

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. Wednesday 15th December 2021 in the Council Offices, Langley Road, Abbots Langley.

Those present:

Chairman: Councillor Jon Tankard
Vice-Chairman Councillor David Major

Councillors: Councillor Jane Lay
Councillor Robin Powell

Officers: Isabel Montesdeoca - Chief Officer & Clerk to the Council

The meeting opened at 7:33 pm.

273. Apologies for absence

Apologies were received, accepted and recorded from Councillor Owen Roe and Councillor Jean Bowman (all unavailable).

274. Declarations of interest

None

275. Public participation

None

276. Planning Decisions from Three Rivers District Council

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

277. 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 & B2.

278. Highways and Transport Matters

Member noted the temporary road closures.

The meeting closed at 8:45 pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council
Reported on 15th December 2021.

Appendix A1

1. 21/2229/FUL ALPC meeting 27/10/2021
70 Station Road Kings Langley WD4 8LB - Installation of dropped kerb and vehicle crossover.
ALPC Comment: No comment, although members are aware of the highways guidance for extending next to a neighbouring property
TRDC Decision: approved
Reason:
2. 21/2351/FUL ALPC meeting 27/10/2021
15 Manor House Gardens Abbots Langley WD5 0DH - Part two, part single storey side extension, single storey front extension, conversion of garage into habitable accommodation and associated alterations including front hardstanding and rear steps.
ALPC Comment: No objections, although members found it unusual that there was no window included in the garage alterations.
TRDC Decision: approved
Reason:
3. 21/2302/FUL ALPC meeting 27/10/2021
Boundary Way Community Centre Boundary Way Abbots Langley - Construction of community building including external access ramp and associated works.
ALPC Comment: No objections
TRDC Decision: approved
Reason:
4. 21/2244/FUL ALPC meeting 27/10/2021
5 The Shires Abbots Langley WD25 0JL - Single storey rear extension and alterations to fenestration.
ALPC Comment: No comment
TRDC Decision: approved
Reason:

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Planning applications considered on 15th December 2021

Appendix B1

1. 21/2711/FUL Valid date: 29/11/2021
24 Hyde Lane Nash Mills HP3 8RY - Single storey rear extension.
No comment.
2. 21/2534/FUL Valid date: 19/11/2021
103 Breakspeare Road Abbots Langley WD5 0ER - Part single, part two storey rear extension, alterations to fenestration, demolition of porch with replacement bow window, relocation of entrance door to side elevation including new gate and demolition of front boundary wall associated with new access and construction of driveway.
Members have concerns about the overshadowing of the neighbouring property number 101.
3. 21/2691/FUL Valid date: 30/11/2021
34 Harthall Lane Kings Langley Hertfordshire - Construction of front porch, replacement roof to rear conservatory and alterations to fenestration.
No comment.
4. 21/2762/FUL Valid date: 02/12/2021
55 Harlech Road Abbots Langley WD5 0BE - Loft conversion including rear dormer; single storey side extension and alterations to existing conservatory.
No comment. Members noted the reduction of the size of the proposed porch.
5. 21/2727/FUL Valid date: 29/11/2021
Long Meadow 45 Harthall Lane Kings Langley - Erection of detached double garage and driveway extension.
No objection.

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Planning applications considered on 15th December 2021

Appendix B2

1. 21/2735/FUL Valid date: 06/12/2021
21 The Maltings Hunton Bridge WD4 8QL - Demolition of existing conservatory and construction of single storey rear extension and terrace including retaining walls.
No objections.

2. 21/2706/FUL Valid date: 06/12/2021
32 Hamilton Road Hunton Bridge WD4 8PZ - Two-storey side extension.
In line with Three Rivers regulations, members note that the first floor extension is within 1.2m of the boundary and therefore contravenes terracing guidance.

3. 21/2745/FUL Valid date: 06/12/2021
38 Gallows Hill Lane Abbots Langley WD5 0DA - Demolition of existing garage, two storey front and side extension, single storey rear/side extension.
Members have concerns that the protrusion at the front does not match the character of the associated houses, and note that the first floor is within 1.2m of the boundary.

4. 21/2726/FUL Valid date: 08/12/2021
54 Harthall Lane Kings Langley WD4 8JH - Single storey side and rear extension including demolition of existing garage.
No objections to the scale of the proposed development, however members feel a more aesthetic solution could be achieved.

5. 21/2729/FUL Valid date: 09/12/2021
55 Primrose Hill Kings Langley Hertfordshire - Installation of vehicular crossover and hardstanding to driveway.
Members have concerns that this is within the restricted area of the pedestrian crossing and would welcome feedback from the Highways Officer.

6. 21/2756/FUL Valid date: 09/12/2021
23 Manor House Gardens Abbots Langley Hertfordshire - Demolition of conservatory and construction of single-storey rear and side extension and alterations.
No comment.