

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 16th December 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
Councillor Robin Powell

Officers: Tim Perkins - Clerk to the Council

^[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.

240. Apologies for absence

None.

241. Declarations of interest

None

242. Public participation

None

243. Planning Decisions from Three Rivers District Council

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

244. 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 & B2.

245. Highways and Transport Matters

Members noted the following road closures within the parish:

- i. The road fronting Nos.3-117 Gallows Hill Lane, Abbots Langley from its junction with Kindersley Way south westwards and north eastwards for its entire length.
- ii. That length of A405 (North Orbital Road, Watford/St Albans Road, Garston and North Orbital Road, Chiswell Green) from its junction with the A41 North Western Avenue/High Road roundabout north eastwards, south eastwards and north eastwards to its junction with the M25 (junction 21a) roundabout (“the length of Roads”), a distance of approximately 5598 metres, except for access.

246. Appeal

Members noted the following appeals against refusal of planning permission:

20/1355/PDR- Shannon House Station Road Kings Langley Hertfordshire, Prior Notification: Change of use from Office (Class B1) to 64 Residential Units (Class C3)
Ref: APP/P1940/W/20/3259077

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The meeting closed at 8:08 pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council Reported on 16th December 2020.

Appendix A1

1. **20/1795/RSP** **ALPC meeting 28/10/2020**

23 Marlin Square Abbots Langley WD5 0EG - Retrospective: Demolition of existing shed and construction of detached outbuilding.

ALPC Comment: 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.

TRDC Decision: Approved. Conditions include: The outbuilding hereby permitted 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 (23 Marlin Square) and shall not be used for commercial purposes or as an independent dwelling at any time. See TRDC Planning online.
2. **20/2044/FUL** **ALPC meeting 28/10/2020**

51 Abbots Road Abbots Langley Hertfordshire - Single storey front and side extensions.

ALPC Comment: No objection

TRDC Decision: Approved
3. **20/1953/FUL** **ALPC meeting 28/10/2020**

20 Lemonfield Drive Garston WD25 9TR - Single storey rear extension, alteration to fenestration and removal of chimney.

ALPC Comment: No objection

TRDC Decision: Approved
4. **20/1980/FUL, 20/1981/LBC** **ALPC meeting 28/10/2020**

Hyde Farm, Plantation Barn Hyde Lane Nash Mills - Single-storey rear extensions.

ALPC Comment: No objection

TRDC Decision: Refused

Reason: R1 The proposed extensions, by virtue of the design and scale, would fail to preserve the special interest of the Listed Building and would result in harm to the significance of the Listed Building. The proposed development would cause less than substantial harm under paragraph 196 of the NPPF and is not outweighed by public benefits. R2 The proposed extensions to the dwelling would constitute disproportionate additions over and above the size of the original building and would result in an increased spread of urbanising development across the site. The proposal therefore would represent an inappropriate form of development and would result in actual harm to the openness of the Green Belt. It is considered that very special circumstances do not exist to outweigh the harm of the development to the Green Belt by virtue of its inappropriateness and actual harm.
5. **20/2078/FUL** **ALPC meeting 28/10/2020**

Four Winds Bell Lane Bedmond - Demolition of existing garage and construction of part single, part two storey side and rear extension.

ALPC Comment: No objection

TRDC Decision: Refused

Reason: The proposed extensions would result in disproportionate additions over and above the size of the original building and would therefore constitute inappropriate development. The proposed extension would also result in harm to the openness of the Green Belt. No very special circumstances have been demonstrated which would outweigh the harm the development would have on the Green Belt by virtue of inappropriateness and actual harm.

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6. 20/2139/FUL ALPC meeting 28/10/2020
1 Glenmore Gardens Abbots Langley WD5 0SN - Single storey side/rear extension.
ALPC Comment: No objection
TRDC Decision: Approved
7. 20/2096/FUL ALPC meeting 28/10/2020
Land To The South East Of White House Farm Harthall Lane Kings Langley -
Erection of Agricultural Storage Building.
ALPC Comment: No objection
TRDC Decision: Approved
8. 20/2148/FUL ALPC meeting 28/10/2020
49 Royce Grove Leavesden Watford - Demolition of existing conservatory and
construction of single storey rear extension.
ALPC Comment: No objection
TRDC Decision: Approved

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Planning applications to be considered on 16th December 2020.

Appendix B1

1. **20/2436/RSP** Valid date: 01/12/2020
Wycliffe Court Pinehurst Close Abbots Langley - Part retrospective: Conversion of communal room to provide one bedroom selfcontained residential unit for social rent.
No objections.
2. **20/2510/FUL** Valid date: 01/12/2020
1 The Graylings Abbots Langley WD5 0JQ - Single storey side and rear extension.
No objection to the footprint but given the prominent nature of the site members felt a hipped roof more appropriate for this development.
3. **20/2537/FUL** Valid date: 02/12/2020
36 Orchard Avenue Abbots Langley WD25 7JG - Demolition of garage, construction of single storey side and rear extension, entrance porch and extension of hardstanding to front.
No objections.
4. **20/2619/FUL** Valid date: 08/12/2020
57 Toms Lane Kings Langley WD4 8NA - Demolition of existing rear conservatory with replacement single story rear extension with adjacent decking, pergola and associated alterations including fenestration with provision of Juliet balconies to rear.
No objections, providing the proposed fenestration does not overlook neighbouring properties.
5. **20/2623/FUL** Valid date: 08/12/2020
34 Manor House Gardens Abbots Langley WD5 0DH - Demolition of existing conservatory and construction of single-storey rear extension.
No objections.

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Appendix B2

1. 20/2432/FUL Valid date: 10/12/2020
Belair Toms Lane Kings Langley - Erection of a two storey detached dwelling including balcony and associated access and amenity space.
Members believe that this “back land” development is in contravention of Three Rivers DC policy of not permitting new builds in the Green Belt. Members also felt the access road is not appropriate for the proposed development and does not afford access for emergency, utility and refuse vehicles.
2. 20/2631/FUL Valid date: 11/12/2020
Garages The Garth Abbots Langley - Variation of Conditions 5 (Affordable Housing) and Condition 12 (Parking bays) pursuant to planning permission 19/2396/FUL (Demolition of existing garages and erection of two, two storey buildings each consisting of two, two bedroom flats with associated parking and landscaping and change of use of grass verge opposite and additional parking by junction with Long Elms) to change tenure to 100% affordable rented and amend timing of delivery of parking bays.
Members support this development as makes available further proprieties for social rent which are in very short supply in the parish.
3. 20/2595/FUL Valid date: 11/12/2020
154 Toms Lane Kings Langley WD4 8NZ - Construction of detached double garage.
Members felt the proposed development was not sympathetic to the host dwelling and would prefer to see a gabled roof facing the road, as opposed to a “square box”.
4. 20/2504/FUL Valid date: 11/12/2020
16 Anvil Avenue Garston Watford - Single storey rear extension and associated internal alterations.
No objections.
5. 20/2645/FUL Valid date: 11/12/2020
Warner Bros. Studios Leavesden Warner Drive Watford - Erection of a 2.4m high fence, to the south (A41) and west (Gypsy Lane) boundaries including gates to the west (Gypsy Lane) and east (Backlot) boundaries and the erection of 3 no. 6m high CCTV poles adjacent to the northern and eastern boundaries.
No objections assuming the development does not include any intrusive levels of lighting.
Members would hope that Warner Bros would work with Three Rivers District Council and the Parish Council on improving the biodiversity of the unenclosed area.