

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. Wednesday 25th August 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 Roxanne Yau
Officers: Jodie Copeland - Council Administration Officer

The meeting opened at 7:30 pm.

142. Apologies for absence

Apologies were received, accepted and recorded from Councillor Robin Powell, Councillor Owen Roe and Councillor John Wyatt.

143. Declarations of interest

Councillor Jon Tankard declared an interest in agenda item Appendix B1. 2. planning application 21/1907/FUL, Appendix B1. 14. planning application 21/1919/FUL.

144. Public participation

Peter Warman, Chair of the Abbots Langley Neighbourhood Planning Group, attended the meeting to express his concerns about the lack of response to the Three Rivers Local Plan from the Parish Council.

145. Planning Decisions from Three Rivers District Council

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

146. 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.

147. Proposed 5G Telecommunications Installation.

Members discussed the locations of the proposed masts and delegated authority to the Council Administration Officer to send a response to Sinclair Dalby, Chartered Surveyors on behalf of the Parish Council.

The meeting closed at 9.25 pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council Reported on 25th August 2021.

Appendix A1

1. 20/2759/LBC ALPC meeting 27/01/2021

Langleybury House Langleybury Lane Langleybury - Listed Building Consent: Temporary alterations to interior and exterior of Langleybury House for film set dressings (retrospective).

ALPC Comment: The members feel that the Conservation Officer is the best person to make comments on this application.

TRDC Decision: Approved

Reason:
2. 21/1336/FUL ALPC meeting 23/06/2021

98 Hazelwood Lane Abbots Langley Hertfordshire - Conversion of garage into habitable accommodation, extension to front driveway to accommodate additional parking and installation of dropped kerb.

ALPC Comment: Members would like to know how wide the crossover is and would take advice from Highways.

TRDC Decision: Approved

Reason:
3. 21/0925/FUL ALPC meeting 23/06/2021

Meadow Farm Hyde Lane Nash Mills - Demolition of buildings 8 and 9 and erection of rural worker's dwelling for groom's accommodation.

ALPC Comment: No objections

TRDC Decision: Refused

Reason: R1 The proposed rural worker's dwelling would be inappropriate development in the Green Belt and would cause harm to the openness of the Green Belt. It has not been adequately demonstrated that there is a proven need for the dwelling in accordance with the requirements of Policy DM2 and Appendix 3 of the Development Management Policies LDD (adopted July 2013) and there would be no very special circumstances to outweigh this harm.

R2 In the absence of an agreement under the provisions of Section 106 of Town and Country Planning Act 1990, the development would not contribute to the provision of affordable housing, and fails to secure the building as a rural worker's dwelling.
4. 21/1290/RSP ALPC meeting 23/06/2021

5 Hyde Terrace Bedmond Road Pimlico - Part Retrospective: Construction of detached outbuilding.

ALPC Comment: Overall there are no issues with the application, however members note the neighbours concerns and feel that a Planning Officer should visit the site to ensure that the structure is built as shown on the plans. The fire and building regulations are a separate issue and the applicant should be advised about this.

TRDC Decision: Approved

Reason:
5. 21/1294/FUL ALPC meeting 23/06/2021

69 Bucknalls Lane Garston Hertfordshire - Two storey front and part single, part two storey rear extensions, increase in ridge height to create a two-storey dwelling and alterations to fenestration.

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ALPC Comment: The members expect that issues raised by the neighbour in regard to construction safety and hours will be a condition if approved.

TRDC Decision: Approved

Reason:

