

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. Wednesday 14th July 2021 in the Council Offices, Langley Road. Abbots Langley.

Those present:

Chairman: Councillor Jon Tankard
Vice-Chairman: Councillor David Major
Councillors: Councillor Jean Bowman
Councillor Jane Lay
Councillor Robin Powell
Councillor Owen Roe

Officers: Jodie Copeland - Council Administration Officer

The meeting opened at 7:34 pm.

96. Apologies for absence

Apologies were received, accepted and recorded from Councillor John Wyatt and Councillor Roxanne Yau.

97. Declarations of interest

None

98. Public participation

None

99. Planning Decisions from Three Rivers District Council

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

100. 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.

101. Kings Langley Neighbourhood Plan

Members noted the above consultation and closing date for comments.

102. Highways and Transport Matters

Members noted the temporary road closures and restrictions.

103. Appeal

Members noted the following appeal against refusal of planning permission:
21/0219/FUL 164 Toms Lane Kings Langley WD4 8NZ, Two storey side and single storey rear extension and loft conversion including front and rear dormer windows.
Ref: APP/P1940/D/21/32744

The meeting closed at 8.39 pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council Reported on 14th July 2021.

Appendix A1

1. **20/2805/FUL** ALPC meeting 27/01/2021

The Bell Public House 117 Primrose Hill Kings Langley - Conversion of disused pub to three flats, erection of two, two-storey semi-detached dwellings and provision of vehicular access and associated parking.

ALPC Comment: The members welcome the development of the site and a new lease of life being put into a historic building. However, they feel this is an overdevelopment of the site. They are concerned that the access to flat 3 is across the roof and will be overlooking the garden of no.115. They are concerned about the tandem parking situation.

TRDC Decision: Approved with conditions - check TRDC online
2. **21/0564/FUL** ALPC meeting 31/03/2021

164 Abbots Road Abbots Langley WD5 0BL - Single storey rear extension, front corner infill extension and porch.

ALPC Comment: No objections

TRDC Decision: Approved
3. **21/0888/FUL 21/0889/LBC** ALPC meeting 12/05/2021

25-27 High Street Abbots Langley WD5 0AA - Single and two storey rear extensions and internal alterations, with new rear terraces/patios, landscaping alterations.

ALPC Comment: No objections but would like the Conservation Officer's view on the proposed aluminium doors.

TRDC Decision: Approved
4. **21/0998/PDF** ALPC meeting 12/05/2021

109 Primrose Hill Kings Langley Hertfordshire - Prior Notification: Change of use from sandwich shop (A1) to restaurant (A3) with extractor flue.

ALPC Comment: 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.

TRDC Decision: Refused

Reason: The proposed development would result in a shortfall of parking spaces failing to meet the minimum standards as set out within Appendix 5 of the Development Management Policies LDD (adopted July 2013). The failure to provide adequate off street parking is likely to result in pressure for parking elsewhere to serve the development which would lead to a detrimental impact on the surrounding highway network.
5. **21/0942/FUL** ALPC meeting 12/05/2021

2 Rosemarie Close Leavesden WD25 7NP - Single storey rear extension, front porch and garage conversion including alterations to fenestration.

ALPC Comment: The increase of bedrooms does not satisfy the parking requirements of Three Rivers planning.

TRDC Decision: Approved with conditions including: no windows shall be constructed in the northern flank elevation of the rear extension hereby approved. See TRDC online
6. **21/0961/FUL** ALPC meeting 12/05/2021

Imagination Technologies Unit B Imagination Technologies Home Park Industrial Estate - Construction of a steel framed canopy adjacent to the principal entrance.

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ALPC Comment: The members feel that this is a good aesthetic solution to a building that is prominent in the parish.

TRDC Decision: Approved

7. 21/0844/FUL

ALPC meeting 12/05/2021

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.

ALPC Comment: 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.

TRDC Decision: Approved

8. 21/1049/FUL

ALPC meeting 12/05/2021

2C Trowley Rise Abbots Langley Hertfordshire - Removal of Condition 7 (Removal of Permitted Development) of planning permission 97/0385.

ALPC Comment: No objections

TRDC Decision: Approved

9. 21/0956/FUL

ALPC meeting 12/05/2021

6 Burbridge Road Leavesden WD25 7NA - Single storey rear extension.

ALPC Comment: No objections

TRDC Decision: Approved

10. 21/0979/FUL

ALPC meeting 12/05/2021

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.

ALPC Comment: The members fail to see any amendments from the previous approved application.

