

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 21st April 2021 on the Zoom Video and Teleconferencing Platform. ^[1].

Those present:

Chairman: Councillor Jon Tankard

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 7:34 pm.

379. Apologies for absence

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

380. Declarations of interest

Councillor Jon Tankard declared an interest in agenda item 14 of appendix B1 - planning application 21/0826/FUL and took no part in the discussions.

381. Public participation

None.

382. Planning Decisions from Three Rivers District Council

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

383. 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.

384. Highways and Transport Matters

Members noted the temporary road closure.

385. Correspondence from Bellway regarding West Herts College Updated Proposal

Members noted the correspondence and the Chairman advised he would contact Bellway for more information and report back to the committee.

The meeting closed at 9.06 pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council Reported on 21st April 2021.

Appendix A1

1. **20/2306/FUL** ALPC meeting 18/11/2020

2 Arundel Road Abbots Langley WD5 0TP - First floor side and single storey rear extension, conversion of garage and single storey side extension to form a garage.

ALPC Comment: No objection

TRDC Decision: Refused

Reason: R1: The proposed front element of the first floor side extension by virtue of its siting and relationship with the neighbouring dwelling, No.4 Arundel Road would result in terracing impact. The rear element of the first floor side extension would appear contrived by virtue of its poor design, comprising a splayed wall and flat roof form which integrates poorly with the existing dwelling and would be out of character with the wider area. The proposed garage would also appear prominent, contrived and out of character with the streetscene.
2. **21/0005/RSP** ALPC meeting 27/01/2021

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)).

ALPC Comment: 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.

TRDC Decision: Approved
3. **21/0107/FUL** ALPC meeting 17/02/2021

31 Gallows Hill Abbots Langley Hertfordshire - Demolition of garage outbuilding and construction of two storey front, side and rear extensions and alterations to fenestration.

ALPC Comment: 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.

TRDC Decision: Approved
4. **20/2726/FUL** ALPC meeting 17/02/2021

Highpoint 56 Harthall Lane Kings Langley - Installation of basement level accommodation.

ALPC Comment: No objections

TRDC Decision: Refused

Reason: The proposed development, when viewed in conjunction with previous extensions would collectively result in disproportionate additions over and above the size of the original building and would therefore constitute inappropriate development and would, by definition, be harmful to the Green Belt. In addition, the proposed development by reason of its siting and scale would result in the spread of urbanising development within the site to the detriment of the openness and rural character 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 its inappropriateness and actual harm to openness.

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5. 21/0165/FUL ALPC meeting 17/02/2021
6 Little How Croft Abbots Langley Hertfordshire - Demolition of conservatory, construction of single storey rear extension and alterations to extend front hardstanding.
ALPC Comment: The members feel that this should be falling under permitted development and should not be a planning matter.
TRDC Decision: Approved
6. 21/0242/FUL ALPC meeting 17/02/2021
55 Cunningham Way Leavesden Watford - Single storey rear extension and new flank windows.
ALPC Comment: No objections
TRDC Decision: Refused
Reason: The proposed single storey rear extension by virtue of its depth, height and proximity to the flank boundary to the west would result in an unneighbourly and overbearing form of development to the detriment of the residential amenities of occupiers of No. 53 Cunningham Way.
7. 21/0247/FUL ALPC meeting 10/03/2021
100 Toms Lane Kings Langley WD4 8NL - Single storey rear extension and alterations to existing side extension including increase in roof height, insertion of rooflights and dormer window.
ALPC Comment: No objections
TRDC Decision: Approved
8. 21/0161/FUL ALPC meeting 10/03/2021
99 Gallows Hill Abbots Langley WD4 8LY - Construction of single storey rear extension, loft conversion with rear dormer and rooflights to front.
ALPC Comment: No objections
TRDC Decision: Approved
9. 21/0270/FUL 21/0271/LBC ALPC meeting 10/03/2021
St Lawrence Church Vicarage 6 High Street Abbots Langley - Refurbishment of existing building, erection of orangery, single storey extension, loft conversion including rear dormers and detached outbuilding.
ALPC Comment: No objections
TRDC Decision: Refused
Reason: R1 Based on the limited information provided within this submission (which includes significant discrepancies), the proposed development (namely the porch wrap-around extension, the single storey rear extension, first floor fenestration changes, external appearance of the dwelling (including rendering), the internal repairs and replacements, and design of the garage and orangery) in its current form would result in demonstrable harm to the significance of the host dwelling (a Grade II Listed Building) and would detract from the character and appearance of the wider Abbots Langley Conservation Area. The development would result in less than substantial harm as outlined within Paragraph 196 of the NPPF. Whilst recognising some benefits to the redevelopment, it is not considered that there any public benefits of sufficient weight in this case which would outweigh the harm identified.

