

## Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. Wednesday 26<sup>th</sup> January 2022 in the Council Offices, Langley Road, Abbots Langley.

Those present:

Vice-Chairman: Councillor David Major

Councillors: Councillor Jane Lay  
Councillor Robin Powell  
Councillor Owen Roe  
Councillor Roxanne Yau

Officers: Isabel Montesdeoca - Chief Officer & Clerk to the Council  
Jayshree Patel - Finance Officer & Deputy Clerk

The meeting opened at 7:30 pm.

325. Apologies for absence

Apologies were received, accepted and recorded from Councillor Jon Tankard.

326. Declarations of interest

None

327. Public participation

None

328. Planning Decisions from Three Rivers District Council

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

329. 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.

330. To confirm the Minutes of the Meetings held on

It was proposed by Councillor Robin Powell, seconded by Councillor Jane Lay and RESOLVED that the minutes of the meeting held on 17<sup>th</sup> November, 1<sup>st</sup> and 15<sup>th</sup> December 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.

331. Highways and Transport Matters

Members noted the temporary road closures.

The meeting closed at 8:44 pm.

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

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

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Planning applications decided by Three Rivers District Council  
Reported on 26<sup>th</sup> January 2022.

### Appendix A1

1. 21/2562/FUL ALPC meeting 17/11/2021  
122 Hazelwood Lane Abbots Langley WD5 0HE - Two storey side and single storey front extension.  
ALPC Comment: Members acknowledge that the two storey extension is up to the boundary but note that it is open land.  
TRDC Decision: approved  
Reason:
  
2. 21/2622/FUL ALPC meeting 01/12/2021  
130B Toms Lane Kings Langley Hertfordshire - Removal of existing rear conservatory, single storey rear extension including steps and insertion of front dormer.  
ALPC Comment: No objections  
TRDC Decision: approved  
Reason:
  
3. 21/2595/FUL ALPC meeting 01/12/2021  
1 Woodlands Road Nash Mills HP3 8RZ - Single storey rear extension and loft conversion including rear dormer window and front rooflights.  
ALPC Comment: No objections  
TRDC Decision: approved  
Reason:
  
4. 21/2626/FUL ALPC meeting 01/12/2021  
109 Primrose Hill Kings Langley WD4 8HX - Change of use from A1 to A5 including the installation of a new extraction system including the installation of a flue to the rear elevation.  
ALPC Comment: Members had no overall objections with this application but have general concerns about potential noise pollution the extractor fan will generate and also the possible increase in parking.  
TRDC Decision: Refused  
Reason: 1. The proposed change of use to a takeaway would result in a material increase in coming and goings and on-site activity when compared with the existing Class E use. The proposed use is therefore considered to result in an unacceptable level of noise and disturbance to the adjacent neighbouring properties. No material considerations of sufficient weight have been demonstrated to outweigh the harm identified. The development is therefore contrary to Policy CP12 of the Core Strategy (adopted October 2011) and Policy DM9 of the Development Management Policies LDD (adopted July 2013).  
2. In the absence of a formal drop kerb access onto Primrose Hill it is considered that insufficient access would be provided for motorcycles who would need to mount the existing kerb or drive along the pedestrian pavement, causing highway safety concerns. The development would therefore be contrary to Policies CP1,

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CP10 and CP12 of the Core Strategy (adopted October 2011) and Policy DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013)

5. 21/2689/FUL ALPC meeting 01/12/2021
- Land Adjacent 235 Toms Lane Kings Langley - Change of use of land to equestrian and construction of a stable building, hardstanding, access, gates and altered vehicle access.
- ALPC Comment: No objections and members noted the width of the gate has been increased.
- TRDC Decision: refused
- Reason: No development shall commence until full details (in the form of scaled plans) have been submitted and approved in writing by the Local Planning Authority in consultation with the Highway Authority to illustrate the following: • Formalised bellmouth access with pedestrian dropped kerbs and tactile paving on either side. Tactile paving would need to in accordance with standards laid out in Guidance on the use of Tactile Paving Surfaces Reason: To ensure suitable, safe and satisfactory planning and development of the site in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018)
6. 21/2534/FUL ALPC meeting 15/12/2021
- 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.
- ALPC Comment: Members have concerns about the overshadowing of the neighbouring property number 101.
- TRDC Decision: approved
- Reason:

