

## Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. Wednesday 15th September 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 7:30 pm.

**171. Apologies for absence**

Apologies were received, accepted and recorded from Councillor Roxanne Yao.

**172. Declarations of interest**

None

**173. Public participation**

None

**174. Planning Decisions from Three Rivers District Council**

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

**175. 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.

**176. To confirm the Minutes of the previous meetings**

It was proposed by Councillor Jane Lay, seconded by Councillor Robin Powell and **RESOLVED** that the minutes of the meetings held on 14<sup>th</sup> July, 4<sup>th</sup> and 25<sup>th</sup> August 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.

**177. Highways and Transport Matters**

Members noted the temporary road restrictions.

The meeting closed at 8.45 pm.

Signed: \_\_\_\_\_

Dated: \_\_\_\_\_

## Abbots Langley Parish Council

### Planning applications decided by Three Rivers District Council Reported on 15<sup>th</sup> September 2021.

#### Appendix A1

1. **20/0549/FUL** ALPC meeting 01/04/2020

18 Fraser Crescent Abbots Langley WD25 0B - Proposed dwelling and joint extensions with existing dwelling including creation of continuous 'porch' on front elevation, single storey rear extensions and rooflights.

**ALPC Comment:** Support this use of land, good use of redundant land, gardens have a low biodiversity rating, and unlike the conversion of 'office to residential', it contributes to cil and alleviates the number of our housing requirements. We should encourage the increased density of the urban area, as it utilises the use of existing road networks and reduces pressure on the green belt and the areas bio diversity. Character of dwelling supports this design.

**TRDC Decision:** Approved with conditions See TRDC online.

**Reason:**
2. **20/1697/RSP** ALPC meeting 28/10/2020

Langleybury House Langleybury Lane Langleybury - Retrospective: Temporary change of use of the site and buildings to film studios, erection of sound studio building and engineering operations including formation of hardstanding and levels changes and associated works with the change of use including film sets, storage compounds, marquees and lighting (temporary permission of period of three years).

**ALPC Comment:** No objection

**TRDC Decision:** Approved with conditions inc. limited period of change of use of 36 months from date of permission.

**Reason:**
3. **21/1395/RSP** ALPC meeting 23/06/2021

173 Abbots Road Abbots Langley WD5 0BN - Part retrospective: Extension to existing raised patio and additional landscaping works to rear garden.

**ALPC Comment:** Members have concerns about the height of the privacy screen and overlooking of the neighbouring property.

**TRDC Decision:** Approved with conditions inc. Privacy screen shall be permanently maintained and min/max planting height shall be specified to prevent unacceptable levels of overlooking.

**Reason:**
4. **21/1464/FUL** ALPC meeting 14/07/2021

3 Deans Close Abbots Langley Hertfordshire - Single storey side and rear extension, detached garage to front and entrance porch.

**ALPC Comment:** No objections to overall development but feel a more aesthetic design could have been used.

**TRDC Decision:** Approved

**Reason:**
5. **21/1467/FUL** ALPC meeting 14/07/2021

13 Mutchetts Close Garston WD25 9TS - Single storey side and rear extension and alterations to raised patio.

**ALPC Comment:** No objections, good aesthetic solution.

**TRDC Decision:** Approved

## Abbots Langley Parish Council

**Reason:**

6. 21/1552/FUL ALPC meeting 14/07/2021

21 Hunters Lane Leavesden Hertfordshire - Conversion of existing garage into summerhouse / office.

**ALPC Comment:** No objections providing the building is used as a private office and not commercial.

**TRDC Decision:** Approved with conditions inc. garage shall not be occupied or used at any time other than incidental to the enjoyment of, and ancillary to, the residential dwelling located on the site and it shall not be used as an independent dwelling at any time.

**Reason:**

7. 21/1602/FUL ALPC meeting 14/07/2021

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

**ALPC Comment:** No objections, members are confused why this is not permitted development.

**TRDC Decision:** Approved

**Reason:**

8. 21/1596/FUL ALPC meeting 14/07/2021

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.

