

## Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 17<sup>th</sup> February 2021 on the Zoom Video and Teleconferencing Platform. <sup>[1]</sup>.

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

<sup>[1]</sup> *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 7:34 pm.

### **296. Apologies for absence**

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

### **297. Declarations of interest**

Councillor Jane Lay declared an interest in agenda item Appendix B1. 5. planning application 21/0032/FUL, and Councillor Jon Tankard declared an interest in agenda items Appendix B2. 4. planning application 21/0258/FUL and 5. 21/0213/FUL. They took no part in the discussions on these items.

### **298. Public participation**

None

### **299. Planning Decisions from Three Rivers District Council**

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

### **300. 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.

### **301. Highways and Transport Matters**

- i. Members noted the temporary road closures.
- ii. Members noted the correspondence from the Team Leader - Development Management at Three Rivers District Council.

### **302. Appeal**

Members noted the following appeal against refusal of planning permission:  
20/0040/FUL- Land at Fairways Farm Farriers Way Garston Hertfordshire, Erection of two storey building fronting Farriers Way including double garage at ground floor level with two bedroom flat at first floor served by dormers and rooflights.

The meeting closed at 9.02 pm.

**Abbots Langley Parish Council**

Signed: \_\_\_\_\_

Dated: \_\_\_\_\_

## Abbots Langley Parish Council

### Planning applications decided by Three Rivers District Council Reported on 17<sup>th</sup> February 2021.

#### Appendix A1

1. **20/2436/RSP** ALPC meeting 16/12/2020  
Wycliffe Court Pinehurst Close Abbots Langley - Part retrospective: Conversion of communal room to provide one bedroom self-contained residential unit for social rent.  
**ALPC Comment:** No objection  
**TRDC Decision:** Approved
2. **20/2510/FUL** ALPC meeting 16/12/2020  
1 The Graylings Abbots Langley WD5 0JQ - Single storey side and rear extension.  
**ALPC Comment:** No objection to the footprint but given the prominent nature of the site members felt a hipped roof more appropriate for this development.  
**TRDC Decision:** Approved
3. **20/2537/FUL** ALPC meeting 16/12/2020  
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.  
**ALPC Comment:** No objection.  
**TRDC Decision:** Approved
4. **20/2619/FUL** ALPC meeting 16/12/2020  
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.  
**ALPC Comment:** No objection, providing the proposed fenestration does not overlook neighbouring properties.  
**TRDC Decision:** Approved
5. **20/2623/FUL** ALPC meeting 16/12/2020  
34 Manor House Gardens Abbots Langley WD5 0DH - Demolition of existing conservatory and construction of single-storey rear extension.  
**ALPC Comment:** No objection  
**TRDC Decision:** Approved
6. **20/2631/FUL** ALPC meeting 16/12/2020  
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.  
**ALPC Comment:** Members support this development as makes available further properties for social rent which are in very short supply in the parish.  
**TRDC Decision:** Approved

## Abbots Langley Parish Council

7. 20/2595/FUL ALPC meeting 16/12/2020  
154 Toms Lane Kings Langley WD4 8NZ - Construction of detached double garage.  
**ALPC Comment:** 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”.  
**TRDC Decision:** Approved
8. 20/2504/FUL ALPC meeting 16/12/2020  
16 Anvil Avenue Garston Watford - Single storey rear extension and associated internal alterations.  
**ALPC Comment:** No objection  
**TRDC Decision:** Approved
9. 20/2645/FUL ALPC meeting 16/12/2020  
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.  
**ALPC Comment:** 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.  
**TRDC Decision:** Approved with conditions . See TRDC Planning online.
10. 20/2551/FUL ALPC meeting 06/01/2021  
49 High Street Abbots Langley WD5 0AA - Change of Use of premises from Bakery (Use Class E) to a mixed use comprising of an Italian bakery, cafe and takeaway (Use Classes E and Sui Generis).  
**ALPC Comment:** No objection  
**TRDC Decision:** Approved
11. 20/2679/FUL ALPC meeting 06/01/2021  
66 The Crescent Abbots Langley WD5 0DS - Conversion of garage into habitable accommodation including raising flat roof by 250mm, addition of pitched tiled roof to front elevation and associated alterations.  
**ALPC Comment:** No objection  
**TRDC Decision:** Approved

