

## Abbots Langley Parish Council

Council Offices  
Langley Road  
Abbots Langley  
Herts  
WD5 0EJ

*Contact Details for Meeting Link*  
01923 265139  
[planning@abbotslangley-pc.gov.uk](mailto:planning@abbotslangley-pc.gov.uk)

3rd August 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, Roxanne Yau.

The next meeting of the Planning and Highways Committee will be held at the Manor House, Gallows Hill Lane, Abbots Langley, Herts. WD5 0DD on Wednesday 4th August 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

### 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**  
12<sup>th</sup> May, 2<sup>nd</sup> and 23<sup>rd</sup> June 2021.
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.

z:\alpc meetings 2021-2022\planning and highways committee\alpc-planning-agenda-2021-08-04.docx

## Abbots Langley Parish Council

### Planning applications decided by Three Rivers District Council Reported on 4<sup>th</sup> August 2021.

#### Appendix A1

1. 20/0911/FUL ALPC meeting 03/06/2020  
The Old Chapel Mallard Road Abbots Langley - Change of use from light industrial unit to six three-bedroom flats.  
**ALPC Comment:** Councillor Comment: Objections from nos. 54 & 55 Mallard Road should be taken into consideration. Six 3-bedroom flats will probably mean a requirement of at least 12 more parking spaces which are currently at a premium given the recent building of 2 detached houses on the site of the visitor's car park.  
**TRDC Decision:** Approved with a number of conditions including: details of the proposed triangular windows being used, a Construction Management Plan and an arboricultural statement being submitted. See TRDC online.
2. 20/2791/FUL ALPC meeting 27/01/2021  
Home Park Works Station Road Kings Langley - Demolition of existing buildings and redevelopment with new workshop building and relocation of buggy area.  
**ALPC Comment:** The members support the continued use of the site.  
**TRDC Decision:** Approved
3. 20/2760/LBC ALPC meeting 27/01/2021  
Langleybury House Langleybury Lane Langleybury - Listed Building Consent: Permanent alterations to interior and exterior of Langleybury House as a result of filming use (retrospective).  
**ALPC Comment:** The members feel that the Conservation Officer is the best person to make comments on this application.  
**TRDC Decision:** Approved
4. 21/1010/FUL ALPC meeting 02/06/2021  
2C Trowley Rise Abbots Langley WD5 0LW - Single storey rear extension and alterations to roof form of existing rear extension, construction of rear dormer and insertion of front rooflights.  
**ALPC Comment:** The members have no concerns about the scale but feel there could be a better aesthetic approach to the dormer on which is a prominent corner site.  
**TRDC Decision:** Approved
5. 21/1033/FUL ALPC meeting 02/06/2021  
2 Gallows Hill Lane Abbots Langley WD5 ODA - Single storey side extension, two storey rear extension and loft conversion including front and rear dormers.  
**ALPC Comment:** No objections  
**TRDC Decision:** Approved
6. 21/1121/FUL ALPC meeting 02/06/2021  
6 Rosemarie Close Leavesden WD25 7NP - Conversion of garage into habitable room and extension of driveway.  
**ALPC Comment:** The members are concerned about the loss of the grass area and relocation of the tree. They would like a condition put in place to protect the tree in any future planning approval.  
**TRDC Decision:** Refused  
**Reason:** The proposed garage conversion would result in the loss of an onsite parking space which would result in a parking shortfall, subsequent on-street parking pressures and increased conflict between different highway users as a

## Abbots Langley Parish Council

result. The existing soft landscaping makes a positive contribution to the area and its loss, to provide additional hardstanding, would result in harm to the character of the streetscene. Furthermore it has not been demonstrated that the extended area of hardstanding could accommodate three cars which would exacerbate existing parking pressures in the area.

