

Abbots Langley Parish Council

Minutes of the Planning and Highways Committee Meeting held on Wednesday 12th May 2021 at 7:30 pm on the Zoom Video and Teleconferencing Platform. ^[1].

Those Present:

Chairman: Councillor Jon Tankard
Councillors: Councillor Jane Lay
Councillor David Major
Councillor Owen Roe
Councillor Robin Powell

Officers: Jodie Copeland - Council Administration Officer

^[1] *To remain compliant to legislation the committee will make recommendations to the Chief Officer & Clerk to the Council, which will be carried out under delegated authority.*

The meeting opened at 7:41pm. It was proposed by Councillor Jane Lay, agreed by all members that in the absence of the Chairman and Vice Chairman, Councillor David Major would chair the meeting. The Chairman joined the meeting after it had started.

36. Apologies for absence

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

37. Declarations of interest

None

38. Public participation

None

39. Election of a Vice Chairman

Members agreed to defer this item to the next meeting when all members are present.

40. To confirm the Minutes of the previous meetings

It was proposed by Councillor Robin Powell, seconded by Councillor Jane Lay and **RECOMMENDED** that the minutes of the meetings held on 10th, 31st March and 21st April 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 and were signed by the Chairman as a correct record.

41. Planning Decisions from Three Rivers District Council

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

42. Planning Applications as received from Three Rivers District Council

Members discussed the Planning applications list and **RECOMMENDED** the comments to be submitted to the District Council as attached at Appendix B1.

43. Highways and Transport Matters

Members noted the temporary road closure.

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The meeting closed at 9.43 pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council Reported on 12th May 2021.

Appendix A1

1. 21/0287/FUL ALPC meeting 10/03/2021

69 Bucknalls Lane Garston Watford - Single storey front and rear extensions, roof extension including increase in ridge height to create a two storey dwelling with front dormer window and alterations to fenestration.

ALPC Comment: No objections

TRDC Decision: Approved

Reason:
2. 21/0158/FUL ALPC meeting 10/03/2021

4 Gallows Hill Abbots Langley WD4 8PJ - Demolition of existing rear conservatory and construction of single storey rear extension, hip to gable roof alterations, rear dormer and front rooflights.

ALPC Comment: No objections

TRDC Decision: Approved

Reason:
3. 21/0340/FUL ALPC meeting 10/03/2021

21 Lauderdale Road Hunton Bridge Kings Langley - Part two storey, part single storey rear extension and alterations to raised patio.

ALPC Comment: No objections

TRDC Decision: Approved

Reason:
4. 21/0339/FUL ALPC meeting 10/03/2021

122 Toms Lane Kings Langley Hertfordshire - Single storey rear and side extensions, front porch and increase in ridge height to include loft accommodation served by front and rear dormer window and rooflights.

ALPC Comment: No objections

TRDC Decision: Approved

Reason:
5. 21/0460/ADV ALPC meeting 10/03/2021

Langleybury House Langleybury Lane Langleybury - Advertisement Consent: Erection of 2no. non-illuminated signs at the entrance to the Drive, and 1no. non-illuminated sign at the entrance to Home Farm Drive.

ALPC Comment: The members support the replacement of the signs but feel the bright pink colour suggested should be changed to something more sympathetic to the estate and surrounding greenbelt land.

TRDC Decision: Approved with conditions including: The period of the validity of this permission is for ONE YEAR in respect of the advertisement sign located to the north of Home Farm (advertising Langleybury House and Studios) and for FIVE YEARS for the two advertisement signs to the south west of Flint Cottage (advertising Langleybury Children's Farm)

Reason:
6. 21/0198/FUL ALPC meeting 10/03/2021

128 Toms Lane Kings Langley WD4 8NR - Roof extensions and loft conversion with side rooflights and rear extension infill, front porch and bay windows.

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ALPC Comment: No objections

TRDC Decision: Refused

Reason: The proposed extensions to the dwelling, considered in conjunction with existing extensions, would result in disproportionate additions over and above the size of the original building and would increase its visual prominence and apparent bulk at roof level. 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.

R2 The proposed rear extension, by virtue of its depth and height, when factoring in the proposed extension to the main roof form, would result in an overbearing, unduly prominent, visually intrusive and un-neighbourly form of development which would have adverse impact on the residential amenity of occupiers of no.128a Toms Lane.

7. 21/0382/FUL

ALPC meeting 10/03/2021

1 Manor House Gardens Abbots Langley WD5 0DH - Demolition of existing conservatory and erection of single storey rear extension, raised patio, alterations to fenestration and alterations to existing garage.

ALPC Comment: No objections

TRDC Decision: Approved

Reason:

8. 21/0402/FUL

ALPC meeting 10/03/2021

15 Fay Green Abbots Langley WD5 0JP - Single storey rear extension, front porch extension and two storey side extension.

ALPC Comment: The members are concerned that this may lead to additional parking requirements for the property. This is already a very congested area where cars are parked on verges due to lack of spaces.

