

Abbots Langley Parish Council

Council Offices
Langley Road
Abbots Langley
Herts
WD5 0EJ

5th March 2020

To Members of the Planning and Highways Committee

Councillors: Jean Bowman, Jane Lay, David Major, Jon Tankard (Chairman), Robin Powell, Owen Roe (Vice-Chairman), John Wyatt.

The next meeting of the Planning and Highways Committee will be held at the above address on Wednesday 11th March 2020 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.

Tim Perkins
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. **Highways and Transport Matters**
To note the following road closures within the Parish:
 - i. that length of A41 (Hempstead Road/Watford Road), Hunton Bridge from its junction with the A41 North Western Avenue/M25 (junction 19) roundabout north westwards to its junction with the A41 (unnamed road)/M25 (junction 20) roundabout, a distance of approximately 1886 metres.
 - ii. that length of Home Park Mill Link, Kings Langley/Bulls Green from its junction with the A4251 Watford Road roundabout north eastwards to its junction with Station Road, a distance of approximately 480 metres.
7. **Removal of applicant names from agendas**
In response to recent GDPR advice the Clerk has decided to remove applicant names from agendas considered at the Planning and Highways Committee and subsequent minutes.

Z:\ALPC Meetings 2019-2020\Planning and Highways Committee\ALPC-Planning-Agenda-2020-03-11.docx

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Planning applications decided by Three Rivers District Council
Reported on 11th March 2020.

Appendix A1

1. 19/1816/FUL ALPC meeting 30/10/2019
22-33 And 40-51 Summerhouse Way Abbots Langley WD5 0DY - Variation of Conditions 2 (Approved Plans), 7 (Contamination), 15 (Energy Statement), 32 (Sustainable Drainage) and 33 (Sustainable Drainage Details) of planning permission 19/0883/FUL (Variation of Condition 33 (Sustainable Drainage) of planning permission 17/1290/FUL (Demolition of 24 existing apartments and redevelopment to provide 43 apartments (9 x one-bed and 34 x two-bed) and a three-bed dwelling house and associated development including parking and landscaping) to allow demolition to commence prior to submission of details pursuant to condition 33 (Surface Water Drainage Scheme)) to vary elevational details of the approved details and to vary the conditions to allow works to be carried out in accordance with submitted details | 22-33 And 40-51 Summerhouse Way Abbots Langley WD5 0DY.
ALPC Comment: No objections subject to the application conforming to all legislative requirements
TRDC Decision: Approved
Reason:
2. 19/2205/FUL ALPC meeting 04/12/2019
77 Trowley Rise Abbots Langley WD5 0LN - Two storey side extension and single storey side and rear extensions.
ALPC Comment: The members are concerned about the protruding east elevation and feel it will have an unduly incongruous effect on the street scene.
TRDC Decision: Approved
Reason:
3. 19/2340/FUL & 19/2394/LBC ALPC meeting 18/12/2019
4 Kingsfield Cottages Old Trowley Abbots Langley WD5 0LH - Installation of a front rooflight.
ALPC Comment: No objections
TRDC Decision: Refused
Reason: The proposed rooflight by virtue of its location and visual prominence, would be detrimental to the building's special interest and would result in harm to the significance of the Listed Building. The proposed development would cause less than substantial harm under paragraph 196 of the NPPF and is not outweighed by public benefits. The development would therefore be contrary to Policies CP1 and CP12 of the Core Strategy, Policy DM3 of the Development Management Policies document and the NPPF (2019).
4. 19/2400/FUL ALPC meeting 08/01/2020
58 Abbots Road Abbots Langley Hertfordshire WD5 0BG - Demolition of existing single storey rear extension and conservatory and erection of a two storey rear extension and internal alterations.
ALPC Comment: No objection
TRDC Decision: Approved
Reason:
5. 19/2396/FUL ALPC meeting 08/01/2020
Garages The Garth Abbots Langley WD5 0JJ - Demolition of existing garages and erection of two, two storey buildings each consisting of two, two bedroom flats

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with associated parking and landscaping and change of use of grass verge opposite and additional parking by junction with Long Elms.

ALPC Comment: No objection

TRDC Decision: Approved

Reason:

6. 19/2424/FUL ALPC meeting 08/01/2020
1-3 Talbot Cottages Bedmond Road Abbots Langley Hertfordshire WD5 0QB - Double garage and alterations to existing parking.
ALPC Comment: No objection
TRDC Decision: Approved
Reason:
7. 19/2499/FUL ALPC meeting 08/01/2020
15 Kindersley Way Abbots Langley Hertfordshire WD5 0DG - Two storey and single storey rear and side extensions, front roof canopy and raised patio to rear.
ALPC Comment: No objection
TRDC Decision: Approved
Reason:
8. 19/2494/FUL ALPC meeting 08/01/2020
15 Merlin Way Leavesden WD25 7GJ - Conversion of garage into habitable room and new flank window.
ALPC Comment: No objection but members suggest that obscure glass is used for the window facing the neighbouring property.
TRDC Decision: Approved
Reason:
9. 20/0011/FUL ALPC meeting 29/01/2020
29 The Garth Abbots Langley WD5 0JJ - Single storey rear extension.
ALPC Comment: The members feel that that this application should come under permitted development.
TRDC Decision: Approved
Reason:

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Planning applications to be considered on 11th March 2020.

Appendix B1

1. 20/0280/FUL Valid date: 17/02/2020
80 Cunningham Way Leavesden WD25 7NL - Conversion of existing garage into habitable accommodation and alterations to fenestration.
2. 20/0065/OUT Valid date: 12/02/2020
Land Adjacent To Coles Farm Chequers Lane Abbots Langley Hertfordshire - Outline Consent: Subdivision of the site and erection of a four bedroom detached dwelling with associated parking and access (layout and scale reserved).
3. 20/0301/FUL Valid date: 18/02/2020
Building 6 Hercules Way Leavesden Watford Hertfordshire WD25 7GS - Change of use of part of the ground floor from office (use class B1) to use as a children's nursery (use class D1) together with the provision of a new entrance and outside landscaped garden for use in conjunction with operations at Warner Bros. Studios Leavesden and Leavesden Park.
4. 20/0394/FUL Valid date: 21/02/2020
102 Kindersley Way Abbots Langley Hertfordshire WD5 0DQ - Demolition of detached garage and store and erection of single storey rear extension and two storey side extension.
5. 20/00307/FUL Valid date: 24/02/2020
48 Gallows Hill Lane Abbots Langley WD5 0BY - Alterations to rear fenestration detail, removal of ground floor flank window and alterations to roof form of existing rear extension from pitched roof form to flat roof form including insertion of rooflight.
6. 20/0414/FUL Valid date: 26/02/2020
23 Rosehill Gardens Abbots Langley Hertfordshire WD5 0HF - Demolition of existing single storey side extension and porch and construction of single storey rear extension and two storey side extension.
7. 20/0334/BTU Valid date: 13/02/2020
BT Payphone Outside 57 High Street Bedmond Abbots Langley Hertfordshire WD5 0QP - Removal of public payphone (pay phone only, not the box itself).

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Appendix B2

1. 20/0440/FUL

Valid date: 04/03/2020

123 South Way Abbots Langley WD5 0GZ - Single storey rear extension.