

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 7th October 2020 on the Zoom Video and Teleconferencing Platform. ^[1].

Those present:

Vice-Chairman Councillor Owen Roe

Councillors: Councillor Jane Lay
 Councillor Robin Powell
 Councillor John Wyatt

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.

147. Apologies for absence

Apologies were received, accepted and recorded from Councillor David Major and Councillor Jon Tankard.

148. Declarations of interest

None

149. Public participation

Mrs Jenkins attended the meeting to speak on item 3, Appendix B1, planning application 20/1858/AOD.

150. To confirm the minutes of the previous meetings

It was agreed by all members present and **RESOLVED** that the minutes of the meetings held on 15th July, 5th and 26th August 2020, copies of which had been sent to all Members of the Parish Council and which had been adopted by the Council, be taken as read.

151. Planning Decisions from Three Rivers District Council

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

152. 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.

153. Highways and Transport Matters

Members noted the temporary road closures.

The meeting closed at 8.06 pm.

Signed: _____

Dated: _____

Abbots Langley Parish Council

Planning applications decided by Three Rivers District Council Reported on 7th October 2020.

Appendix A1

9. 20/0796/FUL ALPC meeting 13/05/2020
Parmiters School High Elms Lane Abbots Langley - Construction of a new three-storey science block and demolition of existing two-storey science block.
ALPC Comment: No comments
TRDC Decision: Approved
10. 20/1163/FUL ALPC meeting 24/06/2020
11 Gallows Hill Abbots Langley WD4 8PG - Erection of outbuilding to rear garden including accommodation at first floor level served by dormers.
ALPC Comment: Councillor Comment: Fully approve of design
TRDC Decision: Refused
Reason: R1 By virtue of its overall scale and design features the proposed outbuilding would fail to appear as an ancillary outbuilding resulting in the introduction of an incongruous feature within the residential area of the application site. The proposed outbuilding would also detract from the setting of the Listed Building and would therefore result in less than substantial harm as outlined within Paragraph 196 of the NPPF. It is not considered that there any public benefits in this case which would outweigh that harm. The proposal would be contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011), Policies DM1, DM3 and Appendix 2 of the Development Management Policies LDD (adopted July 2013) and the NPPF (2019).
11. 20/1378/PDNT ALPC meeting 05/08/2020
Street Record Aerodrome Way Leavesden - Permitted Development Notice Telecommunications: Erection of 18m Phase 8 Monopole with wraparound Cabinet at base and associated ancillary works.
ALPC Comment: No comment
TRDC Decision: Approved
12. 20/1386/FUL ALPC meeting 05/08/2020
Unit 3 Monaco Works Station Road Kings Langley - First floor extension to create office accommodation at first floor level.
ALPC Comment: Members noted the points raised by Network Rail and have no further comments providing the extension is only used as office accommodation and not residential.
TRDC Decision: Approved
13. 20/1413/FUL ALPC meeting 05/08/2020
121 South Way Abbots Langley WD5 0GZ - Single storey rear extension.
ALPC Comment: No comment
TRDC Decision: Approved
14. 20/1447/FUL ALPC meeting 05/08/2020
Parkview Bucknalls Close Garston - Erection of electric sliding gate to car park.
ALPC Comment: No comment
TRDC Decision: Approved

Abbots Langley Parish Council

15. 20/1560/FUL

ALPC meeting 26/08/2020

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.

ALPC Comment: 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.

TRDC Decision: Approved

16. 20/1502/FUL

ALPC meeting 26/08/2020

The Jays Bell Lane Bedmond WD5 0QT - Single storey rear extension.

ALPC Comment: The members have no objections and feel this should be permitted development.

TRDC Decision: Approved

17. 20/1426/CLED

ALPC meeting 26/08/2020

32 Oak Green Abbots Langley WD5 0PG - Certificate of Existing Development: Erection of a fence and associated concrete posts.

ALPC Comment: The members feel that this is not appropriate for a front garden facing a public footpath.

TRDC Decision: Approved

18. 20/1454/FUL

ALPC meeting 26/08/2020

Brookdell Yard St Albans Road Garston - Demolition of existing office building and erection of new offices to existing workshop and vehicle testing station.

ALPC Comment: The members have no comments further to those received from Herts. Highways.

TRDC Decision: Approved

Abbots Langley Parish Council

Planning applications considered on 7th October 2020.

Appendix B1

- 10. 20/1708/FUL** Valid date: 10/09/2020
172 Toms Lane Kings Langley WD4 8NZ - Single storey rear extension and replacement of four dormer windows.
No objections.
- 11. 20/1837/FUL** Valid date: 11/09/2020
107 Kindersley Way Abbots Langley Hertfordshire - Single storey rear conservatory.
No objections.
- 12. 20/1858/AOD** Valid date: 08/09/2020
West Herts College Home Park Mill Link Kings Langley - Approval of Details: Demolition of existing college building and redevelopment for a residential development of up to 65 flats in a five storey building (Submission of Reserved Matters of appearance, landscaping, layout and scale for consideration pursuant to Condition 1 of Outline Planning Permission 18/1034/OUT).
The members object to this development and share concerns submitted by residents. The development is very large and taller than other buildings in the area. The Pinnacle House development next to this site is three storey's high. There is no provision for affordable housing and the limited parking in the area is a concern. The area is prone to flooding from the historical mill stream which should also be taken into consideration.
- 13. 20/1898/FUL** Valid date: 18/09/2020
22A Hamilton Road Hunton Bridge WD4 8PZ - Single storey side/rear extension and alterations to garage.
No objections.
- 14. 20/1857/FUL** Valid date: 21/09/2020
94 Trowley Rise Abbots Langley Hertfordshire - Part single, part two storey side and rear extension.
No objections.
- 15. 20/1772/FUL** Valid date: 21/09/2020
10 Langley Lane Abbots Langley Hertfordshire - Extension to existing drive, including alterations to land levels and retaining walls.
No objections.
- 16. 20/1905/FUL** Valid date: 18/09/2020
10 Creasy Close Abbots Langley WD5 0HS - Loft conversion including rear dormer and front rooflights.
No objections.
- 17. 20/1769/FUL** Valid date: 23/09/2020
5 Church Hill Bedmond WD5 0RW - Retrospective: Render of front elevation and painting of tile hanging and roof tiles.
No objections.
- 18. 20/1954/FUL** Valid date: 24/09/2020
2 Railway Terrace Kings Langley WD4 8JB - Part single, part two storey rear extension and internal alteration.
No objections.

Abbots Langley Parish Council

19. 20/1956/PDN

Valid date: 21/09/2020

Langleybury Fields Langleybury Lane Langleybury - Permitted Development Notice
Agriculture: Erection of agricultural building for machinery, straw and grain
storage.

No objections.