

Abbots Langley Parish Council

Council Offices
Langley Road
Abbots Langley
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15th February 2021

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 17th February 2021 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**
 - i. To note the following road closure within the parish:
That length of Water Lane, Kings Langley from its junction with Primrose Hill south westwards for a distance of approximately 163 metres ("the Road"), except for access.
 - ii. To note the correspondence (appendix 1 below) from the Team Leader - Development Management at Three Rivers District Council.

7. Appeal

To note the following appeal against refusal of planning permission:

- i. 20/0040/FUL- Land at Fairways Farm Farriers Way Garston Hertfordshire, Erection of two storey building fronting Farriers Way including double garage at ground floor level with two bedroom flat at first floor served by dormers and rooflights.

Appendix 1

Correspondence from Team Leader - Development Management at Three Rivers District Council (08/02/2021)

"I am writing to let you know that I have received a number of updated documents which relate to the Kings Langley Motorway Service Station planning application.

The documents comprise an updated Transport Assessment, an addendum to the Transport Assessment, and associated plans/drawings. The updates primarily relate to technical matters regarding traffic and highway modelling, with the majority of the application generally unchanged. Those documents will be uploaded to the online planning record in due course. Once uploaded, a public consultation exercise will take place for 30 days. I will write to you when this happens to confirm timescales.

I am not yet in a position to clarify a committee date but given the need to consult the public on the new documents, this would not be until April at the earliest.

I hope this brief update is helpful, once I have further information regarding the timings for a public consultation I will let you know."

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Planning applications decided by Three Rivers District Council
Reported on 17th February 2021.

Appendix A1

1. 20/2436/RSP ALPC meeting 16/12/2020
Wycliffe Court Pinehurst Close Abbots Langley - Part retrospective: Conversion of communal room to provide one bedroom selfcontained residential unit for social rent.
ALPC Comment: No objection
TRDC Decision: Approved
2. 20/2510/FUL ALPC meeting 16/12/2020
1 The Graylings Abbots Langley WD5 0JQ - Single storey side and rear extension.
ALPC Comment: No objection to the footprint but given the prominent nature of the site members felt a hipped roof more appropriate for this development.
TRDC Decision: Approved
3. 20/2537/FUL ALPC meeting 16/12/2020
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.
ALPC Comment: No objection.
TRDC Decision: Approved
4. 20/2619/FUL ALPC meeting 16/12/2020
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.
ALPC Comment: No objection, providing the proposed fenestration does not overlook neighbouring properties.
TRDC Decision: Approved
5. 20/2623/FUL ALPC meeting 16/12/2020
34 Manor House Gardens Abbots Langley WD5 0DH - Demolition of existing conservatory and construction of single-storey rear extension.
ALPC Comment: No objection
TRDC Decision: Approved
6. 20/2631/FUL ALPC meeting 16/12/2020
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.
ALPC Comment: Members support this development as makes available further proprieties for social rent which are in very short supply in the parish.
TRDC Decision: Approved

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7. 20/2595/FUL ALPC meeting 16/12/2020
154 Toms Lane Kings Langley WD4 8NZ - Construction of detached double garage.
ALPC Comment: Members felt the proposed development was not sympathetic to the host dwelling and would prefer to see a gabled roof facing the road, as opposed to a "square box".
TRDC Decision: Approved
8. 20/2504/FUL ALPC meeting 16/12/2020
16 Anvil Avenue Garston Watford - Single storey rear extension and associated internal alterations.
ALPC Comment: No objection
TRDC Decision: Approved
9. 20/2645/FUL ALPC meeting 16/12/2020
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.
ALPC Comment: No objections assuming the development does not include any intrusive levels of lighting.
Members would hope that Warner Bros would work with Three Rivers District Council and the Parish Council on improving the biodiversity of the unenclosed area.
TRDC Decision: Approved with conditions . See TRDC Planning online.
10. 20/2551/FUL ALPC meeting 06/01/2021
49 High Street Abbots Langley WD5 0AA - Change of Use of premises from Bakery (Use Class E) to a mixed use comprising of an Italian bakery, cafe and takeaway (Use Classes E and Sui Generis).
ALPC Comment: No objection
TRDC Decision: Approved
11. 20/2679/FUL ALPC meeting 06/01/2021
66 The Crescent Abbots Langley WD5 0DS - Conversion of garage into habitable accommodation including raising flat roof by 250mm, addition of pitched tiled roof to front elevation and associated alterations.
ALPC Comment: No objection
TRDC Decision: Approved
12. 20/2711/FUL ALPC meeting 06/01/2021
1 Edinburgh Drive Abbots Langley WD5 0TU - Conversion of garage into habitable accommodation and associated works.
ALPC Comment: No objection
TRDC Decision: Approved

