

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 27th January 2021 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: 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 7:35 pm.

288. Apologies for absence

Apologies were received, accepted and recorded from Councillor Jean Bowman.

289. Declarations of interest

None

290. Public participation

None

291. 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 18th November 2020 and 2nd and 16th December 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.

292. Planning Decisions from Three Rivers District Council

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

293. 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.

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295. Appeal

Members noted the following appeal against refusal of planning permission:

20/1163/FUL- 11 Gallows Hill Abbots Langley WD4 8PG, Erection of outbuilding to rear garden including accommodation at first floor level served by a dormer window and rooflights APP/P1940/D/20/3261415.

The meeting closed at 8.28 pm.

Signed: _____

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Dated: _____

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Planning applications decided by Three Rivers District Council Reported on 27th January 2021.

Appendix A1

1. 20/2253/FUL ALPC meeting 18/11/2020

Westcott Bedmond Road Bedmond - Demolition of existing conservatory and erection of single storey front and side extensions.

ALPC Comment: No objection

TRDC Decision: Approved

Reason:
2. 20/2270/FUL ALPC meeting 18/11/2020

38 Magnolia Avenue Abbots Langley Hertfordshire - Single storey rear extension, part garage conversion to habitable accommodation and alterations.

ALPC Comment: No objection

TRDC Decision: Approved

Reason:
3. 20/2358/FUL ALPC meeting 18/11/2020

97 Roman Gardens Kings Langley WD4 8LP - Single storey side/rear extension and enlargement of existing porch.

ALPC Comment: No objection

TRDC Decision: Approved

Reason:
4. 20/2301/LBC ALPC meeting 18/11/2020

Langleybury House Langleybury Lane Langleybury - Listed Building Consent: Internal and external repairs to the kitchen and north bay window, including repairs to roof, walls, ceilings and kitchen windows.

ALPC Comment: Members are in favour of the application if the repairs secure the building.

TRDC Decision: Approved

Reason:
5. 20/2310/FUL ALPC meeting 18/11/2020

71 Bucknalls Lane Garston WD25 9NE - Construction of two storey ancillary annexe fronting and accessed via Farriers Way.

ALPC Comment: No objection

TRDC Decision: Refused

Reason: R1 The proposed two storey building, by virtue of its height, width, depth and siting, would result in an incongruous and unduly prominent feature to the detriment of the visual amenities of the street scene of Farriers Way and Bucknalls Lane. Furthermore the siting of the building, change of use of the land and associated hardstanding and boundary treatments on an area of undeveloped open space, which makes a positive contribution to the visual amenities of Farriers Way, would result in a prominent, contrived and dominant development that would result in significant demonstrable harm to the visual amenities of the street scene and character of this part of Farriers Way.

R2 The proposed development, by virtue of its height, width, depth and siting close to the eastern boundary, would result in a dominant, oppressive and unneighbourly form of development that would negatively affect the enjoyment of the neighbouring garden to the detriment of the neighbouring residential

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amenities. The proposal would also result in unacceptable overlooking of the neighbouring properties.

R3 In the absence of an agreement under the provisions of Section 106 of Town and Country Planning Act 1990, the development would not contribute to the provision of affordable housing.

