

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. Wednesday 5th January 2022 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
Councillor Roxanne Yau

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

The meeting opened at 7:38 pm.

285. Apologies for absence

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

286. Declarations of interest

None

287. Public participation

None

288. Planning Decisions from Three Rivers District Council

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

289. 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.

290. Highways and Transport Matters

Members noted the temporary road closures.

291. Consultation on Statement of Community Involvement for SW Herts Joint Strategic Plan

Members noted the Draft for Targeted Consultation and look forward to receiving the first draft of the Joint Strategic Plan.

The meeting closed at 9:26 pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council
Reported on 5th January 2022.

Appendix A1

1. 21/0620/FUL ALPC meeting 21/04/2021
Northcotts Long Elms Close Abbots Langley - Redevelopment of site to including demolition of existing building and construction of three storey apartment block consisting of 18no. two-bedroom dwellings with balconies to front and rear and associated landscaping, parking and cycle store provision.
ALPC Comment: The members are concerned that there are insufficient parking spaces for the accomodations as raised by a number of residents. This does not comply with the rigid requirements set by TRDC. The members support the independent nature of the proposed dwellings.
TRDC Decision: approved
Reason:

2. 21/2276/FUL ALPC meeting
20 Hazelwood Lane Abbots Langley Hertfordshire - First floor rear extensions.
ALPC Comment:
TRDC Decision: approved
Reason:

3. 21/2360/FUL ALPC meeting 27/10/2021
14 Trowley Rise Abbots Langley WD5 0LW - Single storey rear extension and loft conversion including increase in ridge height, hip to
gable roof alterations, rear dormer and front rooflights and alterations to fenestration.
ALPC Comment: No objections
TRDC Decision: approved
Reason:

4. 21/2387/FUL ALPC meeting 27/10/2021
27 Harthall Lane Kings Langley WD4 8JW - Single storey side infill extension and single storey rear extension.
ALPC Comment: No objections
TRDC Decision: approved
Reason:

5. 21/2196/FUL ALPC meeting 27/10/2021
150A Abbots Road Abbots Langley WD5 0BL - Single storey rear extension and side dormer roof extension.
ALPC Comment: No objections

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TRDC Decision: approved

Reason:

6. 21/2313/ADV ALPC meeting 27/10/2021
Unit B Imagination Technologies Home Park Industrial Estate Station Road -
Advertisement Consent: Insertion of building mounted internally illuminated signs.
ALPC Comment: No objections
TRDC Decision: approved
Reason:
7. 21/2365/FUL ALPC meeting 27/10/2021
113A Toms Lane Kings Langley Hertfordshire - Two storey rear and single storey
side extension.
ALPC Comment: No objections
TRDC Decision: approved
Reason:
8. 21/2372/FUL ALPC meeting 27/10/2021
22 Rosehill Gardens Abbots Langley WD5 0HF - Demolition of existing side
extension and construction of side extension.
ALPC Comment: No objections
TRDC Decision: approved
Reason:
9. 21/2424/FUL ALPC meeting 17/11/2021
14 Greenways Abbots Langley WD5 0EU - Part single, part two storey rear
extension, construction of basement and additional room within rear roof space.
ALPC Comment: Members are concerned that the bulk and mass of the proposed
extension will affect number 12's right to light. The plans show the 45 degree
angle has been taken from the window and not the boundary which is the
requirement. Members feel given the number of Tree preservation orders on the
property an arboriculturist report should be obtained.
TRDC Decision: Refused
Reason: 1. The proposed two storey rear extension by virtue of its depth, height,
siting and proximity and relationship to the boundary with No.12 Greenways would
result in an oppressive, overbearing and visually intrusive form of development to
the detriment of the amenities of the occupants of No.12. The proposal would
therefore be contrary to Policy CP12 of the Core Strategy (adopted October 2011)
and Policy DM1 and Appendix 2 of the Development Management Policies LDD
(adopted July 2013).
2. In the absence of sufficient information, it has not been demonstrated that the
development would not have a detrimental impact to the TPO tree sited in the
neighbouring garden of No.12, given the proximity of the proposed development to
the root protection area of the tree and the extent of ground and surface works
required. Therefore necessary consideration and appropriate mitigation cannot be
given to the impact of the development on protected trees contrary to Policies CP1
and CP12 of the Core Strategy (adopted October 2011), Policy DM6 of the

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Development Management Policies LDD (adopted July 2013) and paragraph 131 the NPPF (2021).