7. 21/1050/FUL ALPC meeting 02/06/2021  
56 Hazelwood Lane Abbots Langley WD5 0HD - Demolition of existing side outbuildings and erection of single storey side and rear extensions.  
**ALPC Comment:** No objections  
**TRDC Decision:** Approved
8. 21/1199/FUL ALPC meeting 02/06/2021  
108 Cunningham Way Leavesden WD25 7NL - Conversion of garage into habitable accommodation to include family room and utility room and alterations to fenestration.  
**ALPC Comment:** No objections  
**TRDC Decision:** Approved
9. 21/1064/FUL ALPC meeting 02/06/2021  
78 Gallows Hill Lane Abbots Langley WD5 0BY - Demolition of existing dwelling and erection of five detached dwellings with associated access and landscaping.  
**ALPC Comment:** Members appreciate that the house is not listed or in the conservation area. However, they are concerned that a characterful, original building within Abbots Langley might be lost. They feel the design is an overdevelopment of the site and is contrived. They are concerned that the site layout does not meet Herts. Highways requirements. The design shows that Plots 3 and 4 overlook a neighbouring property's garden. The site will also create extra traffic to a busy main road.  
**TRDC Decision:** Refused  
**Reason:** R1 The existing dwelling is considered to contribute positivity to the street scene given its architectural and historical interest and therefore has been identified during the planning application as a non-designated heritage asset. The proposed development would result in the existing dwelling's total loss. It is not considered that the development as proposed when considered in its entirety (given the harm identified) would justify the loss of its significance through its demolition.  
R2 The development by reason of its layout, siting, scale and design, proximity to boundaries would cumulatively result in a cramped and contrived overdevelopment of the site which would have a significant and detrimental adverse impact on the character and appearance of the street scene and wider area.  
R3 The proposed development by virtue of its siting and glazing contained within the rear elevations of Plots 3 and 5 would result in actual and perceived overlooking to the detriment of the residential amenities of existing neighbouring occupiers of 80 Gallows Hill Lane and 16-22 Broomfield Rise. The development would therefore be detrimental to residential amenity  
R4 The proposed development by virtue of the size, height, bulk and massing and siting, of the proposed dwelling within Plot 3 would result in an overbearing form of development which would cause overshadowing to the detriment of the residential amenities of existing neighbouring occupiers of 80 Gallows Hill Lane.  
R5 The proposed development by virtue of the size, height, bulk and massing and siting of the proposed dwelling within Plot 5 would result in an overbearing form of development to the detriment of the residential amenities of existing neighbouring occupiers of 5 and 6 Little Orchard Close.

## Abbots Langley Parish Council

R6 In the absence of an agreement under the provisions of Section 106 of Town and Country Planning Act 1990, the development would not contribute to the provision of affordable housing.

10. 21/1249/FUL ALPC meeting 02/06/2021  
32A Hamilton Road Hunton Bridge WD4 8PZ - Single storey rear extension and first floor extension to create a two storey dwelling including first floor rear extension and insertion of side dormers, rooflights and rear gable to main roof.  
**ALPC Comment:** Members feel the overall structure is excessive for the site. They feel the obtrusive shape of the room will be clearly visible from the road. The dormers overlook the neighbours and the design seems very dis-jointed.  
**TRDC Decision:** Approved with conditions inc. windows within side dormers should be obscured glazing and top level opening. See TRDC online
11. 21/1250/FUL ALPC meeting 02/06/2021  
4 Mutchetts Close Garston WD25 9TS - Single storey rear extension.  
**ALPC Comment:** No objections. As it is generally within permitted development rights, members have no concerns.  
**TRDC Decision:** Approved
12. 21/1193/FUL ALPC meeting 02/06/2021  
17 The Graylings Abbots Langley Hertfordshire - Single storey rear/side extension and alterations to existing outbuilding.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved  
**Reason:**
13. 21/1159/FUL ALPC meeting 02/06/2021  
3 Rosemarie Close Leavesden WD25 7NP - Construction of detached outbuilding to be used as home office and gym.  
**ALPC Comment:** Because of the close proximity to neighbours, members have concerns about maintenance to the building.  
**TRDC Decision:** Approved
14. 21/1291/FUL ALPC meeting 02/06/2021  
70 Upper Highway Abbots Langley WD5 0JE - Loft conversion including hip-to-gable roof extension and insertion of rear dormer.  
**ALPC Comment:** The members feel that this should be a permitted development application.  
**TRDC Decision:** Approved
15. 21/1258/FUL ALPC meeting 02/06/2021  
75 Ovaltine Drive Kings Langley WD4 8SG - Single storey rear extension.  
**ALPC Comment:** The members are concerned about space to the site and affect on neighbouring properties  
**TRDC Decision:** Approved

Abbots Langley Parish Council

16. 21/1350/FUL

ALPC meeting 23/06/2021

45 Toms Lane Kings Langley WD4 8NA - First floor side extension.

**ALPC Comment:** No objections

**Reason:** The proposed first floor side extension when considered in conjunction with existing and proposed ground floor extensions, would cumulatively result in disproportionate additions over and above the size of the original building and would increase its visual prominence and apparent bulk and first floor and roof level. 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 to openness.

