

## Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. Wednesday 17<sup>th</sup> November 2021 in the Council Offices, Langley Road, 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 Isabel Montesdeoca - Chief Officer & Clerk to the Council

The meeting opened at 7:30 pm.

228. Apologies for absence

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

229. Declarations of interest

None

230. Public participation

None

231. Planning Decisions from Three Rivers District Council

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

232. 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.

233. 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 15<sup>th</sup> September, 6<sup>th</sup> and 27<sup>th</sup> October 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.

234. Budget 2022-23

The 2022-23 budget proposal was approved and possible projects for the coming year discussed.

235. Appeal

- i. Members noted the following appeal against refusal of planning permission: 21/1121/FUL - 20 Lauderdale Road Hunton Bridge WD4 8QB, First floor side and rear extension and insertion of front dormer. Ref: APP/P1940/D/21/3280761

236. Highways and Transport Matters

Member noted the temporary road closures.

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The meeting closed at 9.45 pm.

Signed: \_\_\_\_\_

Dated: \_\_\_\_\_

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Planning applications decided by Three Rivers District Council  
Reported on 17<sup>th</sup> November 2021.

### Appendix A1

1. 21/2037/FUL ALPC meeting 15/09/2021  
78 Hazelwood Lane Abbots Langley Hertfordshire - Single storey side and rear extension.  
ALPC Comment: No comment  
TRDC Decision: Approved  
Reason:
2. 21/2027/FUL ALPC meeting 15/09/2021  
3 Grove Cottages Bedmond Road Pimlico - Increase in land levels to infill side pedestrian access and extension of existing hardstanding.  
ALPC Comment: The members would like assurance that there will be no water discharge onto the highway if the application is approved.  
TRDC Decision: Approved  
Reason:
3. 21/2011/FUL ALPC meeting 15/09/2021  
98 Coates Way Garston WD25 9PA - Construction of rear conservatory.  
ALPC Comment: Members feel this should be a permitted development application.  
TRDC Decision: Approved  
Reason:
4. 21/2151/FUL ALPC meeting 06/10/2021  
73 Abbots Road Abbots Langley WD5 0BJ - Part single, part two storey rear extension.  
ALPC Comment: Members assume that the second storey is the required 1.2m from boundary as this is not clear from the drawings.  
TRDC Decision: Approved  
Reason:

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Planning applications considered on 17<sup>th</sup> November 2021.

### Appendix B1

1. 21/2424/FUL Valid date: 19/10/2021  
14 Greenways Abbots Langley WD5 0EU - Part single, part two storey rear extension, construction of basement and additional room within rear roof space.  
Members are concerned that the bulk and mass of the proposed extension will affect number 12's right to light. The plans show the 45 degree angle has been taken from the window and not the boundary which is the requirement.  
Members feel given the number of Tree preservation orders on the property an arboriculturist report should be obtained.
2. 21/2298/FUL Valid date: 21/10/2021  
69 Bucknalls Lane Garston Hertfordshire - Part-Retrospective: Partial demolition of existing dwelling and construction of two storey front and part single, part two storey rear extensions, front porch, increase in ridge height to create a two-storey dwelling and alterations to fenestration.  
No comment
3. 21/2336/FUL Valid date: 21/10/2021  
23 Gallows Hill Abbots Langley WD4 8PG - Single storey rear extension and raised patio.  
Members note that there is a privacy screen to number 25, but not to number 21. They would like assurance that there will be a privacy screen to number 21.
4. 21/2416/FUL Valid date: 21/10/2021  
6 Gallows Hill Lane Abbots Langley WD5 0DA - Part single, part two storey side and rear extensions and loft conversion including roof extension including side and rear dormer windows and front rooflights.  
Members note that the boundary distance is 1m and the requirement is 1.2m. They note that the fixed windows below 1.8 are not marked at 'non openable'.
5. 21/2388/FUL Valid date: 22/10/2021  
18 Trowley Rise Abbots Langley WD5 0LW - Loft conversion including increase in ridge height, hip to barn-hip extensions and insertion of rear dormer.  
Members would like to see a streetscene.
6. 21/2423/FUL Valid date: 25/10/2021  
Riverside Old Mill Road Hunton Bridge - Side and rear extensions to accommodate toilets for existing guest house/garage.  
Members feel that the proposal is out of character for the conservation area. They have concerns following recent licensing issues at the property and would like a more temporary solution rather than the proposed permanent expansion of the facilities.
7. 21/2338/FUL Valid date: 25/10/2021  
150 Abbots Road Abbots Langley WD5 0BL - Two storey side extensions, single storey rear extension, loft conversion with roof alterations including rear dormers, rooflights and associated external works.  
No comment
8. 21/2401/FUL Valid date: 25/10/2021

