



Abbots Langley Parish Council

Council Offices,
Langley Road,
Abbots Langley,
Herts. WD5 0EJ

Telephone: 01923 265139

Email: info@abbotslangley-pc.gov.uk

Order No.

8237

to be quoted on
all correspondence

To: MJS Pave Limited

Delivery Address:
(if different from above)

Please Supply/Carry Out

Quantity	Description	Amount £	
	Supply / Scope of works		
	Services Abbots Langley Path/Driveway Manor house adjacent to Tennis Courts up to Police Station Car Park Create Pathway Approx.55LM x 3.2m and 65LM x 3.5m . (Total approx 404sqm) Dig up existing area Remove all rubbish from site	48,480	00
	Impact area with sharp sand and compact with heavy compactor ensuring base suitable for heavy vehicles. Install flat top concrete edgings Lay Keyblok 200x100x60mm charcoal block pavers. (60mm depth due to use of heavy vehicles over area) 60mm ensure extra strength Fill all joints with sand and compact one more time. Clean and leave tidy.		
	Vat @ 20%	9,696	00
	TOTAL	58,176	00

Ordered by: Mark Elis Position: Works Manager Date: 26.9.2025

Countersigned by: M. J. Winterdean Position: Chief Officer + Clerk Date: 7/10/25

For Office Use Only			
CODE	NET	VAT	TOTAL
	48,480.00	9,696.00	58,176.00

CHEQUE NUMBER		GOODS CERTIFIED RECIEVED		CERTIFIED FOR PAYMENT	
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MJS PAVE
9 Mill Close
Hemel Hempstead
Hertfordshire
HP3 8AD
info@mjspave.co.uk
VAT Registration No.: 291473780



Estimate

ADDRESS

Mark Ellis
Council Offices
Langley Road
Abbots Langley
Herts
WD5 0EJ

ESTIMATE NO. 1329

DATE 04/09/2025

ACTIVITY	QTY	RATE	AMOUNT
Services Abbots Langley Path/Driveway Manorhouse adjacent to Tennis Courts up to Police Station Car Park Create Pathway Approx.55LM x 3.2m and 65LM x 3.5m . (Total approx 404sqm) Dig up existing area Remove all rubbish from site. Impact area with sharp sand and compact with heavy compactor ensuring base suitable for heavy vehicles. Install flat top concrete edgings Lay Keyblok 200x100x60mm charcoal block pavers. (60mm depth due to use of heavy vehicles over area) 60mm ensure extra strength Fill all joints with sand and compact one more time. Clean and leave tidy.	1	48,480.00	48,480.00
SUBTOTAL			48,480.00
VAT TOTAL			9,696.00
TOTAL			£58,176.00

VAT SUMMARY

RATE	VAT	NET
VAT @ 20%	9,696.00	48,480.00

Accepted By

Accepted Date

Abbots Langley Parish Council

Meeting held on Wednesday 17th September 2025 at 7.30 pm Council Offices, Langley Road, Abbots Langley, WD5 0EJ.

Those Present:

Chairman:	Councillor Jane Lay
Councillors:	Councillor Elinor Gazzard Councillor Stephen Giles-Medhurst OBE Councillor David Major Councillor Marianne Tankard Councillor Jon Tankard Councillor Kate Turner
Officer:	Isabel Montesdeoca - Chief Officer & Clerk Jayshree Patel - RFO & Deputy Clerk
Police: Constabulary	PCSO Supervisor Dean Redhead (6567) - Hertfordshire
Others:	Peter Warman, Chair ALNP Working Group (<i>arrived 7:50pm</i>)

The meeting opened at 7:30 pm.

146. Apologies for absence

- i. Apologies received, recorded, and accepted: Councillor Kareen Hastrick, Councillor Bathsheba Mensah, Councillor Kristina Allison, Councillor Sara Bedford, Councillor Aidan Bentley, Councillor Susie Arbon, Councillor Roxanne Yau and Councillor Ruth Clark (all unavailable)
- ii. Apologies received and recorded: None.
- iii. Others not present: None.

147. Declarations of Interest

None.

148. Public Participation

None.