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Planning applications considered on 26<sup>th</sup> January 2022

Appendix B1 & B2

1. 21/2817/FUL Valid date: 04/01/2022  
64 Marlin Square Abbots Langley WD5 0EG - Rear infill extensions and part conversion of garage into habitable accommodation.  
Members support this application but are concerned that the lime root systems, protected by Tree Preservation Order, are adequately protected as detailed in the arboricultural report as a condition of any approval.
2. 21/2905/LBC Valid date: 22/12/2021  
25-27 High Street Abbots Langley - Listed Building Consent: Recovering of roof.  
Members have no objections to the appearance of the proposed composite roof tile, but feel that the Conservation Officer is the best person to make comments on this application with respect to the proposed roof tile's suitability bearing in mind the style and age of the building.
3. 21/2904/LBC Valid date: 22/12/2021  
25-27 High Street Abbots Langley - Listed Building Consent: Provision of additional sub floor ventilation to existing suspended timber ground floor.  
No objections.
4. 21/2902/LBC Valid date: 22/12/2021  
25-27 High Street Abbots Langley - Listed Building Consent: Removal of built in cupboards to each side of fireplace in first floor bedroom.  
No objections.
5. 21/2922/FUL Valid date: 05/01/2022  
12 Old Mill Road Hunton Bridge WD4 8RH - Detached two storey boat house to the rear.  
Members have no objection to the building but feel the current design is disproportionately large and recommend a reduction in the height of the build as it sits in a sensitive site within the green belt.
6. 21/2932/FUL Valid date: 06/01/2022  
45 Primrose Hill Kings Langley WD4 8HZ - Single storey rear extension Address.  
Members feel they have no grounds to object but do have concerns regarding the overall size of the extension.
7. 21/2875/RSP Valid date: 10/01/2022  
12A Bluebell Drive Bedmond WD5 0SU - Part Retrospective: Erection of detached outbuilding.  
No objections.

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8. 21/2918/FUL Valid date: 04/01/2022  
The Old Maltings High Street Abbots Langley - External alterations including replacement fascia boards door and frame and windows, repair to chimney and brickwork, internal alterations including removal of stud wall and installation of stud walls to incorporate bathroom.  
No objections. Members fully support this application and welcome the investment which will put a halt to the long term deterioration of the property.
9. 21/2919/LBC Valid date: 04/01/2022  
The Old Maltings High Street Abbots Langley - Listed Building Consent: External alterations including replacement fascia boards door and frame and windows, repair to chimney and brickwork, internal alterations including removal of stud wall and installation of stud walls to incorporate bathroom.  
Members have no objections providing the windows are in keeping with the property and there is a favourable Conservation Officer report.
10. 21/2942/FUL Valid date: 17/01/2022  
19 South Way Abbots Langley WD5 0JL - Single storey side and rear extensions and front porch.  
No objections.
11. 22/0082/FUL Valid date: 18/01/2022  
Abbots Business Park, Unit 16 Primrose Hill Kings Langley - Variation of Condition 3 pursuant to planning permission 19/2500/FUL [Change of use from Industrial (B1) to Mixed Use (Auction House (Sui Generis) and Light Industrial (B1))] to allow for the reference to '12 live auctions per year' to be removed.  
No objection, subject to landlord consent.
12. 21/2901/FUL Valid date: 18/01/2022  
181 Abbots Road Abbots Langley WD5 0BN - Demolition of existing structure and construction of ground floor and lower ground floor rear extension.  
No objections.
13. 21/2874/FUL Valid date: 20/01/2022  
8 Greenways Abbots Langley WD5 0EU - Extension to roof including hip to gable extensions, rear extension to create crown roof, increase in ridge height and rear dormers and loft conversion.  
No objections.