

Abbots Langley Parish Council

Council Offices
Langley Road
Abbots Langley
Herts
WD5 0EJ

Contact Details for Meeting Link
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14th December 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 16th December 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. **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. The road fronting Nos.3-117 Gallows Hill Lane, Abbots Langley from its junction with Kindersley Way south westwards and north eastwards for its entire length.
 - ii. That length of A405 (North Orbital Road, Watford/St Albans Road, Garston and North Orbital Road, Chiswell Green) from its junction with the A41 North Western Avenue/High Road roundabout north eastwards, south eastwards and north eastwards to its junction with the M25 (junction 21a) roundabout ("the length of Roads"), a distance of approximately 5598 metres, except for access.

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7. Appeal

To note the following appeal against refusal of planning permission:

- i. 20/1355/PDR- Shannon House Station Road Kings Langley Hertfordshire, Prior Notification: Change of use from Office (Class B1) to 64 Residential Units (Class C3) Ref: APP/P1940/W/20/3259077

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Planning applications decided by Three Rivers District Council Reported on 16th December 2020.

Appendix A1

1. 20/1795/RSP ALPC meeting 28/10/2020
23 Marlin Square Abbots Langley WD5 0EG - Retrospective: Demolition of existing shed and construction of detached outbuilding.
ALPC Comment: Members feel that the building is too high for the garden. It appears to be used as office space and has a separate entrance from the footpath.
TRDC Decision: Approved. Conditions include: The outbuilding hereby permitted shall not be occupied or used at any time other than incidental to the enjoyment of, and ancillary to, the residential dwelling located on the site (23 Marlin Square) and shall not be used for commercial purposes or as an independent dwelling at any time. See TRDC Planning online.
2. 20/2044/FUL ALPC meeting 28/10/2020
51 Abbots Road Abbots Langley Hertfordshire - Single storey front and side extensions.
ALPC Comment: No objection
TRDC Decision: Approved
3. 20/1953/FUL ALPC meeting 28/10/2020
20 Lemonfield Drive Garston WD25 9TR - Single storey rear extension, alteration to fenestration and removal of chimney.
ALPC Comment: No objection
TRDC Decision: Approved
4. 20/1980/FUL, 20/1981/LBC ALPC meeting 28/10/2020
Hyde Farm, Plantation Barn Hyde Lane Nash Mills - Single-storey rear extensions.
ALPC Comment: No objection
TRDC Decision: Refused
Reason: R1 The proposed extensions, by virtue of the design and scale, would fail to preserve the special interest of the Listed Building 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. R2 The proposed extensions to the dwelling would constitute disproportionate additions over and above the size of the original building and would result in an increased spread of urbanising development across the site. The proposal therefore would represent an inappropriate form of development and would result in actual harm to the openness of the Green Belt. It is considered that very special circumstances do not exist to outweigh the harm of the development to the Green Belt by virtue of its inappropriateness and actual harm.
5. 20/2078/FUL ALPC meeting 28/10/2020
Four Winds Bell Lane Bedmond - Demolition of existing garage and construction of part single, part two storey side and rear extension.
ALPC Comment: No objection
TRDC Decision: Refused
Reason: The proposed extensions would result in disproportionate additions over and above the size of the original building and would therefore constitute inappropriate development. The proposed extension would also result in harm to the openness of the Green Belt. No very special circumstances have been demonstrated which would outweigh the harm the development would have on the Green Belt by virtue of inappropriateness and actual harm.

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6. 20/2139/FUL ALPC meeting 28/10/2020
1 Glenmore Gardens Abbots Langley WD5 0SN - Single storey side/rear extension.
ALPC Comment: No objection
TRDC Decision: Approved
7. 20/2096/FUL ALPC meeting 28/10/2020
Land To The South East Of White House Farm Harthall Lane Kings Langley -
Erection of Agricultural Storage Building.
ALPC Comment: No objection
TRDC Decision: Approved
8. 20/2148/FUL ALPC meeting 28/10/2020
49 Royce Grove Leavesden Watford - Demolition of existing conservatory and
construction of single storey rear extension.
ALPC Comment: No objection
TRDC Decision: Approved

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Planning applications to be considered on 16th December 2020.

Appendix B1

1. 20/2436/RSP Valid date: 01/12/2020
Wycliffe Court Pinehurst Close Abbots Langley - Part retrospective: Conversion of communal room to provide one bedroom selfcontained residential unit for social rent.
2. 20/2510/FUL Valid date: 01/12/2020
1 The Graylings Abbots Langley WD5 0JQ - Single storey side and rear extension.
3. 20/2537/FUL Valid date: 02/12/2020
36 Orchard Avenue Abbots Langley WD25 7JG - Demolition of garage, construction of single storey side and rear extension, entrance porch and extension of hardstanding to front.
4. 20/2619/FUL Valid date: 08/12/2020
57 Toms Lane Kings Langley WD4 8NA - Demolition of existing rear conservatory with replacement single story rear extension with adjacent decking, pergola and associated alterations including fenestration with provision of Juliet balconies to rear.
5. 20/2623/FUL Valid date: 08/12/2020
34 Manor House Gardens Abbots Langley WD5 0DH - Demolition of existing conservatory and construction of single-storey rear extension.

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Planning applications to be considered on 16th December 2020.

Appendix B2

1. 20/2432/FUL Valid date: 10/12/2020
Belair Toms Lane Kings Langley - Erection of a two storey detached dwelling including balcony and associated access and amenity space.
2. 20/2631/FUL Valid date: 11/12/2020
Garages The Garth Abbots Langley - Variation of Conditions 5 (Affordable Housing) and Condition 12 (Parking bays) pursuant to planning permission 19/2396/FUL (Demolition of existing garages and erection of two, two storey buildings each consisting of two, two bedroom flats with associated parking and landscaping and change of use of grass verge opposite and additional parking by junction with Long Elms) to change tenure to 100% affordable rented and amend timing of delivery of parking bays.
3. 20/2595/FUL Valid date: 11/12/2020
154 Toms Lane Kings Langley WD4 8NZ - Construction of detached double garage.
4. 20/2504/FUL Valid date: 11/12/2020
16 Anvil Avenue Garston Watford - Single storey rear extension and associated internal alterations.
5. 20/2645/FUL Valid date: 11/12/2020
Warner Bros. Studios Leavesden Warner Drive Watford - Erection of a 2.4m high fence, to the south (A41) and west (Gypsy Lane) boundaries including gates to the west (Gypsy Lane) and east (Backlot) boundaries and the erection of 3 no. 6m high CCTV poles adjacent to the northern and eastern boundaries.