cabinets (including a wrap around cabinet) and development works ancillary thereto.  
**ALPC Comment:** Members feel that the proposed pole and cabinet is too prominent for this location which is very close to houses and an area which is used for playing/recreation. They feel that Futherfield would be a better location for this structure.  
**TRDC Decision:** Refused  
**Reason:** The proposed monopole, by reason of its siting, height, design and appearance would appear as an incongruous, prominent and visually obtrusive feature within the both the immediate street scene and wider area, detrimental to the character and appearance of the area. Whilst benefits of the development are noted in terms of enhancement to local 4G and 5G coverage, they do not outweigh the harm identified.
15. 21/1962/FUL ALPC meeting 15/09/2021  
63 - 65 Station Road Kings Langley WD4 8RU - Replacement of three windows.  
**ALPC Comment:** No comment  
**TRDC Decision:** Approved  
**Reason:**

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**Planning applications to be considered on 6<sup>th</sup> October 2021.**

Appendix B1

1. **21/2229/FUL** Valid date: 04/10/2021  
70 Station Road Kings Langley WD4 8LB - Installation of dropped kerb and vehicle crossover.
2. **21/2253/FUL** Valid date: 05/10/2021  
71A Trowley Rise Abbots Langley WD5 0LN - Part single, part two storey front extension and front porch.
3. **21/2211/FUL** Valid date: 01/10/2021  
68 Marlin Square Abbots Langley WD5 0EG - Single storey side/rear extension.
4. **21/2351/FUL** Valid date: 12/10/2021  
15 Manor House Gardens Abbots Langley WD5 0DH - Part two, part single storey side extension, single storey front extension, conversion of garage into habitable accommodation and associated alterations including front hardstanding and rear steps.
5. **21/2360/FUL** Valid date: 13/10/2021  
14 Trowley Rise Abbots Langley WD5 0LW - Single storey rear extension and loft conversion including increase in ridge height, hip to gable roof alterations, rear dormer and front rooflights and alterations to fenestration.
6. **21/2302/FUL** Valid date: 12/10/2021  
Boundary Way Community Centre Boundary Way Abbots Langley - Construction of community building including external access ramp and associated works.
7. **21/2387/FUL** Valid date: 13/10/2021  
27 Harthall Lane Kings Langley WD4 8JW - Single storey side infill extension and single storey rear extension.
8. **21/2196/FUL** Valid date: 14/10/2021  
150A Abbots Road Abbots Langley WD5 0BL - Single storey rear extension and side dormer roof extension.
9. **21/2244/FUL** Valid date: 15/10/2021  
5 The Shires Abbots Langley WD25 0JL - Single storey rear extension and alterations to fenestration.
10. **21/2313/ADV** Valid date: 15/10/2021

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Unit B Imagination Technologies Home Park Industrial Estate Station Road -  
Advertisement Consent: Insertion of building mounted internally illuminated signs.

**11. 21/2365/FUL**

Valid date: 15/10/2021

113A Toms Lane Kings Langley Hertfordshire - Two storey rear and single storey side extension.

**12. 21/2372/FUL**

Valid date: 19/10/2021

22 Rosehill Gardens Abbots Langley WD5 0HF - Demolition of existing side extension and construction of side extension.