TRDC Decision: Approved

Reason:

9. 21/0182/FUL

ALPC meeting 10/03/2021

38 Adrian Road Abbots Langley WD5 0AQ - Construction of a detached outbuilding.

ALPC Comment: No objections

TRDC Decision: Approved

Reason:

10. 21/0451/FUL

ALPC meeting 10/03/2021

40 Harlech Road Abbots Langley WD5 0BF - Replacement roof to existing conservatory.

ALPC Comment: No objections

TRDC Decision: Approved

Reason:

11. 21/0589/FUL

ALPC meeting 31/03/2021

34 Trowley Rise Abbots Langley WD5 0LW - Construction of garden outbuilding for use as leisure and home office space.

ALPC Comment: No objections

TRDC Decision: Approved

Reason:

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Planning applications considered on 12th May 2021.

Appendix B2

1. **21/0888/FUL 21/0889/LBC** Valid date: 21/04/2021
25-27 High Street Abbots Langley WD5 0AA - Single and two storey rear extensions and internal alterations, with new rear terraces/patios, landscaping alterations.
No objections but would like the Conservation Officer's view on the proposed aluminium doors.
2. **21/0808/FUL** Valid date: 20/04/2021
16 Offord Grove Leavesden WD25 7NE - Constructed of detached outbuilding.
No objections.
3. **21/0998/PDF** Valid date: 19/04/2021
109 Primrose Hill Kings Langley Hertfordshire - Prior Notification: Change of use from sandwich shop (A1) to restaurant (A3) with extractor flue.
The members object to the proposal. The change of use will result in further parking issues and congestion due to the prolonged parking of patrons and staff. The members are concerned about the scale of the proposed flue in a residential area.
4. **21/0942/FUL** Valid date: 21/04/2021
2 Rosemarie Close Leavesden WD25 7NP - Single storey rear extension, front porch and garage conversion including alterations to fenestration.
The members note that the increase of bedrooms does not satisfy the parking requirements of Three Rivers planning.
5. **21/0747/FUL** Valid date: 21/04/2021
3 Deans Close Abbots Langley Hertfordshire - Demolition of existing detached garage and construction of single-storey front, side and rear extension.
The members feel that the roof from the approach could be more aesthetically resolved.
6. **21/0961/FUL** Valid date: 20/04/2021
Imagination Technologies Unit B Imagination Technologies Home Park Industrial Estate - Construction of a steel framed canopy adjacent to the principal entrance.
The members feel that this is a good aesthetic solution to a building that is prominent in the parish.
7. **21/0989/FUL** Valid date: 19/04/2021
43 Fraser Crescent Abbots Langley WD25 0BF - Single storey rear extension.
No objections.
8. **21/0844/FUL** Valid date: 23/04/2021
The Bothy Essex Lane Abbots Langley - Conversion of existing garage into annexe and integrated studio (Mixed Use Class B1(C) business and C3 residential) with construction of a dormer windows, rooflights and alteration to fenestration.
The members have no objections providing the issues with the fire service can be resolved. If officers are minded to refuse this application, members ask that this be referred to Three Rivers Planning Committee for consideration.
9. **21/1049/FUL** Valid date: 23/04/2021
2C Trowley Rise Abbots Langley Hertfordshire - Removal of Condition 7 (Removal of Permitted Development) of planning permission 97/0385.
No objections.

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10. 21/0956/FUL Valid date: 26/04/2021
6 Burbridge Road Leavesden WD25 7NA - Single storey rear extension.
No objections.
11. 21/0979/FUL Valid date: 26/04/2021
100 Toms Lane Kings Langley WD4 8NL - Single storey side and rear infill extension and alterations to existing side extension including construction of new higher roof form and insertion of rear dormer window, including construction of new higher roof form and insertion of rear dormer window, alterations to external materials and rear patio extension.
The members fail to see any amendments from the previous approved application.
12. 21/1015/FUL Valid date: 26/04/2021
81 Trowley Rise Abbots Langley Hertfordshire - Demolition of rear projection and construction of part single, part two storey rear extension and alterations.
The members have no objection to the design but appreciate the comments from the resident of 76 Oak Green and leave this to the Planning Officer to explore the concerns.
13. 21/1098/FUL Valid date: 28/04/2021
45 Orchard Avenue Abbots Langley WD25 7JG - Part first floor rear extension, loft conversion involving the erection of a hip to gable roof extension incorporating a rear dormer and installation of front three rooflights.
The members note that the plans appear to be within the planning legislation. However, they are concerned about the objections raised and the impact caused to neighbouring properties.
14. 21/0836/FUL Valid date: 27/04/2021
20 Lauderdale Road Hunton Bridge WD4 8QB - First floor side extension.
The members have no objection to the design but note that it is two storeys to boundary which conflicts with TRDC planning requirements.
15. 21/1006/FUL Valid date: 30/04/2021
3 Henderson Place Bedmond WD5 0RE - Removal of existing conservatory and construction of single storey rear extension.
The members have no objection to the extension providing that it is only utilised for residential purposes.
16. 21/0870/LBC Valid date: 29/04/2021
4 Kingsfield Cottages Old Trowley Abbots Langley - Listed Building Consent: Installation of a wood burning flue pipe to front elevation.
The members note that the building has an existing chimney and would prefer this to be utilised or pipe redirected through. The proposed pipe is intrusive to the front of the building.
17. 21/0828/FUL Valid date: 29/04/2021
48 Bucknalls Lane Garston WD25 9JQ - Construction of a four-bedroom two-storey detached dwelling with loft accommodation and associated works.
No objections.
18. 21/1045/FUL Valid date: 30/04/2021
74 And 76 Marlin Square Abbots Langley Hertfordshire - Single storey rear extension, alterations to fenestration and internal alterations.
No objections.