

Abbots Langley Parish Council

Council Offices
Langley Road
Abbots Langley
Herts
WD5 0EJ

23rd 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 above address on Wednesday 25th 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. **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. **Proposed 5G Telecommunications Installation**
To consider the pre-consultation letter and drawings in respect of the proposed sites at Hazelwood Lane WD5 0JA and South Way WD5 0PB (enclosed)

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Planning applications decided by Three Rivers District Council
Reported on 25th August 2021.

Appendix A1

1. 20/2759/LBC ALPC meeting 27/01/2021
Langleybury House Langleybury Lane Langleybury - Listed Building Consent: Temporary alterations to interior and exterior of Langleybury House for film set dressings (retrospective).
ALPC Comment: The members feel that the Conservation Officer is the best person to make comments on this application.
TRDC Decision: Approved
2. 21/1336/FUL ALPC meeting 23/06/2021
98 Hazelwood Lane Abbots Langley Hertfordshire - Conversion of garage into habitable accommodation, extension to front driveway to accommodate additional parking and installation of dropped kerb.
ALPC Comment: Members would like to know how wide the crossover is and would take advice from Highways.
TRDC Decision: Approved
3. 21/0925/FUL ALPC meeting 23/06/2021
Meadow Farm Hyde Lane Nash Mills - Demolition of buildings 8 and 9 and erection of rural worker's dwelling for groom's accommodation.
ALPC Comment: No objections
TRDC Decision: Refused
Reason: R1 The proposed rural worker's dwelling would be inappropriate development in the Green Belt and would cause harm to the openness of the Green Belt. It has not been adequately demonstrated that there is a proven need for the dwelling in accordance with the requirements of Policy DM2 and Appendix 3 of the Development Management Policies LDD (adopted July 2013) and there would be no very special circumstances to outweigh this harm.
R2 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, and fails to secure the building as a rural worker's dwelling.
4. 21/1290/RSP ALPC meeting 23/06/2021
5 Hyde Terrace Bedmond Road Pimlico - Part Retrospective: Construction of detached outbuilding.
ALPC Comment: Overall there are no issues with the application, however members note the neighbours concerns and feel that a Planning Officer should visit the site to ensure that the structure is built as shown on the plans. The fire and building regulations are a separate issue and the applicant should be advised about this.
TRDC Decision: Approved
5. 21/1294/FUL ALPC meeting 23/06/2021
69 Bucknalls Lane Garston Hertfordshire - Two storey front and part single, part two storey rear extensions, increase in ridge height to create a two-storey dwelling and alterations to fenestration.
ALPC Comment: The members expect that issues raised by the neighbour in regard to construction safety and hours will be a condition if approved.
TRDC Decision: Approved

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6. 21/1448/FUL ALPC meeting 23/06/2021
10 Pryor Close Abbots Langley WD5 0NA - Single storey front extension, conversion of garage into habitable accommodation and loft conversion including rear dormer and front rooflights.
ALPC Comment: The members are concerned about the loss of parking space from the garage as there is no indication of a proposed parking area. They note the scale of the box dormer to the rear would be possible with permitted development and have no comments on the overall structure.
TRDC Decision: Approved
7. 21/1399/FUL ALPC meeting 23/06/2021
Oak Lodge Allans Way Abbots Langley - Erection of a detached outbuilding.
ALPC Comment: No objections
TRDC Decision: Approved
8. 21/1415/FUL ALPC meeting 23/06/2021
4 The Shires Abbots Langley Hertfordshire - Loft conversion including front dormers, rear rooflights, single storey rear extension and alterations to fenestration.
ALPC Comment: No objections
TRDC Decision: Approved
9. 21/1423/FUL ALPC meeting 23/06/2021
125 Toms Lane Kings Langley Hertfordshire - Single storey part side and rear extension.
ALPC Comment: No objections
TRDC Decision: Approved
10. 21/1450/FUL ALPC meeting 23/06/2021
19 Broomfield Rise Abbots Langley Hertfordshire - Single storey front extension.
ALPC Comment: No objections
TRDC Decision: Approved
11. 21/1368/FUL ALPC meeting 23/06/2021
27 Gable Close Abbots Langley Hertfordshire - Subdivision of site and construction of detached bungalow.
ALPC Comment: Members feel that the building looks 'shoehorned' in to the site. It is very cramped and the space to the entranceway is a concern for neighbouring properties. Access to the site will be too restricted for vehicle access and will therefore result in further on street parking on an already congested road.
TRDC Decision: Refused

Reason: R1 The proposed development, by reason of its siting, layout and design would introduce a cramped, contrived and incongruous form of development which would be detrimental to the character and appearance of the area and visual amenities of the street scene.

R2 The proposed development would not contribute to the provision of affordable housing and it has not been demonstrated that such provision would not be viable.
12. 21/1435/FUL ALPC meeting 23/06/2021
212 Abbots Road Abbots Langley WD5 0BP - Construction of detached outbuilding.
ALPC Comment: No comment
TRDC Decision: Approved