## Abbots Langley Parish Council

12. 20/2711/FUL

ALPC meeting 06/01/2021

1 Edinburgh Drive Abbots Langley WD5 0TU - Conversion of garage into habitable accommodation and associated works.

**ALPC Comment:** No objection

**TRDC Decision:** Approved

**Reason:**

## Abbots Langley Parish Council

### Planning applications considered on 17<sup>th</sup> February 2021.

#### Appendix B1

1. 20/2794/FUL Valid date: 22/01/2021  
Primrose Hill Service Station Primrose Hill Kings Langley - Demolition of existing sales building and adjacent workshop and construction of replacement filling station sales building, alterations to parking and canopy raise.  
**The members have concerns about the extra traffic this will bring on an already congested highway in a residential location.**
2. 21/0119/FUL Valid date: 25/01/2021  
7 Edinburgh Drive Abbots Langley WD5 0TU - Conversion of existing integral garage to habitable accommodation including alterations to fenestration and construction of new detached garage.  
**Members would expect that there will be no increase in drainage coming onto the highway.**
3. 21/0088/FUL Valid date: 25/01/2021  
Chequers House Chequers Lane Abbots Langley - Single storey garden room link extension.  
**The members see no reason to object on planning matters but have concerns about the fire risk with neighbouring properties.**
4. 21/0091/FUL Valid date: 25/01/2021  
51 Primrose Hill Kings Langley WD4 8HZ - Installation of vehicle crossover and alterations to driveway to create parking provision.  
**No objections.**
5. 21/0032/FUL Valid date: 29/01/2021  
The Rectory Notley Farm Bedmond Road - Single storey side extension.  
**No objections.**
6. 21/0107/FUL Valid date: 28/01/2021  
31 Gallows Hill Abbots Langley Hertfordshire - Demolition of garage outbuilding and construction of two storey front, side and rear extensions and alterations to fenestration.  
**The members are concerned that the property is being split into two houses. They suggest that a condition is imposed that the property it is maintained as a single dwelling.**
7. 20/2726/FUL Valid date: 01/02/2021  
Highpoint 56 Harthall Lane Kings Langley - Installation of basement level accommodation.  
**No objections.**
8. 21/0038/FUL Valid date: 04/02/2021  
Bucks Hill Farm Bucks Hill Kings Langley - Erection of 20m high telecommunications column, satellite dish with foundation, cabinets and associated ancillary works including fence, gate and grasscrete access track.  
**The committee support the comments in the letter sent from the Chair of Sarratt Parish Council.**

## Abbots Langley Parish Council

9. 21/0165/FUL Valid date: 02/02/2021  
6 Little How Croft Abbots Langley Hertfordshire - Demolition of conservatory, construction of single storey rear extension and alterations to extend front hardstanding.  
**The members feel that this should be falling under permitted development and should not be a planning matter.**
10. 21/0242/FUL Valid date: 04/02/2021  
55 Cunningham Way Leavesden Watford - Single storey rear extension and new flank windows.  
**No objections.**
11. 21/0201/FUL Valid date: 08/02/2021  
12A Bluebell Drive Bedmond WD5 0SU - Loft conversion with front dormer windows and rear dormer including rooflights.  
**The members have no objections providing that privacy to neighbouring houses is maintained.**
12. 21/0205/FUL Valid date: 11/02/2021  
22A Hamilton Road Hunton Bridge WD4 8PZ - Single storey rear extension.  
**No objections.**
13. 21/0151/FUL Valid date: 11/02/2021  
130B Toms Lane Kings Langley Hertfordshire - Construction of ground floor and roof level rear extension; alterations to roof of existing side extension; and insertion of front and rear dormer windows and flank rooflights.  
**No objections.**
14. 21/0258/FUL Valid date: 11/02/2021  
8 Seabrook Road Kings Langley WD4 8NU - Demolition of existing garage and gym and construction of single storey outbuilding consisting of store, gym and garage to side and rear of dwelling.  
**Application noted**
15. 21/0213/FUL Valid date: 11/02/2021  
51 Tibbs Hill Road Abbots Langley WD5 0EE - Increase in ridge height and alterations to fenestration detail.  
**Application noted.**