149. To confirm the Minutes of the Meetings

It was proposed by Councillor Marianne Tankard, seconded by Councillor Elinor Gazzard and RESOLVED that the minutes of the meeting held on 16th July 2025, copies of which had been sent to all members of the Parish Council prior to the meeting, be taken as read and were signed by the Chairman as a correct record.

150. Receipt of Committee Minutes

Members noted the following minutes, copies of which have been posted to the Council's website:

- i. Planning & Highways Committee - 30th July and 27th August 2025
- ii. Finance & Administration Committee - 6th August 2025
- iii. Leisure Committee - 13th August 2025
- iv. Staffing Committee - 3rd September 2025

151. Election of Committee - Review Panel

It was proposed by Councillor Elinor Gazzard, seconded by Councillor Marianne Tankard and RESOLVED that the following Councillors be appointed to the Review Panel for 2025-2026:

- Councillor Sara Bedford (Chairman)
- Councillor Kristina Allison
- Councillor Susie Arbon
- Councillor Bathsheba Mensah

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- Councillor Marianne Tankard
- Councillor Roxanne Yau

152. Chairman's Report

The Chairman attended the following events on behalf of the Council:

- 15th July - Carnival Thank You Party
- 30th July - Parish Councillor Surgery
- 14th August - VJ80 Coffee morning at the Methodist Church Hall. Profit going to the Vets.
- 15th August - VJ80 laid wreath at War Memorial and the beacon lighting event
- 17th August - Shannon House meeting at TRDC with the Police and other Councillors
- 31st August - Abbeyfield Garden Party
- 31st August - Award ceremony to Methara Nandasiri who designed the ALCC mural and runner up prize to Jasmine Hurrell. The mural was painted by artist Gaye Daniels for free. The Community Centre has been redecorated inside thanks to a donation from the winner of the postcode lottery.
- 4th September - Joint parish council meeting
- 6th September - Autumnfest
- 8th September - Tough10 curry fundraising evening
- 12th September - Moroccan evening at The Little Coffee Shop
- 13th September - ALGS Autumn show
- 15th September - 3R forum

153. Hertfordshire Police

PCSO Supervisor Dean Redhead (6567) attended.

July

Offence	2024	2025	2025 Three Rivers
Burglary	1	0	11
Theft Of Motor Vehicle	5	2	14
Theft From Motor Vehicle	7	6	19

August

Offence	2024	2025	2025 Three Rivers
Burglary	2	2	11
Theft of motor vehicle	4	4	14
Theft from Motor Vehicle	Unknown due to system error	3	13

ASB – 34 reported in July (2024) - 28 reported in July (2025),

ASB – 28 reported in August (2024) - 22 reported in August (2025)

154. Member Leave of Absence

It was proposed by Councillor Jane Lay, seconded by Councillor Stephen Giles-Medhurst OBE and RESOLVED that a 6-month leave of absence be approved for Councillor Kareen Hastrick.

A vote was taken and it was unanimous.

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155. Financial Grants

Members noted the following small grants (up to £500) have been awarded:

- iii. Abbots Langley Methodist Church - £2000 towards the cost of repainting the external walls, doors and windows of the Church.

156. CIL Expenditure

- a. Meadow Way Footpath (PC, 12/3/25, min 336) - Members noted the delay in this project. Funds will be allocated from future CIL funds.
- b. Manor House Car Park Pedestrian Gate (PC, 16/7/25, min 97) - Members noted the pause in this project. If this goes ahead, funds will be allocated from future CIL funds.

- c. Manor House Footpath

It was proposed by Councillor Jon Tankard, seconded by Councillor Elinor Gazzard and RESOLVED that CIL funds of £48,480 (excluding VAT) be allocated to the repaving of the footpath from Manor House Tennis Courts to the Manor Lodge car park.

A vote was taken and it was unanimous.

157. Abbots Langley Neighbourhood Plan

Peter Warman provided Members with the following updates on Reg 16.

- Mr Warman, Ms Eardley and the Chief Officer & Clerk plan to meet with TRDC to discuss their comments in the coming weeks.
- The ALNP Examiner has been assigned and start immediately upon her return from holiday on 3rd October 2025. The minimum time for the review would be 1 month.
- The Examiner has advised that once she begins, we could expect either any queries or the Fact Check Report from her (if no queries) by the end of October if not before.
- Any changes to the text of the ALNP, since it was submitted to TRDC for Review, cannot be done until after the External Examiner has made her comments and recommendations. Then all the documents will be updated to comply with these requirements and take on board any other relevant comments/corrections received.

