

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. Wednesday 6th October 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
Officers:	Jodie Copeland - Council Administration Officer

The meeting opened at 7:33 pm.

178. Apologies for absence

Apologies were received, accepted and recorded from Councillor Owen Roe.

179. Declarations of interest

None

180. Public participation

None

181. Planning Decisions from Three Rivers District Council

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

182. 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.

The meeting closed at 9.00 pm.

Signed: _____

Dated: _____

Abbots Langley Parish Council

Planning applications decided by Three Rivers District Council Reported on 6th October 2021

Appendix A1

1. 21/1518/FUL / 21/1519/LBC ALPC meeting 14/07/2021
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.
ALPC Comment: 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.
TRDC Decision: Approved
Reason:
2. 21/1719/FUL ALPC meeting 04/08/2021
9 Roman Gardens Kings Langley Hertfordshire - Single storey side extension, alterations and conversion of garage to habitable accommodation.
ALPC Comment: The members feel that the onsite allowance for parking does not have due regard for highway safety.
TRDC Decision: Approved
Reason:
3. 21/1735/FUL ALPC meeting 04/08/2021
2 Pimlico Bedmond Road Pimlico - Single storey front extension, two storey rear extension including dormer window and extension to hardstanding.
ALPC Comment: The members have no concerns about the design but ask that officers take into consideration the concerns from the neighbouring property.
TRDC Decision: Approved
Reason:
4. 21/1756/FUL ALPC meeting 04/08/2021
16 Griffon Way Leavesden WD25 7GE - Single storey rear extension and conversion of garage to habitable accommodation.
ALPC Comment: The members have no issues aesthetically but are concerned about the additional accumulation of on street parking in this area.
TRDC Decision: Approved
Reason:
5. 21/1760/FUL ALPC meeting 04/08/2021
27 Cranefield Drive Garston WD25 9TX - Single storey front extension.
ALPC Comment: Members are concerned that the window size will have an effect on the lounge of the neighbouring house.
TRDC Decision: Approved
Reason:
6. 21/1558/FUL ALPC meeting 04/08/2021
26 Lauderdale Road Hunton Bridge WD4 8QB - Insertion of side dormer window.
ALPC Comment: No objections
TRDC Decision: Approved

Abbots Langley Parish Council

Reason:

7. 21/1774/FUL ALPC meeting 04/08/2021

93 Gallows Hill Abbots Langley WD4 8LY - Single-storey ground floor and single-storey lower ground floor side/rear extension, single storey side extension, rear terrace and access stairs to garden.

ALPC Comment: Members feel that the proposed plans will result in overlooking both neighbouring properties.

TRDC Decision: Approved with conditions inc. no windows or similar openings [other than those expressly authorised by this permission] shall be constructed in the flank elevations of the extensions hereby approved.

Reason:

8. 21/1772/FUL ALPC meeting 04/08/2021

Land North Of Toms Lane Kings Langley WD4 8PB - Change of use to equestrian and construction of a stable building, hardstanding and access.

ALPC Comment: Members object to the proposal and feel that the building on this site is an inappropriate use of the land. They are not opposed to temporary accommodation on the site but have concerns that if permanent approval is granted, this will lead to future development of the land. Members are concerned that the site is ex landfill and would therefore make it inappropriate to develop.

TRDC Decision: Refused

Reason: R1 The proposed development through the introduction of built form development and the extent and use of the hard surfacing would fail to preserve the openness of the Green Belt and would therefore not meet any of the exceptions listed at paragraphs 149 or 150 of the NPPF (2021). The development would constitute inappropriate development, by definition, would have a significant harmful impact on the openness of the Green Belt and would also conflict with one of the purposes of Green Belts, 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 and any other harm identified.

R2 The proposed development fails to demonstrate that vehicles using the site can safely enter and turn within the site in order to access and egress the site in a forward gear which would adversely impact upon highway safety.

9. 21/1808/FUL ALPC meeting 04/08/2021

29 Trowley Rise Abbots Langley Hertfordshire - Demolition of existing conservatory and construction of single storey rear extension.

ALPC Comment: Members noted the application

TRDC Decision: Approved

Reason:

10. 21/1733/FUL ALPC meeting 04/08/2021

39 Bateson Drive Leavesden WD25 7ND - Conversion of existing garage into habitable accommodation with associated alterations.

ALPC Comment: Members noted the application

TRDC Decision: Approved

Reason:

11. 21/1748/FUL ALPC meeting 04/08/2021

8 Woodlands Road Nash Mills HP3 8RZ - Loft conversion including construction of front pitched roofed dormer windows.

Abbots Langley Parish Council

ALPC Comment: Members are pleased to see a good aesthetic design solution to a loft conversion.

TRDC Decision: Refused

Reason: The proposed front dormer windows by virtue of their number, design and awkward position on the roof would appear cramped within the roofslope and would result in a contrived addition resulting in demonstrable harm to the character and appearance of the host dwelling, area and streetscene of Woodlands Road where front dormer windows are not a characteristic feature. The development would therefore cause harm to the visual amenities of the area.

