

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. Wednesday 16th February 2022 in the Council Offices, Langley Road, Abbots Langley.

Those present:

Chairman: Councillor Jon Tankard

Councillors:

Councillor David Major
Councillor Jane Lay
Councillor Robin Powell
Councillor Owen Roe
Councillor Roxanne Yau

Officers: Jayshree Patel - Finance Officer & Deputy Clerk

The meeting opened at 7:30 pm.

340. Apologies for absence

Apologies were received, accepted and recorded from Councillor Jean Bowman.

341. Declarations of interest

None

342. Public participation

None

343. Planning Decisions from Three Rivers District Council

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

Members requested officers contact Three Rivers District Council Planning to obtain their feedback in relation to the comment submitted by the Abbots Langley Parish Council on approved planning application 21/2876/FUL.

344. 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 and B2.

345. Appeal

Members noted the following appeals against the refusal of planning permission:

- i. 21/1368/FUL - 27 Gable Close Abbots Langley WD5 0LD. Subdivision of site and construction of detached bungalow. Ref: APP/P1940/W/21/3283959.
- ii. 21/2424/FUL - 14 Greenways Abbots Langley WD5 0EU. Part single, part two storey rear extension, construction of basement and additional room within rear roof space. Ref: APP/P1940/D/22/3291470

346. Highways and Transport Matters

Members noted the temporary road closures.

347. Consultation on Three Rivers District Council Street Trading Policy.

Members noted the above consultation and closing dates for comments.

348. Consultation on Three Rivers District Council Street Trading Policy.

Members noted the above consultation and closing dates for comments.

349. St Albans and District Council Local Plan.

Members noted the above updates.

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The meeting closed at 8:25 pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council
Reported on 16th February 2022.

Appendix A1

1. 21/2444/FUL ALPC meeting 17/11/2021

36 Gypsy Lane Hunton Bridge WD4 8PR - Demolition of existing conservatory and construction of part single, part two storey side and rear extension and loft conversion including front and rear rooflights.

ALPC Comment: No comment

TRDC Decision: refused

Reason: The proposed two storey rear extension, increase in ridge height and introduction of a crown roof would unacceptably increase the bulk and massing of the host dwelling to such an extent that it would relate poorly with the existing house therefore resulting in a form of development that would be incongruous to the host dwelling, out of character with the traditional roof forms in the area and adversely affect the character and appearance of the streetscene. The two storey rear extension, increase in ridge and introduction of a crown roof would therefore be contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011), Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013) and the NPPF (2021).
2. 21/2487/FUL ALPC meeting 17/11/2021

45 Gallows Hill Abbots Langley WD4 8PG - Demolition of existing bungalow and construction of replacement two storey dwelling with basement and raised terrace with associated landscaping and swimming pool.

ALPC Comment: No comment

TRDC Decision: approved

Reason:
3. 21/2488/FUL ALPC meeting 01/12/2021

10 Gypsy Lane Hunton Bridge Hertfordshire - Erection of a detached building containing two residential flats and the erection of a detached dwelling with associated access and landscaping.

ALPC Comment: Members object to this application on the following grounds:- * Not in keeping with the street *Overdevelopment of site * Overlooking gardens/other properties/loss of privacy

TRDC Decision: withdrawn on 26/01/2022

Reason:
4. 21/2711/FUL ALPC meeting 15/12/2021

24 Hyde Lane Nash Mills HP3 8RY - Single storey rear extension.

ALPC Comment: No comment.

TRDC Decision: approved

Reason:

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5. 21/2691/FUL ALPC meeting 15/12/2021
34 Harthall Lane Kings Langley Hertfordshire - Construction of front porch, replacement roof to rear conservatory and alterations to fenestration.
ALPC Comment: No comment. Members noted the reduction of the size of the proposed porch.
TRDC Decision: approved
Reason:
6. 21/2762/FUL ALPC meeting 15/12/2021
55 Harlech Road Abbots Langley WD5 0BE - Loft conversion including rear dormer; single storey side extension and alterations to existing conservatory.
ALPC Comment: No comment.
TRDC Decision: approved
Reason:
7. 21/2735/FUL ALPC meeting 15/12/2021
21 The Maltings Hunton Bridge WD4 8QL - Demolition of existing conservatory and construction of single storey rear extension and terrace including retaining walls.
ALPC Comment: No objections.
TRDC Decision: approved
Reason:
8. 21/2706/FUL ALPC meeting 15/12/2021
32 Hamilton Road Hunton Bridge WD4 8PZ - Two-storey side extension.
ALPC Comment: 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.
TRDC Decision: approved
Reason:
9. 21/2775/FUL ALPC meeting 05/01/2022
58 Harlech Road Abbots Langley WD5 0BF - Single storey side extension, conversion of integral garage to habitable space and provision of new parking space and access to the rear.
ALPC Comment: No objection but Members request that the provision for the new parking space and access to the rear complies with highways requirements.
TRDC Decision: approved
Reason:
10. 21/2823/FUL ALPC meeting 05/01/2022
22 Broomfield Rise Abbots Langley WD5 0HN - Single storey rear extension and conversion of garage into habitable accommodation.
ALPC Comment: No objection.
TRDC Decision: approved

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Reason:

11. 21/2740/FUL

ALPC meeting 05/01/2022

33 Hazelbury Avenue Abbots Langley WD5 0DE - Single storey rear extension and alterations to fenestration.

ALPC Comment: No objection, however, Members feel the drawings are of a poor standard for a planning application and do not adequately enable Members to determine the scale of the extension against the existing house.