10. 21/2298/FUL ALPC meeting 17/11/2021
69 Bucknalls Lane Garston Hertfordshire - Part-Retrospective: Partial demolition of existing dwelling and construction of two storey front and part single, part two storey rear extensions, front porch, increase in ridge height to create a two-storey dwelling and alterations to fenestration.
ALPC Comment: No comment
TRDC Decision: approved
Reason:
11. 21/2336/FUL ALPC meeting 17/11/2021
23 Gallows Hill Abbots Langley WD4 8PG - Single storey rear extension and raised patio.
ALPC Comment: Members note that there is a privacy screen to number 25, but not to number 21. They would like assurance that there will be a privacy screen to number 21.
TRDC Decision: approved
Reason:
12. 21/2416/FUL ALPC meeting 17/11/2021
6 Gallows Hill Lane Abbots Langley WD5 0DA - Part single, part two storey side and rear extensions and loft conversion including roof extension including side and rear dormer windows and front rooflights.
ALPC Comment: Members note that the boundary distance is 1m and the requirement is 1.2m. They note that the fixed windows below 1.8 are not marked at 'non openable'.
TRDC Decision: approved
Reason:
13. 21/2388/FUL ALPC meeting 17/11/2021
18 Trowley Rise Abbots Langley WD5 0LW - Loft conversion including increase in ridge height, hip to barn-hip extensions and insertion of rear dormer.
ALPC Comment: Members would like to see a streetscene.
TRDC Decision: approved
Reason:
14. 21/2423/FUL ALPC meeting 17/11/2021
Riverside Old Mill Road Hunton Bridge - Side and rear extensions to accommodate toilets for existing guest house/garage.
ALPC Comment: Members feel that the proposal is out of character for the conservation area. They have concerns following recent licensing issues at the

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property and would like a more temporary solution rather than the proposed permanent expansion of the facilities.

TRDC Decision: approved

Reason:

15. 21/2338/FUL ALPC meeting 17/11/2021
150 Abbots Road Abbots Langley WD5 0BL - Two storey side extensions, single storey rear extension, loft conversion with roof alterations including rear dormers, rooflights and associated external works.
ALPC Comment: No comment
TRDC Decision: approved
Reason:
16. 21/2401/FUL ALPC meeting 17/11/2021
26 Ridgehurst Avenue Leavesden WD25 7AY - First floor side extension.
ALPC Comment: No comment
TRDC Decision: approved
Reason:
17. 21/2454/FUL ALPC meeting 17/11/2021
5 Magnolia Avenue Abbots Langley Hertfordshire - Two storey side extension.
ALPC Comment: No comment
TRDC Decision: approved
Reason:
18. 21/2495/FUL ALPC meeting 17/11/2021
Chestnut Lodge Allans Way Abbots Langley - Erection of detached outbuilding.
ALPC Comment: Given the greenbelt status, members are concerned about the proximity of the building to the boundary and overbearing nature to the road.
TRDC Decision: approved
Reason:
19. 21/2503/FUL ALPC meeting 17/11/2021
21 Raymond Close Abbots Langley WD5 0HG - Single storey front, side and rear extensions including demolition of existing conservatory and store.
ALPC Comment: no comment
TRDC Decision: approved
Reason:

