

Abbots Langley Parish Council

Council Offices
Langley Road
Abbots Langley
Herts
WD5 0EJ

Contact Details for Meeting Link
01923 265139
clerk@abbotslangley-pc.gov.uk

6th May 2021.

To Members of the Planning and Highways Committee

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

The next meeting of the Planning and Highways Committee will be held virtually ^[1] on Wednesday 12th May 2021 at 7:30 pm when your presence is summoned for the purpose of transacting the business outlined below.

The meeting will be held on the Zoom platform. Login details are available from the Clerk to the Council.

The press and public are welcome to attend the meeting.

Tim Perkins
Clerk to the Council

^[1] *To remain compliant to the relevant legislation the committee will make recommendations to the Clerk to the Council which will be carried out under delegated authority.*

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. **Election of Vice Chairman**
To elect a Vice Chairman of this committee for the year 2021-2022.
5. **To confirm the Minutes of the Meetings held on**
10th, 31st March and 21st April 2021.
6. **Planning Decisions from Three Rivers District Council**
To note the recent decisions as listed in Appendix A1.
7. **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.
8. **Highways and Transport Matters**
To note the following road closure within the parish:

That length of Summerhouse Way, Abbots Langley from a point in line with the western boundary of No.21 Summerhouse Way north eastwards, clockwise and north westwards for a distance of approximately 127 metres ("the Road"), except for access.

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Planning applications decided by Three Rivers District Council
Reported on 12th May 2021.

Appendix A1

1. 21/0287/FUL ALPC meeting 10/03/2021
69 Bucknalls Lane Garston Watford - Single storey front and rear extensions, roof extension including increase in ridge height to create a two storey dwelling with front dormer window and alterations to fenestration.
ALPC Comment: No objections
TRDC Decision: Approved
2. 21/0158/FUL ALPC meeting 10/03/2021
4 Gallows Hill Abbots Langley WD4 8PJ - Demolition of existing rear conservatory and construction of single storey rear extension, hip to gable roof alterations, rear dormer and front rooflights.
ALPC Comment: No objections
TRDC Decision: Approved
3. 21/0340/FUL ALPC meeting 10/03/2021
21 Lauderdale Road Hunton Bridge Kings Langley - Part two storey, part single storey rear extension and alterations to raised patio.
ALPC Comment: No objections
TRDC Decision: Approved
4. 21/0339/FUL ALPC meeting 10/03/2021
122 Toms Lane Kings Langley Hertfordshire - Single storey rear and side extensions, front porch and increase in ridge height to include loft accommodation served by front and rear dormer window and rooflights.
ALPC Comment: No objections
TRDC Decision: Approved
5. 21/0460/ADV ALPC meeting 10/03/2021
Langleybury House Langleybury Lane Langleybury - Advertisement Consent: Erection of 2no. non-illuminated signs at the entrance to the Drive, and 1no. non-illuminated sign at the entrance to Home Farm Drive.
ALPC Comment: The members support the replacement of the signs but feel the bright pink colour suggested should be changed to something more sympathetic to the estate and surrounding greenbelt land.
TRDC Decision: Approved with conditions including: The period of the validity of this permission is for ONE YEAR in respect of the advertisement sign located to the north of Home Farm (advertising Langleybury House and Studios) and for FIVE YEARS for the two advertisement signs to the south west of Flint Cottage (advertising Langleybury Children's Farm)
6. 21/0198/FUL ALPC meeting 10/03/2021
128 Toms Lane Kings Langley WD4 8NR - Roof extensions and loft conversion with side rooflights and rear extension infill, front porch and bay windows.
ALPC Comment: No objections
TRDC Decision: Refused
Reason: The proposed extensions to the dwelling, considered in conjunction with existing extensions, would result in disproportionate additions over and above the size of the original building and would increase its visual prominence and apparent bulk at roof level. The proposal therefore would represent an inappropriate form of development and would result in actual harm to the openness of the Green

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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.

R2 The proposed rear extension, by virtue of its depth and height, when factoring in the proposed extension to the main roof form, would result in an overbearing, unduly prominent, visually intrusive and un-neighbourly form of development which would have adverse impact on the residential amenity of occupiers of no.128a Toms Lane.