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13. 21/1411/FUL ALPC meeting 23/06/2021
11 Langley Road Abbots Langley WD5 0EH - Part single-storey, part two-storey side and single storey rear extension and roof alterations.
ALPC Comment: No comment
TRDC Decision: Approved
14. 21/1016/RSP ALPC meeting 23/06/2021
Hunton Park Essex Lane Abbots Langley - Retrospective: Creation of new parking area with the provision of 16 electric car charging spaces with associated works.
ALPC Comment: no objections
TRDC Decision: Refused
Reason: The development causes harm to the significance of the Grade II* Listed Building through the introduction of permanent and prominent structures which adversely impact on the setting of the Grade II* Listed Building. The development would therefore lead to less than substantial harm to the Heritage Asset, however, no public benefits have been demonstrated which would outweigh the harm.
R2 The proposed car park and associated electrical charging points and other ancillary equipment would fail to preserve the openness of the Green Belt and would conflict with the purpose of the Green Belt. The development would therefore result in an inappropriate form of development which, by definition, is harmful to the Green Belt. No very special circumstances have been demonstrated which outweigh the inappropriateness of the development and the actual harm to the openness of the Green Belt.
15. 21/1398/FUL ALPC meeting 23/06/2021
55 Harlech Road Abbots Langley WD5 0BE - Loft conversion including rear dormer and single storey side extension, including alterations to existing conservatory.
ALPC Comment: The members feel that the rear box dormer is excessive but think it would come under permitted development as would the side extension.
TRDC Decision: Refused
Reason: The proposed replacement rear dormer window by reason of its scale and lack of subordination would overwhelm the roof of the host dwelling to the detriment of its character and would also adversely affect the visual amenity of the streetscene.
16. 21/1426/FUL ALPC meeting 23/06/2021
61 Offord Grove Leavesden WD25 7NF - Single storey rear extension.
ALPC Comment: No objections
TRDC Decision: Approved
17. 21/1486/FUL ALPC meeting 14/07/2021
129 Lemonfield Drive Garston WD25 9TT - Single storey side and rear extension.
ALPC Comment: No objections but members feel that a more appropriate design could have been decided for its corner site location.
TRDC Decision: Approved
18. 21/1521/FUL ALPC meeting 14/07/2021
97 Roman Gardens Kings Langley WD4 8LP - Single-storey side and rear extension.
ALPC Comment: No objections to the form or scale given but feel there would be a better aesthetic solution given its corner site location.
TRDC Decision: Approved

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19. 21/1504/FUL

ALPC meeting 14/07/2021

Kingley Park, Unit 10 Station Road Kings Langley - Insertion of windows.

ALPC Comment: No objections. Members support the fact that natural light will be let in to the building.

TRDC Decision: Approved

20. 21/1597/FUL

ALPC meeting 14/07/2021

20 Rosehill Gardens Abbots Langley WD5 0HF - Single storey rear/side extension.

ALPC Comment: No objections

TRDC Decision: Approved

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Planning applications to be considered on 25th August 2021.

Appendix B1

1. 21/1896/FUL Valid date: 30/07/2021
17 Gable Close Abbots Langley WD5 0LD - Single storey side extension.
2. 21/1907/FUL Valid date: 03/08/2021
16 Follett Drive Abbots Langley WD5 0LP - Single storey rear infill extension and conversion of garage to habitable accommodation.
3. 21/1912/FUL Valid date: 03/08/2021
The Horses Field South Way Abbots Langley - Removal of Condition 3 (Landscape Management Plan) of planning permission 14/1549/FUL.
4. 21/1621/FUL Valid date: 02/08/2021
Tanners Wood JMI School Hazelwood Lane Abbots Langley - Installation of two all weather sports pitches.
5. 21/1836/FUL Valid date: 04/08/2021
26 Ridgehurst Avenue Leavesden WD25 7AY - Single storey front and rear extension, first-floor side extension, rear dormer window and alterations to frontage.
6. 21/1853/RSP Valid date: 06/08/2021
43 Fraser Crescent Abbots Langley WD25 0BF - Retrospective Erection of front porch.
7. 21/1881/FUL Valid date: 06/08/2021
36 Tudor Manor Gardens Garston WD25 9TQ - Single storey rear extension and garage conversion.
8. 21/1790/FUL Valid date: 11/08/2021
33 Swallows Oak Abbots Langley WD5 0LF - Single storey rear extension.
9. 21/1693/FUL Valid date: 09/08/2021
97 Offord Grove Leavesden Hertfordshire - Single storey rear extension.
10. 21/1972/FUL Valid date: 10/08/2021
30 Hazelbury Avenue Abbots Langley WD5 0DF - Insertion of roof lantern to existing single storey rear extension.

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11. 21/1919/FUL Valid date: 10/08/2021
14 Trowley Rise Abbots Langley WD5 0LW - Single storey rear extension and loft conversion including increase in ridge height, hip to gable roof alterations, rear dormer and front rooflights and alterations to fenestration.
12. 21/1757/FUL Valid date: 09/08/2021
22 Creasy Close Abbots Langley Hertfordshire - Single storey rear extension.
13. 21/1939/FUL Valid date: 11/08/2021
5 Magnolia Avenue Abbots Langley WD5 0SW - Two storey side and rear extension.
14. 21/1989/FUL Valid date: 11/08/2021
20 Lauderdale Road Hunton Bridge WD4 8QB - First floor rear extension, part conversion of garage, insertion of rooflights to front and rear and alterations to fenestration.

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Appendix B2

1. 21/2020/FUL Valid date: 18/08/2021
43 Fraser Crescent Abbots Langley WD25 0BF - Single storey rear extension.

2. 21/1961/FUL Valid date: 18/08/2021
14 - 17 Summerhouse Way Abbots Langley WD5 0DY - Replacement of all existing windows with uPVC double glazed windows.

3. 21/1951/FUL & 21/1952/LBC Valid date: 18/08/2021
1 Home Park Cottages Station Road Kings Langley - Single storey rear conservatory.

4. 21/1863/FUL Valid date: 19/08/2021
100 Toms Lane Kings Langley WD4 8NL - Demolition of existing dwelling and construction of three terrace dwellings with associated parking and landscaping.