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20. 21/2369/FUL ALPC meeting 17/11/2021
51 Trowley Rise Abbots Langley WD5 0LN - Single-storey rear extension.
ALPC Comment: no comment
TRDC Decision: approved
Reason:
21. 21/2511/FUL ALPC meeting 17/11/2021
55 Primrose Hill Kings Langley WD4 8HZ - Installation of vehicle crossover.
ALPC Comment: Members feel that advice from Highways should be taken on this matter.
TRDC Decision: application has been withdrawn on 30 November 2021 and no further action will be taken on it.
Reason:
22. 21/2452/FUL ALPC meeting 17/11/2021
20 Hunton Bridge Hill Hunton Bridge WD4 8PU - Loft conversion including increase in ridge height, hip to gable roof extensions, rear dormer and front rooflights.
ALPC Comment: No comment
TRDC Decision: Refused
Reason: The proposed development would result in harm to the character and appearance of the host dwelling and streetscene by virtue of the significant increase in bulk and massing of the host dwelling at roof level as a result of the proposed increase in ridge height, alterations to the existing rear extension roof form and the substantial rear dormer window which would relate poorly to the two storey rear projection. The proposed development, when viewed cumulatively, would result in prominent and poorly designed additions which would adversely affect the character and appearance of the host dwelling and streetscene. The proposal 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).
23. 21/2506/FUL ALPC meeting 17/11/2021
20 Hawthorn Close Abbots Langley WD5 0SR - Demolition of existing garage and construction of two storey front and side extension and single storey rear extension.
ALPC Comment: No comment
TRDC Decision: refused
Reason: 1. The proposed two storey front and side extension by virtue of its overall scale, design, bulk, proximity to the boundary and disproportionality to the host roofslope and dwelling would result in harm to the character and appearance of the host dwelling and area. As such the proposal is contrary to Policy CP1 and CP12 of the Core Strategy (adopted 2011) and Policy DM1 and Appendix 2 of the Development Management Policies document (adopted July 2013)
2. The proposed single storey rear extension by virtue of its depth, height, siting and proximity and relationship to the boundary with No.18 Hawthorn Close would result in an oppressive, overbearing and visually intrusive form of development to the detriment of the amenities of the occupants of No.18. The proposal would

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therefore be contrary to Policy CP1, CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013)

3. In the absence of sufficient information, it has not been demonstrated that the development would not have a detrimental impact to the TPO trees sited alongside the southern flank boundary of the application site, given the proximity of the proposed development to the root protection area of the trees and the extent of ground and surface works required. Therefore necessary consideration and appropriate mitigation cannot be given to the impact of the development on protected trees contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011), Policy DM6 of the Development Management Policies LDD (adopted July 2013) and paragraph 131 the NPPF (2021).

24. 21/2482/FUL

ALPC meeting 17/11/2021

58 Harlech Road Abbots Langley WD5 0BF - Single storey side extension.

ALPC Comment: No comment

TRDC Decision: approved

Reason:

25. 21/2412/FUL

ALPC meeting 17/11/2021

78 Gallows Hill Lane Abbots Langley WD5 0BY - Demolition of existing dwelling and associated outbuildings and construction of two semi-detached and two detached dwellings with associated access, garages and landscaping.

ALPC Comment: Members strongly object to the proposal. The building is an important asset to Abbots Langley as an existing example of the Arts and Crafts period. The proximity of the proposed development would result in too many houses coming directly off Gallows Hill Lane. Members feel that the houses are out of character to the area and will be visible from the road.

TRDC Decision: refused

Reason: 1. The existing dwelling is considered to contribute positivity to the streetscene given its architectural and historical interest and therefore has been identified during the planning application as a non-designated heritage asset. The proposed development would result in the existing dwelling's total loss. It is not considered that the development as proposed when considered in its entirety (given the harm identified) would justify the loss of its significance through its demolition. The development would therefore be contrary to CP10 of the Core Strategy (adopted October 2011), Policy DM3 of the Development Management Policies LDD (adopted July 2013) and paragraph 203 of the NPPF (2021).

