

## Abbots Langley Parish Council

Council Offices  
Langley Road  
Abbots Langley  
Herts  
WD5 0EJ

13th September 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 will be held at the above address on Wednesday 15th September 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. To confirm the Minutes of the Meetings held on**

14<sup>th</sup> July, 4<sup>th</sup> and 25<sup>th</sup> August 2021.

**7. Highways and Transport Matters**

To note the following road closures and restrictions within the parish:

To prohibit all vehicular traffic from being driven at a speed exceeding 30mph on the following lengths of road ("the lengths of Road"):

- i. The northbound carriageway of A41 Watford Road, Hunton Bridge from its junction with Langleybury Lane north westwards to its junction with the A41 (unnamed road)/M25 (junction 20) roundabout, a distance of approximately 880m.
- ii. The southbound carriageway of A41 Watford Road, Hunton Bridge from a point 885m south east of its junction with the A41 (unnamed road)/M25 (junction 20) roundabout south eastwards for a distance of approximately 405m.

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### Planning applications decided by Three Rivers District Council Reported on 15<sup>th</sup> September 2021.

#### Appendix A1

1. 20/0549/FUL ALPC meeting 01/04/2020  
18 Fraser Crescent Abbots Langley WD25 0B - Proposed dwelling and joint extensions with existing dwelling including creation of continuous 'porch' on front elevation, single storey rear extensions and rooflights.  
**ALPC Comment:** Support this use of land, good use of redundant land, gardens have a low biodiversity rating, and unlike the conversion of 'office to residential', it contributes to cil and alleviates the number of our housing requirements. We should encourage the increased density of the urban area, as it utilises the use of existing road networks and reduces pressure on the green belt and the areas bio diversity. Character of dwelling supports this design.  
**TRDC Decision:** Approved with conditions See TRDC online.
2. 20/1697/RSP ALPC meeting 28/10/2020  
Langleybury House Langleybury Lane Langleybury - Retrospective: Temporary change of use of the site and buildings to film studios, erection of sound studio building and engineering operations including formation of hardstanding and levels changes and associated works with the change of use including film sets, storage compounds, marquees and lighting (temporary permission of period of three years).  
**ALPC Comment:** No objection  
**TRDC Decision:** Approved with conditions inc. limited period of change of use of 36 months from date of permission.
3. 21/1395/RSP ALPC meeting 23/06/2021  
173 Abbots Road Abbots Langley WD5 0BN - Part retrospective: Extension to existing raised patio and additional landscaping works to rear garden.  
**ALPC Comment:** Members have concerns about the height of the privacy screen and overlooking of the neighbouring property.  
**TRDC Decision:** Approved with conditions inc. Privacy screen shall be permanently maintained and min/max planting height shall be specified to prevent unacceptable levels of overlooking.  
**Reason:**
4. 21/1464/FUL ALPC meeting 14/07/2021  
3 Deans Close Abbots Langley Hertfordshire - Single storey side and rear extension, detached garage to front and entrance porch.  
**ALPC Comment:** No objections to overall development but feel a more aesthetic design could have been used.  
**TRDC Decision:** Approved
5. 21/1467/FUL ALPC meeting 14/07/2021  
13 Mutchetts Close Garston WD25 9TS - Single storey side and rear extension and alterations to raised patio.  
**ALPC Comment:** No objections, good aesthetic solution.  
**TRDC Decision:** Approved
6. 21/1552/FUL ALPC meeting 14/07/2021  
21 Hunters Lane Leavesden Hertfordshire - Conversion of existing garage into summerhouse / office.  
**ALPC Comment:** No objections providing the building is used as a private office and not commercial.

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**TRDC Decision:** Approved with conditions inc. garage 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 and it shall not be used as an independent dwelling at any time.

