

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. Wednesday 27th October 2021 in the Council Offices, Langley Road, Abbots Langley.

Those present:

Vice-Chairman Councillor David Major

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

Officers: Jodie Copeland - Council Administration Officer
 Isabel Montesdeoca - Chief Officer & Clerk to the Council

The meeting opened at 7:30 pm.

201. Apologies for absence

Apologies were received, accepted and recorded from Councillors Jon Tankard and Councillor Roxanne Yau.

202. Declarations of interest

None

203. Public participation

None

204. Planning Decisions from Three Rivers District Council

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

205. 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.

206. Consultation on the Permanent Enlargement of Breakspeare School.

Members agreed that the above consultation should be reviewed by the full council at the Parish Council meeting on Monday 8th November 2021.

207. Appeal

Members noted the following appeal against refusal of planning permission: 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

208. Highways and Transport Matters

Member noted the temporary road closure.

The meeting closed at 8.35 pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council Reported on 27th 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 roll 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

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TRDC Decision: Approved

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

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an incongruous form of development which would be significantly detrimental to the visual amenities of the street and character of the area.

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 considered on 27th 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.
No comment, although members are aware of the highways guidance for extending next to a neighbouring property.
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.
No comment
3. 21/2211/FUL Valid date: 01/10/2021
68 Marlin Square Abbots Langley WD5 0EG - Single storey side/rear extension.
No objections
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.
No objections, although members found it unusual that there was no window included in the garage alterations.
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.
No objections
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.
No objections
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.
No objections
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.
No objections
9. 21/2244/FUL Valid date: 15/10/2021
5 The Shires Abbots Langley WD25 0JL - Single storey rear extension and alterations to fenestration.
No comment
10. 21/2313/ADV Valid date: 15/10/2021
Unit B Imagination Technologies Home Park Industrial Estate Station Road - Advertisement Consent: Insertion of building mounted internally illuminated signs.

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No objections

11. 21/2365/FUL

Valid date: 15/10/2021

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

No objections

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.

No objections