Regulation 16 Consultation Responses:

- The Regulation 16 Consultation by TRDC took place from 20th June to 3rd August 2025.
- Detailed comments were received from TRDC checking the consistency of ALNP with TRDC key planning policies and recent updates of the National Planning Policy Framework Document.
- Comments from TRDC have been grouped by Chapter and dealt with the Executive Summary, Vision, Objectives, each of the 20 Policies in the ALNP, six Aspirational Projects and Implementation.
- TRDC comments were supportive and helpful, mainly aimed at improving clarity, consistency with relevant District/National planning policies and noting any editing for correction or where evidence references are required.
- With reference to Policy AL7 TRDC Commented: *'We would note that many of the ideas included within the masterplan may go beyond the scope of an NDP, for example alterations to the highway.'*
- With reference to Policy AL12 TRDC Commented: *'It is noted that there are a substantial number of views identified for the parish (with view 13 broken down into several views) and concern is raised as to whether each of these is wholly justified as being of genuine importance to the neighbourhood area. Whilst the provisions of Appendix G are noted, it may be useful to provide a more objective (for example, a scoring based) assessment of each of the views.'* *'...we would raise concerns that some of the views may not be wholly justified.'*
- TRDC indicated the six aspirational projects are 'supported in principle.'

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Regarding other comments received:

- Other comments were received from:
 - Statuary Authorities (Sport England, Marine maritime Organisation, Environmental Agency, Herts CC -Growth and Infrastructure Unit, Historic England, National Highways, Natural England, Network Rail,
 - Residents (9), Workers (1) and Interest Groups (2) in the Parish.
 - Developers with interests in the Parish (2)
(No. in brackets indicate number of respondents.)
- One resident pointed out that in total the documents for the ALNP totalled 681pages. The request was for a '*shorter document*'. This was available as the 24-page Basic Condition Statement and a four-page summary (3 editions.) The third edition to be distributed to all households.
- The Bucknalls Lane Residents Group wanted to ensure the plan was updated to show '*any new access from the proposed development of the old 9-hole Golf Course must only have direct access to/from the A405*'.
- Policy AL6 The Hertfordshire Garden Trust '*are extremely disappointed that none of the parks and gardens of Local Historic Interest have been mentioned in the Local List or in the main document. Abbots Langley has several such historic parks and gardens, some of great historic interest... such as Langleybury and Cecil Lodge and others, such as Manor House are currently being examined archivally.*'
- There are various comments by developers, noting that the ALNP should be updated regarding '*local housing needs and numbers*' and taking account of the recently introduced national policies on '*Grey Belt Land*'. These developers accept this is just a matter of the timing of the publication.

158. District and County Council Member's Reports

- Councillor David Major
Nothing to report.
- Councillor Stephen Giles-Medhurst, OBE
 - Shannon House - Following the circulation of incorrect crime figures linked to Shannon House, Cllr Giles-Medhurst OBE arranged a meeting with the Chief Constable and Councillors to clarify the facts. The Chief Constable confirmed there have been no incidents of crime linked to any Shannon House residents in 2025.
 - Gallows Hill - Following the circulation of incorrect information regarding a cycle lane on Gallows Hill, TRDC has issued an official press release stating there are no plans to build a cycle lane in Gallows Hill.
 - Manor House Car Park Pedestrian Gate - This project has been paused while HCC Highways Officers investigate the possibility of installing a new zebra crossing on Gallows Hill Lane. A meeting scheduled will be scheduled between TRDC, HCC, and ALPC to discuss this further.
 - Local Government Reorganisation LAFs - Six Local Area Forums are being held by TRDC to share information and request feedback on Local Government Reorganisation proposals being investigated. For the five that have already been held, turnout has ranged from 60-70 to 30-40. TRDC is requesting input from residents via all social channels. The final submission to government is due at the end of November 2025.
 - Flags - With regards to the Union Flags that have been placed around Abbots Langley on lampposts, and flags painted on roundabouts, these should be reported to HCC Highways via their website. These should be reported as litter and graffiti. HCC Highways has confirmed they will remove these in due course.
 - Greenbelt Report - The Greenbelt report commissioned by TRDC will be made public in October.
- Councillor Jon Tankard
 - TRDC has published a consultation on the Council's Sustainability Strategy as part of the Local Plan consultation.

