

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 28th October 2020 on the Zoom Video and Teleconferencing Platform. ^[1].

Those present:

Vice-Chairman Councillor Owen Roe
Councillors: Councillor David Major
 Councillor Jane Lay
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 7:45 pm.

173. Apologies for absence

Apologies were received, accepted and recorded from Councillor Robin Powell (Chairman's duties) .

174. Declarations of interest

None

175. Public participation

None

176. Planning Decisions from Three Rivers District Council

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

177. 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 8.22 pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council Reported on 28th October 2020.

Appendix A1

- 19. 20/1585/FUL** ALPC meeting 26/08/2020
78 Harlech Road Abbots Langley WD5 0BF - Single storey rear extension.
ALPC Comment: No objection
TRDC Decision: Approved
- 20. 20/1607/FUL** ALPC meeting 26/08/2020
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.
ALPC Comment: The members have no objection and feel most of this can be covered by permitted development.
TRDC Decision: Approved
- 21. 20/1636/FUL** ALPC meeting 26/08/2020
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.
ALPC Comment: 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.
TRDC Decision: Approved
- 22. 20/1602/FUL** ALPC meeting 26/08/2020
16B Abbots Road Abbots Langley WD5 0AZ - Replacement of windows and door to front and window to side elevation.
ALPC Comment: 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.
TRDC Decision: Approved
- 23. 20/1688/FUL** ALPC meeting 16/09/2020
29 Dowding Way Leavesden WD25 7GA - Single storey rear extension, part conversion of garage into habitable accommodation and associated alterations.
ALPC Comment: No objection
TRDC Decision: Approved
- 24. 20/1588/FUL** ALPC meeting 16/09/2020
1 The Shires Abbots Langley WD25 0JL - Two storey side and single storey rear extensions and alterations to fenestration.
ALPC Comment: The members have no objection providing the application does not exceed the 40% limit in the greenbelt.
TRDC Decision: Approved
- 25. 20/1699/FUL** ALPC meeting 16/09/2020
39 Adrian Road Abbots Langley WD5 0AG - Single storey rear extension and front porch.
ALPC Comment: No objection
TRDC Decision: Approved

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Planning applications considered on 28th October 2020.

Appendix B1

- 20. 20/1795/RSP** Valid date: 01/10/2020
23 Marlin Square Abbots Langley WD5 0EG - Retrospective: Demolition of existing shed and construction of detached outbuilding.
Members feel that the building is too high for the garden. It appears to be used as office space and has a separate entrance from the footpath.
- 21. 20/1995/FUL** Valid date: 29/09/2020
177 Abbots Road Abbots Langley Hertfordshire WD5 0BN - Two storey rear extension including side access steps and roof alterations with insertion of rooflights.
No objection.
- 22. 20/2044/FUL** Valid date: 05/10/2020
51 Abbots Road Abbots Langley Hertfordshire - Single storey front and side extensions.
No objection.
- 23. 20/1953/FUL** Valid date: 05/10/2020
20 Lemonfield Drive Garston WD25 9TR - Single storey rear extension, alteration to fenestration and removal of chimney.
No objection.
- 24. 20/1980/FUL, 20/1981/LBC** Valid date: 06/10/2020
Hyde Farm, Plantation Barn Hyde Lane Nash Mills - Single-storey rear extensions.
No objection.
- 25. 20/1963/FUL** Valid date: 09/10/2020
The Bothy Essex Lane Abbots Langley - Conversion of existing garage to habitable accommodation for use as a music and art production studio and ancillary annexe and alterations/extensions to roof form of existing building including increase in ridge height. Conversion, extension of roof and change of use of garage to studio and bedsit (Mixed Use Class B1(C) business and C3 residential).
No objection.
- 26. 20/2078/FUL** Valid date: 08/10/2020
Four Winds Bell Lane Bedmond - Demolition of existing garage and construction of part single, part two storey side and rear extension.
No objection.
- 27. 20/2139/FUL** Valid date: 12/10/2020
1 Glenmore Gardens Abbots Langley WD5 0SN - Single storey side/rear extension.
No objection.
- 28. 20/2096/FUL** Valid date: 13/10/2020
Land To The South East Of White House Farm Harthall Lane Kings Langley - Erection of Agricultural Storage Building.
No objection.
- 29. 20/2148/FUL** Valid date: 14/10/2020
49 Royce Grove Leavesden Watford - Demolition of existing conservatory and construction of single storey rear extension.
No objection.

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30. 20/2133/FUL

Valid date: 15/10/2020

58 Burbridge Road Leavesden WD25 7NA - Conversion of existing garage into habitable accommodation, construction of single storey rear extension and extension of hardstanding to application site frontage.

No objection.

31. 20/1858/AOD

Valid date: 08/09/2020

West Herts College Home Park Mill Link Kings Langley - Amended plans received 21/10/20 : 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).

In addition to previous comments on this application, the members are concerned about the risk of flooding with regards to the redirection of the mill stream. This area was previously a flood plain.

32. 20/1697/RSP

Valid date: 14/10/2020

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).

No objection.