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Planning applications to be considered on 17th February 2021.

Appendix B1

1. 20/2794/FUL Valid date: 22/01/2021
Primrose Hill Service Station Primrose Hill Kings Langley - Demolition of existing sales building and adjacent workshop and construction of replacement filling station sales building, alterations to parking and canopy raise.
2. 21/0119/FUL Valid date: 25/01/2021
7 Edinburgh Drive Abbots Langley WD5 0TU - Conversion of existing integral garage to habitable accommodation including alterations to fenestration and construction of new detached garage.
3. 21/0088/FUL Valid date: 25/01/2021
Chequers House Chequers Lane Abbots Langley - Single storey garden room link extension.
4. 21/0091/FUL Valid date: 25/01/2021
51 Primrose Hill Kings Langley WD4 8HZ - Installation of vehicle crossover and alterations to driveway to create parking provision.
5. 21/0032/FUL Valid date: 29/01/2021
The Rectory Notley Farm Bedmond Road - Single storey side extension.
6. 21/0107/FUL Valid date: 28/01/2021
31 Gallows Hill Abbots Langley Hertfordshire - Demolition of garage outbuilding and construction of two storey front, side and rear extensions and alterations to fenestration.
7. 20/2726/FUL Valid date: 01/02/2021
Highpoint 56 Harthall Lane Kings Langley - Installation of basement level accommodation.
8. 21/0038/FUL Valid date: 04/02/2021
Bucks Hill Farm Bucks Hill Kings Langley - Erection of 20m high telecommunications column, satellite dish with foundation, cabinets and associated ancillary works including fence, gate and grasscrete access track.
9. 21/0165/FUL Valid date: 02/02/2021
6 Little How Croft Abbots Langley Hertfordshire - Demolition of conservatory, construction of single storey rear extension and alterations to extend front hardstanding.
10. 21/0242/FUL Valid date: 04/02/2021
55 Cunningham Way Leavesden Watford - Single storey rear extension and new flank windows.

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Planning applications to be considered on 17th February 2021.

Appendix B2

1. 21/0201/FUL Valid date: 08/02/2021
12A Bluebell Drive Bedmond WD5 0SU - Loft conversion with front dormer windows and rear dormer including rooflights.
2. 21/0205/FUL Valid date: 11/02/2021
22A Hamilton Road Hunton Bridge WD4 8PZ - Single storey rear extension.
3. 21/0151/FUL Valid date: 11/02/2021
130B Toms Lane Kings Langley Hertfordshire - Construction of ground floor and roof level rear extension; alterations to roof of existing side extension; and insertion of front and rear dormer windows and flank rooflights.
4. 21/0258/FUL Valid date: 11/02/2021
8 Seabrook Road Kings Langley WD4 8NU - Demolition of existing garage and gym and construction of single storey outbuilding consisting of store, gym and garage to side and rear of dwelling.
5. 21/0213/FUL Valid date: 11/02/2021
51 Tibbs Hill Road Abbots Langley WD5 0EE - Increase in ridge height and alterations to fenestration detail.