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- TRDC has just completed their Fast Followers programme in Three Rivers. The programme helps people retrofit their homes and changing their lifestyles to improve sustainability. The results of the programme are positive.
- Funds to install solar panels at Three Rivers House and Oxhey Leisure Centre have been approved. TRDC is also looking at installing a solar canopy at the Rose Garden car park at Three Rivers House.
- It has been confirmed by Herts and Middlesex Trust that Longspring Woods (off Tom's Lane) was sold to a mixed residents' group. The group intend to maintain it as a nature reserve.
- Councillor Elinor Gazzard
Cllr Gazzard chaired the extraordinary Local Area Forum in Abbots Langley which was well attended. The next AL LAF is planned for 6th November 2025.
A site visit for the Woodside development has been requested but the date is not yet set.

159. Chief Officer & Clerk's Report

- i. V80 Events Expenditure - Members noted the RFO & Deputy Clerk's report on final expenses for these three events.
It was proposed by Councillor Kate Turner, seconded by Councillor Elinor Gazzard and RESOLVED that £2000 surplus funds be transferred back to the Chairman's Allowance to cover the costs of the Chairman's Reception.
- ii. Primrose Hill Changing Rooms - *(PC 16/7/25 min 95)* Members noted the update from the Chief Officer & Clerk regarding next steps for this site.
- iii. Christmas Lights - *(PC 14/5/25 min 30)*
Councillors considered the proposed branch lights. Councillors deferred the decision until further options for Christmas lights in Millennium Gardens and the High Street could be considered.
It was proposed by Councillor Stephen Giles-Medhurst OBE, seconded by Councillor Jon Tankard and RESOLVED that further consideration of the options and the decision to purchase additional lights be delegated to the Finance & Administration Committee which will meet next on 5th November 2025.
- iv. LGR Asset Analysis - Members noted the work done by Officers on a list of known assets within the Parish boundaries. Next steps are to estimate the costs associated with maintenance of the assets not owned by the Parish.
- v. Members Attendance - Six Month Rule - Members noted that no members are at risk of the six-month rule until December 2025.

160. Monthly Statement of Accounts

- iii. It was proposed by Councillor Kate Turner and seconded by Councillor Marianne Tankard and RESOLVED that the monthly statement of accounts for July and August 2025 be approved.
- iv. Members noted the signing of month end bank reconciliations by the nominated Councillor.

161. Exclusion of the Press and Public (Part II)

It was proposed by Councillor Jane Lay, seconded by Councillor Elinor Gazzard and RESOLVED that as the following items will consider ongoing legal discussions between the Parish Council and third parties, the press and public be excluded from the discussion, under the Public Bodies (Admission to Meetings) Act 1960 and the Local Government Act 1972, s100 and 102.

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162. Langleybury Head Lease

(PC 12/03/2025, min 345)

Members noted the letter received from HCC refusing the rent proposal made by ALPC and increasing the rent proposed by HCC due to an error in their original calculations.

It was proposed by Councillor Elinor Gazzard and seconded by Councillor Marianne Tankard and RESOLVED that the proposed Heads of Terms for the tenancy of land used for playing fields at Langleybury, Kings Langley be agreed for a term of 20 years and an annual rent of £2,112, to be reached by step increments over 5 years (29 Sep 2024 £1213, 29 Sep 2025 £1437.25, 29 Sep 2026 £1662.50, 29 Sep 2027 £1887.25, 29 Sep 2028 £2112). The Chief Officer & Clerk was instructed to engage the solicitor to draw the required papers and proceed to signature.

163. Manor House Play Area Claim

Members noted the Chief Officer & Clerk's update from the Insurance company's legal representative stating a settlement offer has been agreed with the claimant.

The meeting closed at 21:32 pm.

Signed: _____

Dated: _____