6. 21/1448/FUL ALPC meeting 23/06/2021
10 Pryor Close Abbots Langley WD5 0NA - Single storey front extension, conversion of garage into habitable accommodation and loft conversion including rear dormer and front rooflights.
ALPC Comment: The members are concerned about the loss of parking space from the garage as there is no indication of a proposed parking area. They note the scale of the box dormer to the rear would be possible with permitted development and have no comments on the overall structure.
TRDC Decision: Approved
Reason:
7. 21/1399/FUL ALPC meeting 23/06/2021
Oak Lodge Allans Way Abbots Langley - Erection of a detached outbuilding.
ALPC Comment: No objections
TRDC Decision: Approved
Reason:
8. 21/1415/FUL ALPC meeting 23/06/2021
4 The Shires Abbots Langley Hertfordshire - Loft conversion including front dormers, rear rooflights, single storey rear extension and alterations to fenestration.
ALPC Comment: No objections
TRDC Decision: Approved
Reason:
9. 21/1423/FUL ALPC meeting 23/06/2021
125 Toms Lane Kings Langley Hertfordshire - Single storey part side and rear extension.
ALPC Comment: No objections
TRDC Decision: Approved
Reason:
10. 21/1450/FUL ALPC meeting 23/06/2021
19 Broomfield Rise Abbots Langley Hertfordshire - Single storey front extension.
ALPC Comment: No objections
TRDC Decision: Approved
Reason:
11. 21/1368/FUL ALPC meeting 23/06/2021
27 Gable Close Abbots Langley Hertfordshire - Subdivision of site and construction of detached bungalow.
ALPC Comment: Members feel that the building looks 'shoehorned' in to the site. It is very cramped and the space to the entranceway is a concern for neighbouring properties. Access to the site will be too restricted for vehicle access and will therefore result in further on street parking on an already congested road.
TRDC Decision: Refused

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Reason: R1 The proposed development, by reason of its siting, layout and design would introduce a cramped, contrived and incongruous form of development which would be detrimental to the character and appearance of the area and visual amenities of the street scene.

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.

12. 21/1435/FUL ALPC meeting 23/06/2021
212 Abbots Road Abbots Langley WD5 0BP - Construction of detached outbuilding.
ALPC Comment: No comment
TRDC Decision: Approved
Reason:
13. 21/1411/FUL ALPC meeting 23/06/2021
11 Langley Road Abbots Langley WD5 0EH - Part single-storey, part two-storey side and single storey rear extension and roof alterations.
ALPC Comment: No comment
TRDC Decision: Approved
Reason:
14. 21/1016/RSP ALPC meeting 23/06/2021
Hunton Park Essex Lane Abbots Langley - Retrospective: Creation of new parking area with the provision of 16 electric car charging spaces with associated works.
ALPC Comment: no objections
TRDC Decision: Refused
Reason: The development causes harm to the significance of the Grade II* Listed Building through the introduction of permanent and prominent structures which adversely impact on the setting of the Grade II* Listed Building. The development would therefore lead to less than substantial harm to the Heritage Asset, however, no public benefits have been demonstrated which would outweigh the harm.
R2 The proposed car park and associated electrical charging points and other ancillary equipment would fail to preserve the openness of the Green Belt and would conflict with the purpose of the Green Belt. The development would therefore result in an inappropriate form of development which, by definition, is harmful to the Green Belt. No very special circumstances have been demonstrated which outweigh the inappropriateness of the development and the actual harm to the openness of the Green Belt.
15. 21/1398/FUL ALPC meeting 23/06/2021
55 Harlech Road Abbots Langley WD5 0BE - Loft conversion including rear dormer and single storey side extension, including alterations to existing conservatory.
ALPC Comment: The members feel that the rear box dormer is excessive but think it would come under permitted development as would the side extension.
TRDC Decision: Refused
Reason: The proposed replacement rear dormer window by reason of its scale and lack of subordination would overwhelm the roof of the host dwelling to the detriment of its character and would also adversely affect the visual amenity of the streetscene.
16. 21/1426/FUL ALPC meeting 23/06/2021
61 Offord Grove Leavesden WD25 7NF - Single storey rear extension.
ALPC Comment: No objections

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TRDC Decision: Approved

Reason:

17. 21/1486/FUL

ALPC meeting 14/07/2021

129 Lemonfield Drive Garston WD25 9TT - Single storey side and rear extension.

ALPC Comment: No objections but members feel that a more appropriate design could have been decided for its corner site location.

TRDC Decision: Approved

Reason:

18. 21/1521/FUL

ALPC meeting 14/07/2021

97 Roman Gardens Kings Langley WD4 8LP - Single-storey side and rear extension.

ALPC Comment: No objections to the form or scale given but feel there would be a better aesthetic solution given its corner site location.

TRDC Decision: Approved

Reason:

19. 21/1504/FUL

ALPC meeting 14/07/2021

Kingley Park, Unit 10 Station Road Kings Langley - Insertion of windows.

ALPC Comment: No objections. Members support the fact that natural light will be let in to the building.

TRDC Decision: Approved

Reason:

20. 21/1597/FUL

ALPC meeting 14/07/2021

20 Rosehill Gardens Abbots Langley WD5 0HF - Single storey rear/side extension.

ALPC Comment: No objections

TRDC Decision: Approved

Reason:

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Planning applications considered on 25th August 2021.

