

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 26th August 2020 on the Zoom Video and Teleconferencing Platform. ^[1].

Those present:

Chairman: Councillor Jon Tankard
Vice-Chairman: Councillor Owen Roe
Councillors: Councillor Jane Lay
Councillor David Major
Officers: Jodie Copeland - Council Administration Officer

^[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.*

The meeting opened at 7:30 pm.

111. Apologies for absence

Apologies were received, accepted and recorded from Councillor Robin Powell.

112. Declarations of interest

None

113. Public participation

None

114. Planning Decisions from Three Rivers District Council

Planning decisions, as attached at Appendix A1, were noted by Members present.

115. Planning Applications as received from Three Rivers District Council

Members discussed the Planning applications list and **RESOLVED** the comments to be submitted to the District Council as attached at Appendix B1.

The meeting closed at 8.26 pm.

Signed: _____

Dated: _____

Abbots Langley Parish Council

Planning applications decided by Three Rivers District Council Reported on 26th August 2020.

Appendix A1

1. 20/0973/FUL ALPC meeting 24/06/2020

27 Gable Close Abbots Langley WD5 0LD - Subdivision of site and construction of detached bungalow with loft accommodation served by rear dormer.

ALPC Comment: Councillor Comment: Overcrowding, shoehorning in, out of character. Unsure of how this would be deemed acceptable in a street of this nature. Overdevelopment of the site and encloses the ground floor flat to the adjacent property.

Councillor Comment: Objections from residents must be taken into consideration as they clearly have some valid points.

Councillor Comment: Object to the proposal.

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. The proposal would therefore be contrary to Policies CP1, CP3 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD.

R2 The proposed development would further increase the existing shortfall in parking provision. This shortfall of parking provision would result in a significant increase for pressure in parking outside the site to the detriment of the visual character of the area and resulting in harm to the free flow of highway movements. The development would therefore be contrary to Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM13 and Appendix 5 of the Development Management Policies document (adopted July 2013).

R3 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. The development therefore fails to meet the requirements of Policy CP4 of the Core Strategy (adopted October 2011) and the Affordable Housing Supplementary Planning Document (approved June 2011).

2. 20/1077/FUL ALPC meeting 24/06/2020

57 Magnolia Avenue Abbots Langley WD5 0SW - Single-storey rear extension, conversion of garage into habitable accommodation and associated internal alterations.

ALPC Comment: No comment

TRDC Decision: Approved

Reason:

3. 20/1096/FUL, 20/1097/LBC ALPC meeting 24/06/2020

11 Home Park Cottages Station Road Kings Langley - Single storey front and rear extensions.

ALPC Comment: Councillor Comment: Unsure of the style of the front extension, monopitch design, and the exposed wall detract from the character of the building

TRDC Decision: Approved

Abbots Langley Parish Council

4. 20/1152/FUL ALPC meeting 24/06/2020
Larchwood 6 Gallows Hill Abbots Langley - Detached timber framed car port to front garden.
ALPC Comment: Councillor Comment: No objection
TRDC Decision: Approved
5. 20/1041/FUL ALPC meeting 24/06/2020
45 High Street Abbots Langley Hertfordshire - Alterations to existing frontage and access ramp and associated signage.
ALPC Comment: No comment
TRDC Decision: Approved
6. 20/1042/ADV ALPC meeting 24/06/2020
45 High Street Abbots Langley Hertfordshire - Advertisement consent: Externally illuminated signage, alterations to existing frontage and access ramp.
ALPC Comment: No comment
TRDC Decision: Approved
7. 20/1165/FUL ALPC meeting 24/06/2020
Land To The South East Of White House Farm Harthall Lane Kings Langley - Erection of agricultural livestock building.
ALPC Comment: No comment
TRDC Decision: Approved
8. 20/1078/FUL ALPC meeting 24/06/2020
52 Harlech Road Abbots Langley WD5 0BF - Part-retrospective: Construction of single-storey outbuilding in rear garden.
ALPC Comment: Councillor Comment: Fully approve of design
TRDC Decision: Approved
9. 20/1153/FUL ALPC meeting 15/07/2020
128 Toms Lane Kings Langley WD4 8NR - Construction of a detached outbuilding.
ALPC Comment: The members agree with comments from the neighbouring property regarding the proximity to the boundary and feel that this should be addressed.
TRDC Decision: Approved

Abbots Langley Parish Council

Planning applications considered on 26th August 2020.

Appendix B1

1. **20/1560/FUL** Valid date: 31/07/2020
St Lawrence Church Vicarage 6 High Street Abbots Langley - Variation of Condition 8 (Stopping up of access) of planning permission 17/0643/FUL (Erection of timber framed detached outbuilding and creation of new vehicular access from St Lawrence Close) to extend the time period for implementation of the soft landscaping.
Members have no issue with the time period extension but would strongly object to any changes to the original approval. In particular the area of public pavement needs to be resin bonded and not shingle for members of the public using mobility aids.
2. **20/1502/FUL** Valid date: 30/07/2020
The Jays Bell Lane Bedmond WD5 0QT - Single storey rear extension.
The members have no objections and feel this should be permitted development.
3. **20/1426/CLED** Valid date: 28/07/2020
32 Oak Green Abbots Langley WD5 0PG - Certificate of Existing Development: Erection of a fence and associated concrete posts.
The members feel that this is not appropriate for a front garden facing a public footpath.
4. **20/1454/FUL** Valid date: 29/07/2020
Brookdell Yard St Albans Road Garston - Demolition of existing office building and erection of new offices to existing workshop and vehicle testing station.
The members have no comments further to those received from Herts. Highways.
5. **20/1585/FUL** Valid date: 07/08/2020
78 Harlech Road Abbots Langley WD5 0BF - Single storey rear extension.
No objections
6. **20/1607/FUL** Valid date: 10/08/2020
Harthall Acres 60 Harthall Lane Kings Langley - Loft conversion including front and rear dormer windows, front rooflight, front porch, single storey rear extension, alterations to fenestration and alterations to external materials.
The members have no objections and feel most of this can be covered by permitted development.
7. **20/1636/FUL** Valid date: 13/08/2020
17 Langley Road Abbots Langley WD5 0EH - Part single-storey, part two-storey front, side and rear extension and hip to gable extension to roof form.
The members feel that the hip to gable is out of character with the street scene. The extension should be the recommended 1.2m from boundary.
8. **20/1602/FUL** Valid date: 12/08/2020
16B Abbots Road Abbots Langley WD5 0AZ - Replacement of windows and door to front and window to side elevation.
The members are unsure why a request for planning permission has been received when this property is not in the conservation area or a listed building.