TRDC Decision: approved

Reason:

12. 21/2760/FUL

ALPC meeting 05/01/2022

61 Gallows Hill Abbots Langley Hertfordshire - Loft conversion including hip to gable roof alterations, rear dormer, front rooflights and flank window.

ALPC Comment: No objection. Members feel this development should fall within permitted development.

TRDC Decision: approved

Reason:

13. 21/2876/FUL

ALPC meeting 05/01/2022

2 Rosemarie Close Leavesden WD25 7NP - Conversion of garage to habitable accommodation and extension to hardstanding.

ALPC Comment: No objection, however, members request that there is a condition added that insists the drive is drained away from the public drains.

TRDC Decision: approved

Reason:

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Planning applications considered on 16th February 2022

Appendix B1

1. 22/0109/RSP ALPC meeting 16/02/2022
78 Harlech Road Abbots Langley WD5 0BF - Retrospective: Conversion of garage to habitable accommodation.
ALPC Comment: No comment.
TRDC Decision:
Reason:

2. 22/0116/FUL ALPC meeting 16/02/2022
8 Kindersley Way Abbots Langley WD5 0DQ - Part single, part two storey rear extension, conversion of garage into habitable accommodation and alterations to landscaping.
ALPC Comment: No comment.
TRDC Decision:
Reason:

3. 22/0136/ADV ALPC meeting 16/02/2022
Premier Works Primrose Hill Kings Langley - Advertisement Consent: Erection of non-illuminated signage.
ALPC Comment: Members voiced concerns over the visibility of pedestrians and questioned the amount of signage proposed.
TRDC Decision:
Reason:

4. 22/0080/FUL ALPC meeting 16/02/2022
20 Abbey Drive Abbots Langley Hertfordshire - Single storey rear extension.
ALPC Comment: No comment.
TRDC Decision:
Reason:

5. 22/0131/LBC ALPC meeting 16/02/2022
25-27 High Street Abbots Langley - Listed Building Consent: Removal of one standard rooflight and installation of two conservation style rooflights and associated works.
ALPC Comment: No comment.
TRDC Decision:
Reason:

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6. 22/0107/FUL ALPC meeting 16/02/2022
66 Harlech Road Abbots Langley WD5 0BF - Single storey rear extension, Fire statement - N/A, Permission in principle -N/A, Public service infrastructure - N/A.
ALPC Comment: No comment.
TRDC Decision:
Reason:
7. 21/2561/FUL ALPC meeting 16/02/2022
Greenways Seabrook Road Kings Langley - Demolition of existing buildings and construction of a detached dwelling.
ALPC Comment: Members support the build on infill sites within the urban context of the green belt, and feel that the proposed building is in context and character of the area. If this does go for officer rejection, Members request that the matter is brought in to planning committee.
TRDC Decision:
Reason:
8. 22/0169/FUL ALPC meeting 16/02/2022
1 High Acres Abbots Langley Hertfordshire - Single storey rear/side extension and enlargement of porch with pitch roof.
ALPC Comment: No comment.
TRDC Decision:
Reason:
9. 21/2726/FUL ALPC meeting 16/02/2022
54 Harthall Lane Kings Langley WD4 8JH - Single storey side and rear extension including demolition of existing garage.
ALPC Comment: No comment.
TRDC Decision:
Reason:

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Highways and Transport Matters

Noted the following road closures and restrictions within the parish

Appendix C1

- i. To prohibit all vehicular traffic from using that length of Chequers Lane, Abbots Langley from its junction with A405 North Orbital Road north westwards for a distance of approximately 100m ("the Road"), except for access.

An alternative route will be via A405 (North Orbital Road/St Albans Road), Horseshoe Lane, Woodside Lane and Chequers Lane.

The Order is needed because utility service works are proposed to be executed on or near the Road.

If the Order is made, it shall come into force on 14 March 2022 for a period of up to 18 months. However, the restrictions specified shall only take effect at the times indicated by signs on or near the Road.

- ii. To prohibit all vehicular traffic from using that length of Chequers Lane, Abbots Langley from its junction with A405 North Orbital Road north westwards for a distance of approximately 100m ("the Road"), except for access.

An alternative route will be via A405 (North Orbital Road/St Albans Road), Horseshoe Lane, Woodside Lane and Chequers Lane.

The Order is needed because the replacement of an existing utility pole is proposed to be executed near the Road.

If the Order is made, it shall come into force on 15 March 2022 for a period of up to 18 months. However, the restrictions specified shall only take effect at the times indicated by signs on or near the Road.

- iii. To prohibit all vehicular traffic from using that length of Harthall Lane, Bulls Green from a point in line with the western boundary of No.7 Harthall Lane north eastwards to a point in line with the eastern boundary of No.11 Harthall Lane, a distance of approximately 78 metres ("the Road").

An alternative route will be via Harthall Lane, Railway Terrace, Hyde Lane, Bedmond Road and Harthall Lane.

The Order is needed because the replacement of existing lighting columns is proposed to be executed near the Road.

If the Order is made, it shall come into force on 18 March 2022 for a period of up to 18 months. However, the restrictions specified shall only take effect at the times indicated by signs on or near the Road.