

Abbots Langley Parish Council

Minutes of the Planning and Highways Committee Meeting held on Wednesday 2nd June 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
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 7:32 pm.

44. Apologies for absence

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

Councillor Owen Roe left the meeting at 7:39pm after feeling unwell.

45. Declarations of interest

None.

46. Public participation

None.

47. Election of a Vice Chairman

It was proposed by Councillor Jane Lay, seconded by Councillor Jon Tankard and **RECOMMENDED** that Councillor David Major be elected Committee Vice Chair for the municipal year 2021-2022.

48. Planning Decisions from Three Rivers District Council

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

49. 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 and B2.

50. Highways and Transport Matters

Members noted the temporary road closures and restrictions.

The meeting closed at 9.00 pm.

Signed: _____

Dated: _____

Abbots Langley Parish Council

Planning applications decided by Three Rivers District Council Reported on 2nd June 2021.

Appendix A1

- 12. 21/0310/FUL** ALPC meeting 10/03/2021
63 Kindersley Way Abbots Langley WD5 0DG - Part single, part two storey rear extension, single storey side extension, alterations to raised patio and alterations to front elevation including changes to external materials..
ALPC Comment: The members would prefer to see a pitched roof that would be more in keeping with the surrounding properties.
TRDC Decision: Approved
- 13. 21/0148/LBC** ALPC meeting 31/03/2021
Pound Cottage Kitters Green Abbots Langley - Listed Building Consent: Replacement windows and doors.
ALPC Comment: Members have no objections providing the windows are in keeping with the property and there is a favourable Conservation Officer report.
TRDC Decision: Approved
- 14. 21/0420/FUL** ALPC meeting 31/03/2021
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.
ALPC Comment: No objections
TRDC Decision: Approved
- 15. 21/0585/FUL** ALPC meeting 31/03/2021
2 Broomfield Rise Abbots Langley WD5 0HN - Demolition of existing outbuildings and construction of new garden outbuilding.
ALPC Comment: No objections
TRDC Decision: Approved
- 16. 21/0586/FUL** ALPC meeting 31/03/2021
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.
ALPC Comment: 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.
TRDC Decision: Refused
Reason: R1 The proposed development would fail to comply with any of the exceptions as set out within Paragraphs 145 and 146 of the NPPF (2019) and therefore would be inappropriate by definition. The development would also result in the intensification of the use of the site and the encroachment of substantial built form within the open and rural landscape and would result in significant demonstrable harm to the openness of the site and Green Belt. No very special circumstances exist to outweigh the harm to the Green Belt by virtue of its inappropriateness and harm to openness.
R2 The proposed development by reason of its siting, proximity to the boundary, scale, design, lack of amenity space and limited soft landscaping would be a

Abbots Langley Parish Council

cramped, visually prominent and intrusive form of development which would fail to preserve the character, appearance and amenities of the locality and wider area and would fail to provide a suitable quality of accommodation for future occupants.

R3 The proposed development would result in a shortfall of parking provision to serve the two new dwellings, which would result in an increase in pressure for parking outside of the application site to the detriment of highway safety. In addition, insufficient information has been submitted to demonstrate that the proposed access and parking arrangement would not result in demonstrable harm to highway safety.

R4 The proposed development would not contribute to the provision of affordable housing and it has not been demonstrated that such provision would not be viable.

17. 21/0628/FUL

ALPC meeting 31/03/2021

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.

ALPC Comment: No objections

TRDC Decision: Approved

18. 21/0526/FUL

ALPC meeting 31/03/2021

24 Ridgehurst Avenue Leavesden Watford - Single storey side/front extension.

ALPC Comment: No objections

TRDC Decision: Approved

19. 21/0463/FUL

ALPC meeting 31/03/2021

37 Creasy Close Abbots Langley WD5 0HS - Erection of fencing to side of dwelling.

ALPC Comment: No objections, members query the need for this application

TRDC Decision: Refused

Reason: R1 The proposed fencing, by reason of its location, height and design would appear as unduly prominent, incongruous and urbanising feature which unacceptably harms the character and visual amenity of the streetscene and significantly erodes the sense of openness found within Creasy Close.

R2 The proposed fencing as a result of its proximity and height would create a significant degree of enclosure at the entrance to No.36 Creasy Close. The proposed fence, particularly the section bordering the southern shared boundary with Number 36 Creasy Close, would have a harmful effect on the living conditions of the occupants of Number 36 through loss of outlook at the entrance to their dwelling.

20. 21/0714/FUL

ALPC meeting 21/04/2021

46 The Crescent Abbots Langley WD5 0DS - Single storey rear extension.

ALPC Comment: No objections

TRDC Decision: Approved

21. 21/0663/FUL

ALPC meeting 21/04/2021

65 Toms Lane Kings Langley WD4 8NJ - Construction of front porch canopy.

ALPC Comment: No objections

TRDC Decision: Approved

Abbots Langley Parish Council

22. 21/0698/FUL

ALPC meeting 21/04/2021

121 Coates Way Garston WD25 9PF - Single storey rear extension.

ALPC Comment: The members understanding is that this should be a prior approval application

TRDC Decision: Approved

23. 21/0723/FUL

ALPC meeting 21/04/2021

42 Dowding Way Leavesden WD25 7GA - Part single, part two storey rear extension.

ALPC Comment: The members are concerned about the reduction of light levels to the neighbouring property.