Appendix B1

1. 21/1896/FUL Valid date: 30/07/2021
17 Gable Close Abbots Langley WD5 0LD - Single storey side extension.
No objections
2. 21/1907/FUL Valid date: 03/08/2021
16 Follett Drive Abbots Langley WD5 0LP - Single storey rear infill extension and conversion of garage to habitable accommodation.
No objections
3. 21/1912/FUL Valid date: 03/08/2021
The Horses Field South Way Abbots Langley - Removal of Condition 3 (Landscape Management Plan) of planning permission 14/1549/FUL.
The members are confused about what this means. Is it an implementation of the management plan rather than the removal of the condition? Unable to comment with the information provided.
4. 21/1621/FUL Valid date: 02/08/2021
Tanners Wood JMI School Hazelwood Lane Abbots Langley - Installation of two all weather sports pitches.
The members anticipate that there will be no artificial lighting on these pitches which may impact residents of Tanners Wood. They would like to ensure that there will be no water run off from the pitches which could leak microplastics into the water system.
5. 21/1836/FUL Valid date: 04/08/2021
26 Ridgehurst Avenue Leavesden WD25 7AY - Single storey front and rear extension, first-floor side extension, rear dormer window and alterations to frontage.
The members feel that the dormer is excessive and lacks a break between the elevation and roof slope which one would usually expect with a dormer. The proposed plan seems to be quite imposing on the neighbour.
6. 21/1853/RSP Valid date: 06/08/2021
43 Fraser Crescent Abbots Langley WD25 0BF - Retrospective Erection of front porch.
No objections
7. 21/1881/FUL Valid date: 06/08/2021
36 Tudor Manor Gardens Garston WD25 9TQ - Single storey rear extension and garage conversion.
No objections
8. 21/1790/FUL Valid date: 11/08/2021
33 Swallows Oak Abbots Langley WD5 0LF - Single storey rear extension.
Members feel this should be a permitted development application.
9. 21/1693/FUL Valid date: 09/08/2021
97 Offord Grove Leavesden Hertfordshire - Single storey rear extension.
No objections, members feel it should be permitted development.
10. 21/1972/FUL Valid date: 10/08/2021

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30 Hazelbury Avenue Abbots Langley WD5 0DF - Insertion of roof lantern to existing single storey rear extension.

No objections

11. 21/1919/FUL

Valid date: 10/08/2021

14 Trowley Rise Abbots Langley WD5 0LW - Single storey rear extension and loft conversion including increase in ridge height, hip to gable roof alterations, rear dormer and front rooflights and alterations to fenestration.

The members feel unable to comment without a streetscene picture to see how it will fit in with neighbouring properties.

12. 21/1757/FUL

Valid date: 09/08/2021

22 Creasy Close Abbots Langley Hertfordshire - Single storey rear extension.

No objections

13. 21/1939/FUL

Valid date: 11/08/2021

5 Magnolia Avenue Abbots Langley WD5 0SW - Two storey side and rear extension.

The members are concerned about the loss of light to neighbouring properties and feel that the unfenestrated nature of the building is a rather oppressive structure to the neighbour.

14. 21/1989/FUL

Valid date: 11/08/2021

20 Lauderdale Road Hunton Bridge WD4 8QB - First floor rear extension, part conversion of garage, insertion of rooflights to front and rear and alterations to fenestration.

The members are concerned that an additional bedroom is being added but the site is losing a parking space.

15. 21/2020/FUL

Valid date: 18/08/2021

43 Fraser Crescent Abbots Langley WD25 0BF - Single storey rear extension.

No objections

16. 21/1961/FUL

Valid date: 18/08/2021

14 - 17 Summerhouse Way Abbots Langley WD5 0DY - Replacement of all existing windows with uPVC double glazed windows.

No objections

17. 21/1951/FUL & 21/1952/LBC

Valid date: 18/08/2021

1 Home Park Cottages Station Road Kings Langley - Single storey rear conservatory.

No objections

18. 21/1863/FUL

Valid date: 19/08/2021

100 Toms Lane Kings Langley WD4 8NL - Demolition of existing dwelling and construction of three terrace dwellings with associated parking and landscaping.

The members feel that this is a good use of existing land which takes pressure off the open greenbelt.