

Abbots Langley Parish Council

Council Offices
Langley Road
Abbots Langley
Herts
WD5 0EJ

Contact Details for Meeting Link
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2nd October 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 virtually ^[1] on Wednesday 7th October 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

^{1]} *Permitting legislation - The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020.*

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. To confirm the minutes of the meetings held on

15th July, 5th and 26th August 2020.

5. Planning Decisions from Three Rivers District Council

To note the recent decisions as listed in Appendix A1.

6. 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.

7. Highways and Transport Matters

To note the following road closures within the parish:

- i. that length of Harthall Lane, Bulls Green from a point in line with the eastern boundary of No.64 Harthall Lane south westwards for a distance of approximately 48 metres ("the Road"), except for access. An alternative route will be via Harthall Lane, Bedmond Road, Church Hill, High Street, Toms Lane, Primrose Hill and Harthall Lane.
- ii. that length of Old Mill Road, Hunton Bridge from its junction with A41 Hempstead Road north westwards, northwards and north westwards to its junction with Bridge Road, a

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distance of approximately 721 metres. An alternative route will be via A41 (Hempstead Road/North Western Avenue/Gadeside), Aerodrome Way, Langley Lane, South Way, Hunton Bridge Hill and Bridge Road.

- iii. that length of St Albans Lane, Bedmond/Bedmond Lane, St Albans from its junction with Sergehill Lane north eastwards to its junction with Appspound Lane ("the length of Roads"), a distance of approximately 2160 metres, except for access. An alternative route will be via Sergehill Lane, Church Hill, Bedmond Road, A4147 (Leverstock Green Road/Hemel Hempstead Road), Bedmond Lane and Potters Crouch Lane.

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Planning applications decided by Three Rivers District Council Reported on 7th October 2020.

Appendix A1

1. 20/0796/FUL ALPC meeting 13/05/2020
Parmiters School High Elms Lane Abbots Langley - Construction of a new three-storey science block and demolition of existing two-storey science block.
ALPC Comment: No comments
TRDC Decision: Approved
Reason:
2. 20/1163/FUL ALPC meeting 24/06/2020
11 Gallows Hill Abbots Langley WD4 8PG - Erection of outbuilding to rear garden including accommodation at first floor level served by dormers.
ALPC Comment: Councillor Comment: Fully approve of design
TRDC Decision: Refused
Reason: R1 By virtue of its overall scale and design features the proposed outbuilding would fail to appear as an ancillary outbuilding resulting in the introduction of an incongruous feature within the residential area of the application site. The proposed outbuilding would also detract from the setting of the Listed Building and would therefore result in less than substantial harm as outlined within Paragraph 196 of the NPPF. It is not considered that there any public benefits in this case which would outweigh that harm. The proposal would be contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011), Policies DM1, DM3 and Appendix 2 of the Development Management Policies LDD (adopted July 2013) and the NPPF (2019).
3. 20/1378/PDNT ALPC meeting 05/08/2020
Street Record Aerodrome Way Leavesden - Permitted Development Notice Telecommunications: Erection of 18m Phase 8 Monopole with wraparound Cabinet at base and associated ancillary works.
ALPC Comment: No comment
TRDC Decision: Approved
Reason:
4. 20/1386/FUL ALPC meeting 05/08/2020
Unit 3 Monaco Works Station Road Kings Langley - First floor extension to create office accommodation at first floor level.
ALPC Comment: Members noted the points raised by Network Rail and have no further comments providing the extension is only used as office accommodation and not residential.
TRDC Decision: Approved
Reason:
5. 20/1413/FUL ALPC meeting 05/08/2020
121 South Way Abbots Langley WD5 0GZ - Single storey rear extension.
ALPC Comment: No comment
TRDC Decision: Approved
Reason:
6. 20/1447/FUL ALPC meeting 05/08/2020
Parkview Bucknalls Close Garston - Erection of electric sliding gate to car park.
ALPC Comment: No comment

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TRDC Decision: Approved

Reason:

7. 20/1560/FUL ALPC meeting 26/08/2020

St Lawrence Church Vicarage 6 High Street Abbots Langley - Variation of Condition 8 (Stopping up of access) of planning permission 17/0643/FUL (Erection of timber framed detached outbuilding and creation of new vehicular access from St Lawrence Close) to extend the time period for implementation of the soft landscaping.

ALPC Comment: Members have no issue with the time period extension but would strongly object to any changes to the original approval. In particular the area of public pavement needs to be resin bonded and not shingle for members of the public using mobility aids.

TRDC Decision: Approved

Reason:

8. 20/1502/FUL ALPC meeting 26/08/2020

The Jays Bell Lane Bedmond WD5 0QT - Single storey rear extension.

ALPC Comment: The members have no objections and feel this should be permitted development.

TRDC Decision: Approved

Reason:

9. 20/1426/CLED ALPC meeting 26/08/2020

32 Oak Green Abbots Langley WD5 0PG - Certificate of Existing Development: Erection of a fence and associated concrete posts.

ALPC Comment: The members feel that this is not appropriate for a front garden facing a public footpath.

TRDC Decision: Approved

Reason:

10. 20/1454/FUL ALPC meeting 26/08/2020

Brookdell Yard St Albans Road Garston - Demolition of existing office building and erection of new offices to existing workshop and vehicle testing station.

ALPC Comment: The members have no comments further to those received from Herts. Highways.

TRDC Decision: Approved

Reason:

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Planning applications to be considered on 7th October 2020

Appendix B1

1. 20/1708/FUL Valid date: 10/09/2020
172 Toms Lane Kings Langley WD4 8NZ - Single storey rear extension and replacement of four dormer windows.
2. 20/1837/FUL Valid date: 11/09/2020
107 Kindersley Way Abbots Langley Hertfordshire - Single storey rear conservatory.
3. 20/1858/AOD Valid date: 08/09/2020
West Herts College Home Park Mill Link Kings Langley - Approval of Details: Demolition of existing college building and redevelopment for a residential development of up to 65 flats in a five storey building (Submission of Reserved Matters of appearance, landscaping, layout and scale for consideration pursuant to Condition 1 of Outline Planning Permission 18/1034/OUT).
4. 20/1898/FUL Valid date: 18/09/2020
22A Hamilton Road Hunton Bridge WD4 8PZ - Single storey side/rear extension and alterations to garage.
5. 20/1857/FUL Valid date: 21/09/2020
94 Trowley Rise Abbots Langley Hertfordshire - Part single, part two storey side and rear extension.
6. 20/1772/FUL Valid date: 21/09/2020
10 Langley Lane Abbots Langley Hertfordshire - Extension to existing drive, including alterations to land levels and retaining walls.
7. 20/1905/FUL Valid date: 18/09/2020
10 Creasy Close Abbots Langley WD5 0HS - Loft conversion including rear dormer and front rooflights.
8. 20/1769/FUL Valid date: 23/09/2020
5 Church Hill Bedmond WD5 0RW - Retrospective: Render of front elevation and painting of tile hanging and roof tiles.
9. 20/1954/FUL Valid date: 24/09/2020
2 Railway Terrace Kings Langley WD4 8JB - Part single, part two storey rear extension and internal alteration.
10. 20/1956/PDN Valid date: 21/09/2020
Langleybury Fields Langleybury Lane Langleybury - Permitted Development Notice Agriculture: Erection of agricultural building for machinery, straw and grain storage.