

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 31st March 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 7:32 pm.

350. Apologies for absence

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

351. Declarations of interest

Councillor Jon Tankard declared an interest in agenda item 6 of appendix B1 - planning application 21/0642/FUL.

352. Public participation

One member of the public was present at the meeting.

353. Planning Decisions from Three Rivers District Council

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

354. 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.

355. To confirm the Minutes of the Meetings held on

It was agreed by all members present and **RESOLVED** that the minutes of the meetings held on 6th and 27th January, and 17th February 2021, 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.

356. Highways and Transport Matters

Members noted the temporary road closures and restrictions.

The meeting closed at 8.54 pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council Reported on 31st March 2021.

Appendix A1

1. 20/1858/AOD

ALPC meeting 07/10/2020

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).

ALPC Comment: 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 storeys 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 addressed.

TRDC Decision: Refused

Reason: R1 The proposed development, by reason of its height, scale and bulk, would appear as an overdevelopment of the site and an overly dominant and prominent addition in the street scene which would harm the character and appearance of the locality. R2 The proposed development would fail to provide sufficient parking spaces to meet demands arising from the proposed number of residential units. The lack of off-street parking would, given the distance between the development site and the nearest local facilities, and the expected need of future occupants to require private cars, result in pressure for parking elsewhere on the surrounding road networks and adjacent land which would impact upon highway safety.

2. 20/2757/LBC

ALPC meeting 06/01/2021

25-27 High Street Abbots Langley - Listed Building Consent: Single storey rear extension and internal alterations together with new terrace area and steps up to existing rear garden. New Boundary fences between 25 & 23/27.

ALPC Comment: Whilst the committee support the modernisation of local buildings it is important that they remain a contextual part of the village scene. The members would rather this application is taken to TRDC committee level as these buildings are a focal point of the village.

TRDC Decision: Approved

Reason: Approved with conditions. See TRDC Planning Online

3. 20/2754/FUL

ALPC meeting 06/01/2021

23 High Street Abbots Langley WD5 0AA - Single storey rear extension and internal alterations at ground floor level together with new terrace and steps up to existing rear garden including new boundary fence at rear.

ALPC Comment: Whilst the committee support the modernisation of local buildings it is important that they remain a contextual part of the village scene. The members would rather this application is taken to TRDC committee level as these buildings are a focal point of the village.

TRDC Decision: Approved with conditions. See TRDC Planning Online

4. 20/2755/LBC

ALPC meeting 06/01/2021

23 High Street Abbots Langley WD5 0AA - Single storey rear extension and internal alterations at ground floor level together with new terrace and steps up to existing rear garden including new boundary fence at rear between 23 and 25.

ALPC Comment: Whilst the committee support the modernisation of local buildings it is important that they remain a contextual part of the village scene.

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The members would rather this application is taken to TRDC committee level as these buildings are a focal point of the village.

TRDC Decision: Approved with conditions. See TRDC Planning Online

5. 20/2747/FUL ALPC meeting 06/01/2021
31 High Street Abbots Langley WD5 0AA - Two storey rear extension and alterations.
ALPC Comment: Whilst the committee support the modernisation of local buildings it is important that they remain a contextual part of the village scene. The members would rather this application is taken to TRDC committee level as these buildings are a focal point of the village.
TRDC Decision: Approved with conditions. See TRDC Planning Online
6. 20/2763/FUL ALPC meeting 06/01/2021
31 High Street Abbots Langley Hertfordshire - Demolition of outbuildings together with partial demolition of garage building and extension of garage building, creation of parking area with ancillary hard/soft landscaping, fencing and bin stores.
ALPC Comment: Whilst the committee support the modernisation of local buildings it is important that they remain a contextual part of the village scene. The members would rather this application is taken to TRDC committee level as these buildings are a focal point of the village.
TRDC Decision: Approved with conditions. See TRDC Planning Online
7. 20/2839/FUL ALPC meeting 27/01/2021
2 Ivy Close Leavesden WD25 7NQ - Single storey side and rear extension.
ALPC Comment: The members feel that the monopitch roof to the rear would look more harmonious if the pitch returned to the flat roof.
TRDC Decision: Approved
8. 20/2794/FUL ALPC meeting 17/02/2021
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.
ALPC Comment: The members have concerns about the extra traffic this will bring on an already congested highway in a residential location.
TRDC Decision: Approved with conditions. See TRDC Planning Online
9. 21/0119/FUL ALPC meeting 17/02/2021
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.
ALPC Comment: Members would expect that there will be no increase in drainage coming onto the highway.
TRDC Decision: Approved
10. 21/0088/FUL ALPC meeting 17/02/2021
Chequers House Chequers Lane Abbots Langley - Single storey garden room link extension.
ALPC Comment: The members see no reason to object on planning matters but have concerns about the fire risk with neighbouring properties.
TRDC Decision: Approved