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Planning applications considered on 21st April 2021.

Appendix B2

1. 21/0714/FUL Valid date: 25/03/2021
46 The Crescent Abbots Langley WD5 0DS - Single storey rear extension.
No objections.
2. 21/0595/FUL Valid date: 24/03/2021
Old House Farm Old House Lane Kings Langley - Erection of a carport to the eastern side of the dwelling.
Sarrat Parish Council - no comment.
3. 21/0712/FUL Valid date: 25/03/2021
84A Abbots Road Abbots Langley Hertfordshire - Variation of Conditions 9 (Energy) and Condition 10 (Site levels) pursuant to planning permission 12/2381/FUL: To allow for alterations of sustainability methods and site levels.
The members object to the removal of the proposed solar panels.
4. 21/0663/FUL Valid date: 24/03/2021
65 Toms Lane Kings Langley WD4 8NJ - Construction of front porch canopy.
No objections.
5. 21/0785/FUL Valid date: 26/03/2021
53-55 And Land To The Front Of 21-37 Cheshire Drive Leavesden Hertfordshire - Variation of Condition 4 (Affordable Housing) pursuant to planning permission 19/1647/FUL: (Demolition of existing building and redevelopment to provide a 3 storey building comprising 8 flats (3 x 1 bedroom, 3 x 2 bedroom and 2 x 3 bedroom) with associated private and communal amenity space including balconies, landscaping, car parking, cycle storage and refuse and recycling storage) to amend mortgagee in possession clause.
The Chairman advised he will contact TRDC for clarification of the planning details and report back to members.
6. 21/0698/FUL Valid date: 08/04/2021
121 Coates Way Garston WD25 9PF - Single storey rear extension.
The members' understanding is that this should be a prior approval application.
7. 21/0620/FUL Valid date: 29/03/2021
Northcotts Long Elms Close Abbots Langley - Redevelopment of site to including demolition of existing building and construction of three storey apartment block consisting of 18no. two-bedroom dwellings with balconies to front and rear and associated landscaping, parking and cycle store provision.
The members are concerned that there are insufficient parking spaces for the accomodation as raised by a number of residents. This does not comply with the rigid requirements set by TRDC. The members support the independent nature of the proposed dwellings.
8. 21/0724/FUL Valid date: 31/03/2021
71 Bucknalls Lane Garston WD25 9NE - Change of use of land to residential curtilage and addition of hardstanding.
No objections.

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9. 21/0723/FUL Valid date: 31/03/2021
42 Dowding Way Leavesden WD25 7GA - Part single, part two storey rear extension.
The members are concerned about the reduction of light levels to the neighbouring property.
10. 21/0711/FUL Valid date: 06/04/2021
16 Offord Grove Leavesden WD25 7NE - Loft conversion including rear dormer window and front rooflights.
No objections.
11. 21/0786/FUL Valid date: 01/04/2021
45 Orchard Avenue Abbots Langley WD25 7JG - First floor rear extension.
Application withdrawn.
12. 21/0796/FUL Valid date: 08/04/2021
212 Abbots Road Abbots Langley WD5 0BP - Construction of detached outbuilding.
No objections.
13. 21/0716/FUL Valid date: 08/04/2021
West Herts College Home Park Mill Link Kings Langley - Partial demolition of existing building and works to the adjoining wall of Pinnacle House.
No objections.
14. 21/0826/FUL Valid date: 09/04/2021
18 Follett Drive Abbots Langley WD5 0LP - Single storey rear and side extensions.
No comment.
15. 21/0715/FUL Valid date: 13/04/2021
22 Harthall Lane Kings Langley WD4 8JH - Replacement single storey rear extension, removal of chimney stacks, painting of pebble dash exterior and garden wall relocation.
No objections.
16. 21/0699/FUL Valid date: 13/04/2021
1 Standfield Abbots Langley Hertfordshire - Construction of single-storey side and rear extension including garage conversion and alterations to roof form of existing front extension.
No objections.
17. 21/0871/CLED Valid date: 12/04/2021
Eastwood House East Lane Abbots Langley - Certificate of lawfulness for an existing development: outbuilding for storage use.
The members do not see a reason for the building to be removed but would like to see it improved aesthetically.
18. 21/0954/FUL Valid date: 14/04/2021
31 High Street Abbots Langley WD5 0AA - Two storey rear extension and alterations.
No objections.
19. 21/0899/FUL Valid date: 13/04/2021
6 Dellmeadow Abbots Langley WD5 0BA - Single storey front extension.
No objections.

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20. 21/0666/FUL

Valid date: 13/04/2021

3 Hyde Terrace Bedmond Road Pimlico - Construction of vehicle crossover and dropped kerb.

No objections providing no issues reported from Highways.