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26 Ridgehurst Avenue Leavesden WD25 7AY - First floor side extension.

No comment

9. 21/2454/FUL Valid date: 28/10/2021

5 Magnolia Avenue Abbots Langley Hertfordshire - Two storey side extension.

No comment

10. 21/2444/FUL Valid date: 28/10/2021

36 Gypsy Lane Hunton Bridge WD4 8PR - Demolition of existing conservatory and construction of part single, part two storey side

and rear extension and loft conversion including front and rear rooflights.

No comment

11. 21/2495/FUL Valid date: 27/10/2021

Chestnut Lodge Allans Way Abbots Langley - Erection of detached outbuilding.

Given the greenbelt status, members are concerned about the proximity of the building to the boundary and overbearing nature to the road.

12. 21/2503/FUL Valid date: 28/10/2021

21 Raymond Close Abbots Langley WD5 0HG - Single storey front, side and rear extensions including demolition of existing

conservatory and store.

no comment

13. 21/2369/FUL Valid date: 29/10/2021

51 Trowley Rise Abbots Langley WD5 0LN - Single-storey rear extension.

no comment

14. 21/2511/FUL Valid date: 03/11/2021

55 Primrose Hill Kings Langley WD4 8HZ - Installation of vehicle crossover.

Members feel that advice from Highways should be taken on this matter.

15. 21/2168/FUL & 21/2169/LBC Valid date: 03/11/2021

Queen Anne Cottage Upper Highway Abbots Langley - Repair and replacement of windows including installation of secondary glazing, re roofing the original roof with clay tiles and associated external repairs, replacement of timber shed with outbuilding integral to existing garage.

Members approve of the repairs providing they are in keeping with the existing materials.

16. 21/2487/FUL Valid date: 02/11/2021

45 Gallows Hill Abbots Langley WD4 8PG - Demolition of existing bungalow and construction of replacement two storey dwelling

with basement and raised terrace with associated landscaping and swimming pool.

No comment

17. 21/2452/FUL Valid date: 02/11/2021

20 Hunton Bridge Hill Hunton Bridge WD4 8PU - Loft conversion including increase in ridge height, hip to gable roof extensions, rear dormer and front rooflights.

No comment

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18. 21/2506/FUL Valid date: 02/11/2021  
20 Hawthorn Close Abbots Langley WD5 0SR - Demolition of existing garage and construction of two storey front and side extension and single storey rear extension.  
No comment
19. 21/2482/FUL Valid date: 29/10/2021  
58 Harlech Road Abbots Langley WD5 0BF - Single storey side extension.  
No comment
20. 21/2412/FUL Valid date: 29/10/2021  
78 Gallows Hill Lane Abbots Langley WD5 0BY - Demolition of existing dwelling and associated outbuildings and construction of two semi-detached and two detached dwellings with associated access, garages and landscaping.  
Members strongly object to the proposal. The building is an important asset to Abbots Langley as an existing example of the Arts and Crafts period. The proximity of the proposed development would result in too many houses coming directly off Gallows Hill Lane. Members feel that the houses are out of character to the area and will be visible from the road.
21. 21/2458/LBC Valid date: 01/11/2021  
7 Home Park Cottages Station Road Kings Langley Hertfordshire WD4 8LD - Listed Building Consent: Installation of an Electric Vehicle Charging point to existing building.  
Members support the use of electric charging points but appreciate this is a listed building.
22. 21/2562/FUL Valid date: 11/11/2021  
122 Hazelwood Lane Abbots Langley WD5 0HE - Two storey side and single storey front extension.  
Members acknowledge that the two storey extension is up to the boundary but note that it is open land.