17. 21/1327/FUL

ALPC meeting 23/06/2021

65 Braham Crescent Leavesden WD25 7NN - Single storey rear extension, covered patio area, conversion of integral garage to habitable space and relocation of existing shed. .

**ALPC Comment:** The members note the loss of the parking space and see no evidence of replacement area on site.

**TRDC Decision:** Approved

Abbots Langley Parish Council

Planning applications to be considered on 4<sup>th</sup> August 2021.

Appendix B1

1. 21/1719/FUL Valid date: 13/07/2021  
9 Roman Gardens Kings Langley Hertfordshire - Single storey side extension, alterations and conversion of garage to habitable accommodation.
  
2. 21/1737/FUL Valid date: 12/07/2021  
50 Mallard Road Abbots Langley WD5 0GF - Removal of existing canopy and construction of a single storey rear extension.
  
3. 21/1735/FUL Valid date: 12/07/2021  
2 Pimlico Bedmond Road Pimlico - Single storey front extension, two storey rear extension including dormer window and extension to hardstanding..
  
4. 21/1756/FUL Valid date: 13/07/2021  
16 Griffon Way Leavesden WD25 7GE - Single storey rear extension and conversion of garage to habitable accommodation..
  
5. 21/1531/FUL Valid date: 15/07/2021  
45 Primrose Hill Kings Langley WD4 8HZ - Installation of vehicle crossover and dropped kerb.
  
6. 21/1708/FUL Valid date: 12/07/2021  
88 Abbots Road Abbots Langley WD5 0BH - Single storey rear extension.
  
7. 21/1697/FUL Valid date: 13/07/2021  
Harthall Acres 60 Harthall Lane Kings Langley - Change of use of land to enlarge existing caravan site, with relocation of existing caravan onto enlarged area.
  
8. 21/1751/FUL Valid date: 19/07/2021  
20 Hazelwood Lane Abbots Langley Hertfordshire - First floor rear extension.
  
9. 21/1660/FUL Valid date: 19/07/2021  
192 Coates Way Garston Hertfordshire - Single-storey side and rear extension and alterations to fenestration.

**Abbots Langley Parish Council**

**10. 21/1520/FUL**

Valid date: 14/07/2021

West Herts College Home Park Mill Link Kings Langley - De-culverting works to the Mill Stream to create a naturalized open channel including excavation works, construction of a gabion wall and coir roll edge restraint and an energy dissipation and diversion structure, remedial works to existing footbridge and landscaping works.

**11. 21/1760/FUL**

Valid date: 20/07/2021

27 Cranefield Drive Garston WD25 9TX - Single storey front extension.

**12. 21/1558/FUL**

Valid date: 21/07/2021

26 Lauderdale Road Hunton Bridge WD4 8QB - Insertion of side dormer window.

**13. 21/1774/FUL**

Valid date: 23/07/2021

93 Gallows Hill Abbots Langley WD4 8LY - Single-storey ground floor and single-storey lower ground floor side/rear extension, single storey side extension, rear terrace and access stairs to garden.

Abbots Langley Parish Council

Planning applications to be considered on 4<sup>th</sup> August 2021.

Appendix B2

1. 21/1772/FUL Valid date: 15/07/2021  
Land North Of Toms Lane Kings Langley WD4 8PB - Change of use to equestrian and construction of a stable building, hardstanding and access.
  
2. 21/1808/FUL Valid date: 26/07/2021  
29 Trowley Rise Abbots Langley Hertfordshire - Demolition of existing conservatory and construction of single storey rear extension.
  
3. 21/1733/FUL Valid date: 28/07/2021  
39 Bateson Drive Leavesden WD25 7ND - Conversion of existing garage into habitable accommodation with associated alterations.
  
4. 21/1748/FUL Valid date: 28/07/2021  
8 Woodlands Road Nash Mills HP3 8RZ - Loft conversion including construction of front pitched roofed dormer windows.
  
5. 21/1812/FUL Valid date: 28/07/2021  
13 Trowley Rise Abbots Langley WD5 0LN - Proposed single storey rear extension.