6. 20/2420/LBC ALPC meeting 02/12/2020
12 Home Park Cottages Station Road Kings Langley - Repair of lean to roof, repair and re-pointing of low level chimney stack and removal of satellite dish.
ALPC Comment: No objection
TRDC Decision: Approved
Reason:
7. 20/2449/FUL ALPC meeting 02/12/2020
23 Follett Drive Abbots Langley WD5 0LP - Demolition of existing garage and erection of single storey side and rear extension.
ALPC Comment: The members preference would be that the works match the neighbouring extension to create a harmonious street scene.
TRDC Decision: Approved
Reason:
8. 20/2399/RSP/20/2400/LBC ALPC meeting 02/12/2020
1 Old Farm Cottages Langleybury Lane Langleybury - Retrospective: Retention of replacement garden wall.
ALPC Comment: No objection
TRDC Decision: Approved
Reason:
9. 20/2480/FUL ALPC meeting 02/12/2020
23 Bateson Drive Leavesden WD25 7ND - Conversion of garage to habitable accomodation.
ALPC Comment: No objection providing adequate parking is maintained on site.
TRDC Decision: Approved
Reason:
10. 20/2262/FUL ALPC meeting 02/12/2020
28 Water Lane Kings Langley WD4 8HN - Conversion of outbuilding into music room and store.
ALPC Comment: No objection
TRDC Decision: Approved
Reason:
11. 20/2347/FUL ALPC meeting 02/12/2020
36 Greenways Abbots Langley WD5 0EU - Single storey rear extension and internal alterations.
ALPC Comment: No objection
TRDC Decision: Approved
Reason:

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Planning applications considered on 27th January 2021.

Appendix B1

1. **20/2694/FUL** Valid date: 30/12/2020
21 Abbots Road Abbots Langley WD5 0AY - Part single, part two storey side and rear extensions, loft conversion including two dormer windows and rooflights.
Members feel the scale is a little obtrusive for a corner site.
2. **20/2792/FUL** Valid date: 30/12/2020
16 The Crescent Abbots Langley WD5 0DS - Single storey rear extension and alteration to external materials.
No objection.
3. **20/2791/FUL** Valid date: 07/01/2021
Home Park Works Station Road Kings Langley - Demolition of existing buildings and redevelopment with new workshop building and relocation of buggy area.
The members support the continued use of the site.
4. **20/2760/LBC** Valid date: 07/01/2021
Langleybury House Langleybury Lane Langleybury - Listed Building Consent: Permanent alterations to interior and exterior of Langleybury House as a result of filming use (retrospective).
The members feel that the Conservation Officer is the best person to make comments on this application.
5. **20/2759/LBC** Valid date: 07/01/2021
Langleybury House Langleybury Lane Langleybury - Listed Building Consent: Temporary alterations to interior and exterior of Langleybury House for film set dressings (retrospective).
The members feel that the Conservation Officer is the best person to make comments on this application.
6. **20/2719/FUL** Valid date: 06/01/2021
47 Tudor Manor Gardens Garston WD25 9TQ - Single storey rear extension, alteration to front projection and addition of first floor to create a two storey dwelling served by two storey projections to front and rear and front and rear dormers, alterations to frontage including new access and alterations to fenestration.
The members feel that the plans are overbearing and un-neighbourly. The front projection with the hipped roof looks out of character with the main street scene.
7. **20/2805/FUL** Valid date: 13/01/2021
The Bell Public House 117 Primrose Hill Kings Langley - Conversion of disused pub to three flats, erection of two, two-storey semi-detached dwellings and provision of vehicular access and associated parking.
The members welcome the development of the site and a new lease of life being put into a historic building. However, they feel this is an overdevelopment of the site. They are concerned that the access to flat 3 is across the roof and will be overlooking the garden of no.115. They are concerned about the tandem parking situation.
8. **20/2839/FUL** Valid date: 14/01/2021
2 Ivy Close Leavesden WD25 7NQ - Single storey side and rear extension.
The members feel that the monopitch roof to the rear would look more harmonious if the pitch returned to the flat roof.

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9. 21/0005/RSP

Valid date: 15/01/2021

22 Edinburgh Drive Abbots Langley WD5 0TU - Retrospective: Change of use from residential use (C3) to mixed used part residential (C3) and part commercial (E(g)(i)).

The members feel that there is a lack of information advising what the commercial use will be and are therefore unable to determine the impact it will have on the street. If approved, the business should be in conjunction with the main premises and should not be used as a separate commercial dwelling.

10. 21/0034/RSP

Valid date: 13/01/2021

29 Royce Grove Leavesden Watford - Retrospective: Change of use of land to extend residential curtilage and erection of boundary wall.

No objection.