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11. 21/0091/FUL ALPC meeting 17/02/2021
51 Primrose Hill Kings Langley WD4 8HZ - Installation of vehicle crossover and alterations to driveway to create parking provision.
ALPC Comment: No objections
TRDC Decision: Approved
12. 21/0032/FUL ALPC meeting 17/02/2021
The Rectory Notley Farm Bedmond Road - Single storey side extension.
ALPC Comment: No objections
TRDC Decision: Approved
13. 21/0205/FUL ALPC meeting 17/02/2021
22A Hamilton Road Hunton Bridge WD4 8PZ - Single storey rear extension.
ALPC Comment: No objections
TRDC Decision: Approved
14. 21/0108/PDND ALPC meeting 10/03/2021
Northcotts Long Elms Close Abbots Langley - Prior Notification of Demolition: Demolition of the Northcotts sheltered housing block.
ALPC Comment: Application noted
TRDC Decision: Approved

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Planning applications considered on 31st March 2021.

Appendix B1 & B2

1. **21/0148/LBC** Valid date: 12/03/2021
Pound Cottage Kitters Green Abbots Langley - Listed Building Consent: Replacement windows and doors.
Members have no objections providing the windows are in keeping with the property and there is a favourable Conservation Officer report.
2. **21/0420/FUL** Valid date: 11/03/2021
83 Gallows Hill Abbots Langley WD4 8LY - Conversion of existing garage into habitable accommodation, demolition of detached existing garage and construction of single storey front, side and rear extension, first floor side extension, alterations to fenestration including addition of flank rooflight and installation of raised patio to rear.
No objections
3. **21/0585/FUL** Valid date: 15/03/2021
2 Broomfield Rise Abbots Langley WD5 0HN - Demolition of existing outbuildings and construction of new garden outbuilding.
No objections
4. **21/0575/FUL** Valid date: 15/03/2021
Land Adjacent To Landfill Site Toms Lane Kings Langley - Change of use to equestrian and construction of a stable building and access.
Members support the use of the land for equestrian purposes but would not approve of a change of use in the future.
5. **21/0589/FUL** Valid date: 17/03/2021
34 Trowley Rise Abbots Langley WD5 0LW - Construction of garden outbuilding for use as leisure and home office space.
No objections
6. **21/0642/FUL** Valid date: 17/03/2021
45 Gallows Hill Abbots Langley WD4 8PG - Demolition of existing dwelling and construction of replacement three storey dwelling and basement level accommodation, raised terrace to rear, front balcony and swimming pool to rear.
No comment
7. **21/0586/FUL** Valid date: 22/03/2021
3 Grove Cottages Bedmond Road Pimlico - Subdivision of the site and construction of a pair of two storey semi-detached dwellings with associated vehicular access, parking and amenity space provision.
Whilst members understand the restriction of new builds in the green belt, it was noted that the scheme was for two, two bedroomed houses, a scale of property much needed in the area noted within many local requirement reports. Members felt that this should be seen as a material consideration in the evaluation of the scheme.
8. **21/0628/FUL** Valid date: 22/03/2021
31A Upper Highway Abbots Langley WD4 8PP - Demolition of existing garage and rear conservatory and construction of part single, part two storey side and rear extension, extension to existing loft, insertion of rear dormer and front and side rooflights, extension to raised patio and rendering of all external walls.
No objections

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9. 21/0526/FUL Valid date: 22/03/2021
24 Ridgehurst Avenue Leavesden Watford - Single storey side/front extension.
No objections
10. 21/0463/FUL Valid date: 19/03/2021
37 Creasy Close Abbots Langley WD5 0HS - Erection of fencing to side of dwelling.
No objections, members query the need for this application.
11. 21/0564/FUL Valid date: 23/03/2021
164 Abbots Road Abbots Langley WD5 0BL - Single storey rear extension, front corner infill extension and porch.
No objections