**ALPC Comment:** No objections

**TRDC Decision:** Approved with conditions see TRDC online

**Reason:**

9. 21/1614/FUL ALPC meeting 14/07/2021

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

**ALPC Comment:** No objections. Members presume the flat roof will not be used for recreational purposes.

**TRDC Decision:** Refused

**Reason:** R1: The proposed alteration to the existing land levels and erection of a two-storey extension, by reason of its scale, siting and design would result in an incongruous addition which would fail to respect the character and appearance of the host dwelling and would have a harmful impact on the visual amenity of the streetscene.

R2: The proposed alterations to existing land levels and erection of a two storey extension by reason of their proximity to the protected Ash tree (T167) and Lime trees (G45) would directly impact the root protection area of these trees. In the absence of a tree survey or arboricultural method statement it has not been demonstrated that the works associated with the land level alterations and extension would safeguard the health and vitality of the protected trees which are of high amenity value and contribute to the character of the area.

This decision was appealed (APP/P1940/D/19/3241418) but was subsequently dismissed which both reasons upheld.

## Abbots Langley Parish Council

10. 21/1737/FUL

ALPC meeting 04/08/2021

50 Mallard Road Abbots Langley WD5 0GF - Removal of existing canopy and construction of a single storey rear extension.

**ALPC Comment:** No objections, members are pleased to see a good aesthetic solution to the site.

**TRDC Decision:** Approved

**Reason:**

11. 21/1708/FUL

ALPC meeting 04/08/2021

88 Abbots Road Abbots Langley WD5 0BH - Single storey rear extension.

**ALPC Comment:** No objections

**TRDC Decision:** Approved

**Reason:**

## Abbots Langley Parish Council

### Planning applications considered on 15<sup>th</sup> September 2021.

#### Appendix B1

1. 21/1950/RSP Valid date: 25/08/2021  
18 Tudor Manor Gardens Garston WD25 9TQ - Retrospective: Erection of timber playhouse.  
**No objections**
2. 21/1909/FUL Valid date: 23/08/2021  
Riverside Old Mill Road Hunton Bridge - Construction of bicycle and bin store.  
**The members feel that the scale of the bin store is disproportionate for the property.**
3. 21/2045/PDNT Valid date: 20/08/2021  
Land At Junction Of South Way, Long Elms And Upper Highway Abbots Langley - Permitted Development Notice Telecommunications: Installation of an 18 metre high monopole supporting 6 no. antennas, 4 no. equipment cabinets (including a wrap around cabinet) and development works ancillary thereto.  
**Members feel that the proposed pole and cabinet is too prominent for this location which is very close to houses and an area which is used for playing/recreation. They feel that Futherfield would be a better location for this structure.**
4. 21/2037/FUL Valid date: 31/08/2021  
78 Hazelwood Lane Abbots Langley Hertfordshire - Single storey side and rear extension.  
**No comment**
5. 21/1962/FUL Valid date: 24/08/2021  
63 - 65 Station Road Kings Langley WD4 8RU - Replacement of three windows.  
**No comment**
6. 21/2027/FUL Valid date: 02/09/2021  
3 Grove Cottages Bedmond Road Pimlico - Increase in land levels to infill side pedestrian access and extension of existing hardstanding.  
**The members would like assurance that there will be no water discharge onto the highway if the application is approved.**
7. 21/1838/FUL Valid date: 03/09/2021  
Land Adjacent To Kenwood Farm Harthall Lane Kings Langley - Change of use of land to equestrian use and construction of a stable building.  
**Members have no overall objection providing it is not progressing towards commercial use. They are concerned about the scale of the building and are feel that there is a lack of information detailing what the building will be used for.**
8. 21/2011/FUL Valid date: 27/08/2021  
98 Coates Way Garston WD25 9PA - Construction of rear conservatory.  
**Members feel this should be a permitted development application**
9. 21/1583/FUL Valid date: 09/09/2021  
Daimar Bedmond Road Bedmond - Demolition of existing dwelling, associated outbuildings and commercial buildings and erection of four semi-detached dwellings and one detached dwelling with associated access, car parking and landscaping.

## Abbots Langley Parish Council

Members are concerned about the amount of parking available and the viability of the parking spaces in proximity to the properties. They feel that CIL contributions should be applicable on a proposal of this type.