12. 21/1812/FUL

ALPC meeting 04/08/2021

13 Trowley Rise Abbots Langley WD5 0LN - Proposed single storey rear extension.

ALPC Comment: Members feel that the proposed extension sits awkwardly with the existing extended property. They feel a more aesthetic solution could be achieved.

TRDC Decision: Approved

Reason:

13. 21/1896/FUL

ALPC meeting 25/08/2021

17 Gable Close Abbots Langley WD5 0LD - Single storey side extension.

ALPC Comment: No objections

TRDC Decision: Approved

Reason:

14. 21/1907/FUL

ALPC meeting 25/08/2021

16 Follett Drive Abbots Langley WD5 0LP - Single storey rear infill extension and conversion of garage to habitable accommodation.

ALPC Comment: No objections

TRDC Decision: Approved

Reason:

15. 21/1853/RSP

ALPC meeting 25/08/2021

43 Fraser Crescent Abbots Langley WD25 0BF - Retrospective Erection of front porch.

ALPC Comment: No objections

TRDC Decision: Approved

Reason:

16. 21/1881/FUL

ALPC meeting 25/08/2021

36 Tudor Manor Gardens Garston WD25 9TQ - Single storey rear extension and garage conversion.

ALPC Comment: No objections

TRDC Decision: Approved

Reason:

17. 21/1961/FUL

ALPC meeting 25/08/2021

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

ALPC Comment: No objections

TRDC Decision: Approved

Reason:

Abbots Langley Parish Council

Planning applications considered on 6th October 2021.

Appendix B1

1. 21/2133/FUL Valid date: 10/09/2021
25-27 High Street Abbots Langley - Variation of Condition 2 (plan numbers) pursuant to 21/0888/FUL (Single and two storey rear extensions and internal alterations, with new rear terraces/patios, landscaping alterations) to allow for the partial demolition of the existing rear wall.
Members support the scheme and the using of the same brickwork.
2. 21/2151/FUL Valid date: 10/09/2021
73 Abbots Road Abbots Langley WD5 0BJ - Part single, part two storey rear extension.
Members assume that the second storey is the required 1.2m from boundary as this is not clear from the drawings.
3. 21/2054/FUL Valid date: 15/09/2021
17 Ridgehurst Avenue Leavesden WD25 7AZ - Loft conversion including hip to gable extension, rear dormer and front rooflights.
Members feel that the the roof increase is excessive to the dwelling but appreciate this is within the requirements for permitted development.
4. 21/2198/FUL Valid date: 17/09/2021
20 Edinburgh Drive Abbots Langley Hertfordshire - Demolition of existing conservatory and construction of single storey side/rear extension, alterations to roof of existing rear projection and internal alterations.
No objections
5. 21/2199/FUL Valid date: 16/09/2021
60 Abbots Road Abbots Langley WD5 0BG - Single storey rear extension and associated landscaping including retaining walls and patio.
No objections
6. 21/2218/FUL Valid date: 22/09/2021
Seabrook Park Seabrook Road Kings Langley - Single storey rear extension.
No objections
7. 21/2219/FUL Valid date: 21/09/2021
30 Hazelbury Avenue Abbots Langley WD5 0DF - Hip to gable roof enlargement, rear dormer window and rooflights to front roofslope.
Members feel that this is a permitted development application and should not be brought before the planning committee.
8. 21/2108/FUL Valid date: 21/09/2021
172 Toms Lane Kings Langley WD4 8NZ - Single storey rear extension.
We acknowledge the issue highlighted by the neighbour but do not feel it is a planning issue for us to comment on.
9. 21/2084/FUL and 21/2085/LBC Valid date: 22/09/2021
15 High Street Abbots Langley WD5 0AA - Replacement of existing front door.
No objections
10. 21/2111/ADV Valid date: 29/09/2021

Abbots Langley Parish Council

Unit B Imagination Technologies Home Park Industrial Estate Station Road -
Retrospective Advertisement Consent: Erection of non-illuminated freestanding
sign to advertise office space.

The members appreciate that the advert is for office space which is encouraged, but would prefer the sign to be pushed back towards the hedge so that sightlines are maintained along the junction. This would still be prominent enough to attract attention

11. 21/1939/FUL

Valid date: 23/09/2021

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

Members cannot see any changes to the original design.

12. 21/2186/FUL

Valid date: 30/09/2021

51 Harlech Road Abbots Langley WD5 0BE - Construction of detached outbuilding.

Members appreciate the proximity to the boundary but see no negative aspect to neighbours and support fully.

13. 21/2217/FUL

Valid date: 30/09/2021

Notley End East Lane Bedmond - Part single, part two storey front, side and rear extensions, alterations to first floor balcony, extension to outbuilding and landscaping works including retaining walls and new green house.

Members feel that the amount of structural gains hoping to be made does not compliment the overall building. They feel it is not a good aesthetic solution and that the design is incongruous.