7. 21/1602/FUL ALPC meeting 14/07/2021  
28 De Havilland Way Abbots Langley WD5 0XF - Construction of detached outbuilding.  
**ALPC Comment:** No objections, members are confused why this is not permitted development.  
**TRDC Decision:** Approved
8. 21/1596/FUL ALPC meeting 14/07/2021  
53-55 And Land To The Front Of 21-37 Cheshire Drive Leavesden Hertfordshire - Variation of Condition 8 (Hard and Soft Landscaping of planning permission 19/1647/FUL: (Demolition of existing building and redevelopment to provide a 3 storey building comprising 8 flats (3 x 1 bedroom, 3 x 2 bedroom and 2 x 3 bedroom) with associated private and communal amenity space including balconies, landscaping, car parking, cycle storage and refuse and recycling storage) to vary the approved hard and soft landscaping.  
**ALPC Comment:** No objections  
**TRDC Decision:** Approved with conditions see TRDC online
9. 21/1614/FUL ALPC meeting 14/07/2021  
125 Abbots Road Abbots Langley WD5 0BJ - Single storey side extension to create garage and changes in land levels to accommodate vehicle access.  
**ALPC Comment:** No objections. Members presume the flat roof will not be used for recreational purposes.  
**TRDC Decision:** Refused  
**Reason:** R1: The proposed alteration to the existing land levels and erection of a two-storey extension, by reason of its scale, siting and design would result in an incongruous addition which would fail to respect the character and appearance of the host dwelling and would have a harmful impact on the visual amenity of the streetscene.  
R2: The proposed alterations to existing land levels and erection of a two storey extension by reason of their proximity to the protected Ash tree (T167) and Lime trees (G45) would directly impact the root protection area of these trees. In the absence of a tree survey or arboricultural method statement it has not been demonstrated that the works associated with the land level alterations and extension would safeguard the health and vitality of the protected trees which are of high amenity value and contribute to the character of the area.  
This decision was appealed (APP/P1940/D/19/3241418) but was subsequently dismissed which both reasons upheld.
10. 21/1737/FUL ALPC meeting 04/08/2021  
50 Mallard Road Abbots Langley WD5 0GF - Removal of existing canopy and construction of a single storey rear extension.  
**ALPC Comment:** No objections, members are pleased to see a good aesthetic solution to the site.  
**TRDC Decision:** Approved
11. 21/1708/FUL ALPC meeting 04/08/2021  
88 Abbots Road Abbots Langley WD5 0BH - Single storey rear extension.  
**ALPC Comment:** No objections  
**TRDC Decision:** Approved

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### Planning applications to be considered on 15<sup>th</sup> September 2021.

#### Appendix B1

1. 21/1950/RSP Valid date: 25/08/2021  
18 Tudor Manor Gardens Garston WD25 9TQ - Retrospective: Erection of timber playhouse.
2. 21/1909/FUL Valid date: 23/08/2021  
Riverside Old Mill Road Hunton Bridge - Construction of bicycle and bin store.
3. 21/2045/PDNT Valid date: 20/08/2021  
Land At Junction Of South Way, Long Elms And Upper Highway Abbots Langley - Permitted Development Notice Telecommunications: Installation of an 18 metre high monopole supporting 6 no. antennas, 4 no. equipment cabinets (including a wrap around cabinet) and development works ancillary thereto.
4. 21/2037/FUL Valid date: 31/08/2021  
78 Hazelwood Lane Abbots Langley Hertfordshire - Single storey side and rear extension.
5. 21/1962/FUL Valid date: 24/08/2021  
63 - 65 Station Road Kings Langley WD4 8RU - Replacement of three windows.
6. 21/2027/FUL Valid date: 02/09/2021  
3 Grove Cottages Bedmond Road Pimlico - Increase in land levels to infill side pedestrian access and extension of existing hardstanding.
7. 21/1838/FUL Valid date: 03/09/2021  
Land Adjacent To Kenwood Farm Harthall Lane Kings Langley - Change of use of land to equestrian use and construction of a stable building.

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Planning applications to be considered on 15<sup>th</sup> September 2021.

Appendix B2

1. 21/2011/FUL Valid date: 27/08/2021  
98 Coates Way Garston WD25 9PA - Construction of rear conservatory.
  
2. 21/1583/FUL Valid date: 09/09/2021  
Daimar Bedmond Road Bedmond - Demolition of existing dwelling, associated outbuildings and commercial buildings and erection of four semi-detached dwellings and one detached dwelling with associated access, car parking and landscaping.