TRDC Decision: Refused

Reason: R1 The proposed roof extension to the existing garage when considered in conjunction with existing and proposed ground floor extensions, would cumulatively 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 to openness.

R2 The proposed roof extension, by virtue of its height, bulk and gabled design, would relate unacceptably to the host dwelling, giving rise to the appearance of a separate dwelling within the site by virtue of its detached nature and contrasting roof design which would result in harm to the character and appearance of the host dwelling and street scene.

11. 21/1015/FUL

ALPC meeting 12/05/2021

81 Trowley Rise Abbots Langley Hertfordshire - Demolition of rear projection and construction of part single, part two storey rear extension and alterations.

ALPC Comment: 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.

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TRDC Decision: Approved

12. 21/1098/FUL

ALPC meeting 12/05/2021

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.

ALPC Comment: 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.

TRDC Decision: Approved

13. 21/0836/FUL

ALPC meeting 12/05/2021

20 Lauderdale Road Hunton Bridge WD4 8QB - First floor side extension.

ALPC Comment: The members have no objection to the design but note that it is two storeys to boundary which conflicts with TRDC planning requirements.

TRDC Decision: Refused

Reason: The proposed extension, by virtue of its siting, extending up to the flank boundary at first floor and roof level, would fail to provide an acceptable level of separation distance between the extended dwelling and northern boundary. The extension if approved could give rise to a harmful terracing effect with the adjacent neighbour which would result in an adverse impact on the character of the streetscene.

14. 21/1006/FUL

ALPC meeting 12/05/2021

3 Henderson Place Bedmond WD5 0RE - Removal of existing conservatory and construction of single storey rear extension.

ALPC Comment: The members have no objection to the extension providing that it is only utilised for residential purposes.

TRDC Decision: Approved

15. 21/0870/LBC

ALPC meeting 12/05/2021

4 Kingsfield Cottages Old Trowley Abbots Langley - Listed Building Consent: Installation of a wood burning flue pipe to front elevation.

ALPC Comment: 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.

TRDC Decision: Refused

Reason: The proposed exterior flue pipe to the front elevation, by virtue of its location and visual prominence, would be detrimental to the building's special interest and would result in harm to the significance of the Grade II Listed Building. The proposed development would cause less than substantial harm under paragraph 196 of the NPPF and is not outweighed by public benefits.

16. 21/0828/FUL

ALPC meeting 12/05/2021

48 Bucknalls Lane Garston WD25 9JQ - Construction of a four-bedroom two-storey detached dwelling with loft accommodation and associated works.

ALPC Comment: No objections

TRDC Decision: Refused

Reason: R1 The proposed dwelling, by virtue of its scale and lack of flank spacing, would fail to provide an acceptable level of separation distance between the flank boundaries which would be further exacerbated by the fact that the site is portrayed as being wider on the proposed plans than the real life situation. The proposed dwelling if approved would give rise to a harmful terracing effect which would result in an adverse impact on the character of the streetscene.

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R2 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. 21/1045/FUL

ALPC meeting 12/05/2021

74 And 76 Marlin Square Abbots Langley Hertfordshire - Single storey rear extension, alterations to fenestration and internal alterations.

ALPC Comment: No objections

TRDC Decision: Approved

18. 21/1102/FUL

ALPC meeting 02/06/2021

4 Hyde Lane Nash Mills Hertfordshire - Demolition of conservatory and construction of single-storey side and rear extension.

ALPC Comment: No comment

TRDC Decision: Approved

19. 21/0794/FUL

ALPC meeting 02/06/2021

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.

ALPC Comment: Members are concerned about the depth of the entrance area as vehicles could overhang into the lane.

TRDC Decision: Refused

Reason: R1. The proposed building by virtue of its scale, design, height, siting and use in conjunction with the extent of hard surfacing and entrance gates, brick walls and piers proposed would fail to meet any of the exceptions listed at paragraphs 145 and 146 paragraphs 145 and 146 of the NPPF and therefore would constitute inappropriate development within the Metropolitan Green Belt. The development would also be excessively prominent and urbanising which would fail to preserve the openness of the Green Belt and would conflict with one of the purposes of the Green Belt, namely the encroachment into the countryside. It is considered that Very Special Circumstances do not exist to outweigh the inappropriateness of the development, harm to openness, conflict with one of the purposes of Green Belts and any other identified harm.

R2 The proposed entrance gates, brick wall and piers by reason of their siting, height and design would represent an incongruous, obtrusive and prominent form of development which would be detrimental to the rural character of the streetscene of Harthall Lane.