TRDC Decision: Approved

24. 21/0699/FUL

ALPC meeting 21/04/2021

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.

ALPC Comment: No objections

TRDC Decision: Approved

Abbots Langley Parish Council

Planning applications considered on 2nd June 2021.

Appendix B1 & B2

19. 21/1010/FUL Valid date: 05/05/2021
2C Trowley Rise Abbots Langley WD5 0LW - Single storey rear extension and alterations to roof form of existing rear extension, construction of rear dormer and insertion of front rooflights.
The members have no concerns about the scale but feel there could be a better aesthetic approach to the dormer on which is a prominent corner site.
20. 21/1102/FUL Valid date: 07/05/2021
4 Hyde Lane Nash Mills Hertfordshire - Demolition of conservatory and construction of single-storey side and rear extension.
No comment
21. 21/0794/FUL Valid date: 05/05/2021
Land Opposite Green End Farm And Rear Of Harthall Cottages Harthall Lane Kings Langley - Erection of agricultural building, hardstanding and gates and brick wall at entrance to the site.
Members are concerned about the depth of the entrance area as vehicles could overhang into the lane.
22. 21/1069/FUL Valid date: 07/05/2021
49 Gallows Hill Abbots Langley Hertfordshire - Construction of a raised terrace and alterations to fenestration.
No objections
23. 21/1087/FUL Valid date: 07/05/2021
3 Lakeside Avenue Kings Langley Hertfordshire - Single storey rear extension.
The members feel that a new build already applying for an extension indicates that the original scheme was lacking in space. If allowed, the members feel it is an unneighbourly design.
24. 21/1033/FUL Valid date: 07/05/2021
2 Gallows Hill Lane Abbots Langley WD5 0DA - Single storey side extension, two storey rear extension and loft conversion including front and rear dormers.
No objections
25. 21/1121/FUL Valid date: 11/05/2021
6 Rosemarie Close Leavesden WD25 7NP - Conversion of garage into habitable room and extension of driveway.
The members are concerned about the loss of the grass area and relocation of the tree. They would like a condition put in place to protect the tree in any future planning approval.
26. 21/1189/FUL Valid date: 07/05/2021
17 Fay Green Abbots Langley WD5 0JP - Single storey front, side and rear extensions and canopy to the front.
No objections
27. 21/1050/FUL Valid date: 13/05/2021
56 Hazelwood Lane Abbots Langley WD5 0HD - Demolition of existing side outbuildings and erection of single storey side and rear extensions.
No objections

Abbots Langley Parish Council

- 28. 21/1199/FUL** Valid date: 14/05/2021
108 Cunningham Way Leavesden WD25 7NL - Conversion of garage into habitable accommodation to include family room and utility room and alterations to fenestration.
No objections
- 29. 21/1212/FUL** Valid date: 17/05/2021
20 Toms Lane Kings Langley WD4 8NB - Part single and part two storey side extension.
Members are concerned about the distance to boundary of the first floor as it is under 1.2m required.
- 30. 21/1244/FUL** Valid date: 17/05/2021
48 Lemonfield Drive Garston WD25 9TU - Two storey side extension, front porch and alterations to fenestration detail.
The members assume that as this is a corner site the 1.2m boundary rules do not apply. If this is the case, members feel the the design could make the most of the position and street scene.
- 31. 21/1064/FUL** Valid date: 18/05/2021
78 Gallows Hill Lane Abbots Langley WD5 0BY - Demolition of existing dwelling and erection of five detached dwellings with associated access and landscaping.
Members appreciate that the house is not listed or in the conservation area. However, they are concerned that a characterful, original building within Abbots Langley might be lost. They feel the design is an overdevelopment of the site and is contrived. They are concerned that the site layout does not meet Herts. Highways requirements. The design shows that Plots 3 and 4 overlook a neighbouring property's garden. The site will also create extra traffic to a busy main road.
- 32. 21/1249/FUL** Valid date: 18/05/2021
32A Hamilton Road Hunton Bridge WD4 8PZ - Single storey rear extension and first floor extension to create a two storey dwelling including first floor rear extension and insertion of side dormers, rooflights and rear gable to main roof.
Members feel the overall structure is excessive for the site. They feel the obtrusive shape of the roof will be clearly visible from the road. The dormers overlook the neighbours and the design seems very disjointed.
- 33. 21/1250/FUL** Valid date: 12/05/2021
4 Mutchetts Close Garston WD25 9TS - Single storey rear extension.
No objections. As it is generally within permitted development rights, members have no concerns.
- 34. 21/1193/FUL** Valid date: 19/05/2021
17 The Graylings Abbots Langley Hertfordshire - Single storey rear/side extension and alterations to existing outbuilding.
No objections.
- 35. 21/1159/FUL** Valid date: 21/05/2021
3 Rosemarie Close Leavesden WD25 7NP - Construction of detached outbuilding to be used as home office and gym.
Because of the close proximity to neighbours, members have concerns about maintenance to the building.

Abbots Langley Parish Council

36. 21/1291/FUL

Valid date: 24/05/2021

70 Upper Highway Abbots Langley WD5 0JE - Loft conversion including hip-to-gable roof extension and insertion of rear dormer.

The members feel that this should be a permitted development application.

37. 21/1258/FUL

Valid date: 27/05/2021

75 Ovaltine Drive Kings Langley WD4 8SG - Single storey rear extension.

The members are concerned about the space to the site and the effect on neighbouring properties