7. 21/0382/FUL ALPC meeting 10/03/2021
1 Manor House Gardens Abbots Langley WD5 0DH - Demolition of existing conservatory and erection of single storey rear extension, raised patio, alterations to fenestration and alterations to existing garage.
ALPC Comment: No objections
TRDC Decision: Approved
8. 21/0402/FUL ALPC meeting 10/03/2021
15 Fay Green Abbots Langley WD5 0JP - Single storey rear extension, front porch extension and two storey side extension.
ALPC Comment: The members are concerned that this may lead to additional parking requirements for the property. This is already a very congested area where cars are parked on verges due to lack of spaces.
TRDC Decision: Approved
9. 21/0182/FUL ALPC meeting 10/03/2021
38 Adrian Road Abbots Langley WD5 0AQ - Construction of a detached outbuilding.
ALPC Comment: No objections
TRDC Decision: Approved
10. 21/0451/FUL ALPC meeting 10/03/2021
40 Harlech Road Abbots Langley WD5 0BF - Replacement roof to existing conservatory.
ALPC Comment: No objections
TRDC Decision: Approved
11. 21/0589/FUL ALPC meeting 31/03/2021
34 Trowley Rise Abbots Langley WD5 0LW - Construction of garden outbuilding for use as leisure and home office space.
ALPC Comment: No objections
TRDC Decision: Approved

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Planning applications to be considered on 12th May 2021.

Appendix B1

1. 21/0888/FUL & 21/0889/LBC Valid date: 21/04/2021
25-27 High Street Abbots Langley WD5 0AA - Single and two storey rear extensions and internal alterations, with new rear terraces/patios, landscaping alterations.
2. 21/0808/FUL Valid date: 20/04/2021
16 Offord Grove Leavesden WD25 7NE - Constructed of detached outbuilding.
3. 21/0998/PDF Valid date: 19/04/2021
109 Primrose Hill Kings Langley Hertfordshire - Prior Notification: Change of use from sandwich shop (A1) to restaurant (A3) with extractor flue.
4. 21/0942/FUL Valid date: 21/04/2021
2 Rosemarie Close Leavesden WD25 7NP - Single storey rear extension, front porch and garage conversion including alterations to fenestration.
5. 21/0747/FUL Valid date:
3 Deans Close Abbots Langley Hertfordshire - Demolition of existing detached garage and construction of single-storey front, side and rear extension.
6. 21/0961/FUL Valid date: 20/04/2021
Imagination Technologies Unit B Imagination Technologies Home Park Industrial Estate - Construction of a steel framed canopy adjacent to the principal entrance.
7. 21/0989/FUL Valid date: 19/04/2021
43 Fraser Crescent Abbots Langley WD25 0BF - Single storey rear extension.
8. 21/0844/FUL Valid date: 23/04/2021
The Bothy Essex Lane Abbots Langley - Conversion of existing garage into annexe and integrated studio (Mixed Use Class B1(C) business and C3 residential) with construction of a dormer windows, rooflights and alteration to fenestration.
9. 21/1049/FUL Valid date: 23/04/2021
2C Trowley Rise Abbots Langley Hertfordshire - Removal of Condition 7 (Removal of Permitted Development) of planning permission 97/0385.
10. 21/0956/FUL Valid date: 26/04/2021
6 Burbridge Road Leavesden WD25 7NA - Single storey rear extension.
11. 21/0979/FUL Valid date: 26/04/2021
100 Toms Lane Kings Langley WD4 8NL - Single storey side and rear infill extension and alterations to existing side extension including construction of new higher roof form and insertion of rear dormer window, including construction of new higher roof form and insertion of rear dormer window, alterations to external materials and rear patio extension.
12. 21/1015/FUL Valid date: 26/04/2021
81 Trowley Rise Abbots Langley Hertfordshire - Demolition of rear projection and construction of part single, part two storey rear extension and alterations.

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13. 21/1098/FUL Valid date: 28/04/2021
45 Orchard Avenue Abbots Langley WD25 7JG - Part first floor rear extension, loft conversion involving the erection of a hip to gable roof extension incorporating a rear dormer and installation of front three rooflights.
14. 21/0836/FUL Valid date: 27/04/2021
20 Lauderdale Road Hunton Bridge WD4 8QB - First floor side extension.
15. 21/1006/FUL Valid date: 30/04/2021
3 Henderson Place Bedmond WD5 ORE - Removal of existing conservatory and construction of single storey rear extension.
16. 21/0870/LBC Valid date: 29/04/2021
4 Kingsfield Cottages Old Trowley Abbots Langley - Listed Building Consent: Installation of a wood burning flue pipe to front elevation.
17. 21/0828/FUL Valid date: 29/04/2021
48 Bucknalls Lane Garston WD25 9JQ - Construction of a four-bedroom two-storey detached dwelling with loft accommodation and associated works.
18. 21/1045/FUL Valid date: 30/04/2021
74 And 76 Marlin Square Abbots Langley Hertfordshire - Single storey rear extension, alterations to fenestration and internal alterations.