R3 In the absence of sufficient information, it has not been demonstrated that the removal of the proposed trees is acceptable and that the development would not have a detrimental impact on existing trees. Therefore necessary consideration and appropriate mitigation cannot be given to mitigate the adverse impact of the development on these trees.

R4 In the absence of sufficient information, it has not been demonstrated that the development would not have a detrimental impact protected species or habitats. Therefore necessary consideration and appropriate mitigation cannot be given to mitigate the adverse impact of the development on wildlife and biodiversity.

20. 21/1069/FUL

ALPC meeting 02/06/2021

49 Gallows Hill Abbots Langley Hertfordshire - Construction of a raised terrace and alterations to fenestration.

ALPC Comment: No objections

TRDC Decision: Approved

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21. 21/1087/FUL

ALPC meeting 02/06/2021

3 Lakeside Avenue Kings Langley Hertfordshire - Single storey rear extension.

ALPC Comment: 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 un- neighbourly design.

TRDC Decision: Approved

22. 21/1189/FUL

ALPC meeting 02/06/2021

17 Fay Green Abbots Langley WD5 0JP - Single storey front, side and rear extensions and canopy to the front.

ALPC Comment: No objections

TRDC Decision: Approved

23. 21/1244/FUL

ALPC meeting 02/06/2021

48 Lemonfield Drive Garston WD25 9TU - Two storey side extension, front porch and alterations to fenestration detail.

ALPC Comment: 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.

TRDC Decision: Approved

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Planning applications to be considered on 14th July 2021.

Appendix B1

1. 21/1486/FUL Valid date: 17/06/2021
129 Lemonfield Drive Garston WD25 9TT - Single storey side and rear extension.
No objections but members feel that a more appropriate design could have been decided for it's corner site location.
2. 21/1518/FUL / 21/1519/LBC Valid date: 21/06/2021
The Old Vicarage 6 High Street Abbots Langley - Refurbishment and repair works to dwellinghouse including reinstating internal and external features and reinstating layout including staircases and access to 2nd floor, single storey side/rear extension, loft conversion including dormers and construction of detached outbuilding and parking.
No objections. Members support the works on this important historical landscape and some of the works restoring the building back to it's historical status.
3. 21/1521/FUL Valid date: 15/06/2021
97 Roman Gardens Kings Langley WD4 8LP - Single-storey side and rear extension.
No objections to the form or scale given but feel there would be a better aesthetic solution given its corner site location.
4. 21/1504/FUL Valid date: 21/06/2021
Kingley Park, Unit 10 Station Road Kings Langley - Insertion of windows.
No objections. Members support the fact that natural light will be let in to the building.
5. 21/1534/FUL / 21/1535/LBC Valid date: 17/06/2021
Hyde Farm, Plantation Barn Hyde Lane Nash Mills - Single storey side extension and front porch.
No objections but members feel a more aesthetic design could have been decided.
6. 21/1464/FUL Valid date: 23/06/2021
3 Deans Close Abbots Langley Hertfordshire - Single storey side and rear extension, detached garage to front and entrance porch.
No objections to overall development but feel a more aesthetic design could have been used.
7. 21/1467/FUL Valid date: 28/06/2021
13 Mutchetts Close Garston WD25 9TS - Single storey side and rear extension and alterations to raised patio.
No objections, good aesthetic solution.
8. 21/1597/FUL Valid date: 24/06/2021
20 Rosehill Gardens Abbots Langley WD5 0HF - Single storey rear/side extension.
No objections.
9. 21/1552/FUL Valid date: 29/06/2021
21 Hunters Lane Leavesden Hertfordshire - Conversion of existing garage into summerhouse / office.
No objections providing the building is used as a private office and not commercial.

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10. 21/1602/FUL

Valid date: 24/06/2021

28 De Havilland Way Abbots Langley WD5 0XF - Construction of detached outbuilding.

No objections, members are confused why this is not permitted development.

11. 21/1596/FUL

Valid date: 01/07/2021

53-55 And Land To The Front Of 21-37 Cheshire Drive Leavesden Hertfordshire - Variation of Condition 8 (Hard and Soft Landscaping of 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 vary the approved hard and soft landscaping.

No objections.

12. 21/1614/FUL

Valid date: 02/07/2021

125 Abbots Road Abbots Langley WD5 0BJ - Single storey side extension to create garage and changes in land levels to accommodate vehicle access.

No objections. Members presume the flat roof will not be used for recreational purposes.