2. The development by reason of its layout, siting, scale and design would cumulatively result in a cramped and contrived overdevelopment of the site which would have a significant and detrimental adverse impact on the character and appearance of the street scene and wider area. The development would therefore be contrary to Policies CP1, CP3 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

3. The proposed development by virtue of the size, height, bulk and massing and siting of the proposed dwellings within Plots 3 and 4 would result in an unneighbourly and overbearing form of development to the detriment of the residential amenities of existing neighbouring occupiers of 80 Gallows Hill Lane and 5 and 6 Little Orchard Close. The development would therefore be detrimental to residential amenity and would not accord with Policy CP12 of the Core Strategy (adopted October 2011) and

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Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013). 4 In the absence of an agreement under the provisions of Section 106 of Town and Country Planning Act 1990, the development would not contribute to the provision of affordable housing. The proposed development therefore fails to meet the requirements of Policy CP4 of the Core Strategy (adopted October 2011) and the Affordable Housing Supplementary Planning Document (approved June 2011).

26. 21/2458/LBC

ALPC meeting 17/11/2021

7 Home Park Cottages Station Road Kings Langley Hertfordshire WD4 8LD - Listed Building Consent: Installation of an Electric Vehicle Charging point to existing building.

ALPC Comment: Members support the use of electric charging points but appreciate this is a listed building.

TRDC Decision: withdrawn 23/12/2021

Reason:

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Planning applications considered on 5th January 2022

Appendix B1

1. 21/2775/FUL Valid date: 14/12/2021
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.
No objection but Members request that the provision for the new parking space and access to the rear complies with highways requirements.

2. 21/2823/FUL Valid date: 13/12/2021
22 Broomfield Rise Abbots Langley WD5 0HN - Single storey rear extension and conversion of garage into habitable accommodation.
No objection.

3. 21/2740/FUL Valid date: 15/12/2021
33 Hazelbury Avenue Abbots Langley WD5 0DE - Single storey rear extension and alterations to fenestration.
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.

4. 21/2778/FUL Valid date: 06/12/2021
Riverside Old Mill Road Hunton Bridge - Construction of detached outbuilding containing bar.
Members have concerns over the use of the site. It is understood that a license was granted for occasional event use but feel that the addition of this structure adds a permanence to the recreational event use of the site which is not felt to be in the spirit of the license granted. Additionally the design of the bar demonstrates the intention to host open air events, however, the location of the bar is too close to the boundary and represents a fire risk to neighbouring sites. Furthermore, members feel this is inappropriate use of the site as it is situated in a greenbelt and conservation area. Finally, members feel there is insufficient parking to warrant a permanent site such as this. Overall, members have concerns on this use of this site due to its historic issues with local residents and on their behalf, members request if this application is to be recommended for approval that it be brought to committee.

5. 21/2834/FUL Valid date: 17/12/2021
77 Furtherfield Abbots Langley Hertfordshire - Proposed single storey rear/side extension.
No objection.

6. 21/2811/FUL Valid date: 20/12/2021
95 Primrose Hill Kings Langley WD4 8HX - Single storey rear infill extension.
No objection.

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7. 21/2760/FUL Valid date: 21/12/2021
61 Gallows Hill Abbots Langley Hertfordshire - Loft conversion including hip to gable roof alterations, rear dormer, front rooflights and flank window.
No objection. Members feel this development should fall within permitted development.
8. 21/2840/FUL Valid date: 20/12/2021
Hill View Barn Toms Lane Kings Langley - Conversion of existing integral garage to habitable accommodation, erection of single storey detached garage and installation of air source heat pump.
No objection.
9. 21/2876/FUL Valid date: 20/12/2021
2 Rosemarie Close Leavesden WD25 7NP - Conversion of garage to habitable accommodation and extension to hardstanding.
No objection, however, members request that there is a condition added that insists the drive is drained away from the public drains.
10. 21/2458/LBC Valid date: 01/11/2021
7 Home Park Cottages Station Road Kings Langley - Listed Building Consent: Installation of an Electric Vehicle Charging point to existing building.
As before, members fully support this. Members feel the location of the charging point is not an issue and it is important that houses are allowed to progress as society does. Members also note that if the charging point is removed in the future, it could be done with no long term impact to the building.
11. 21/2723/FUL Valid date: 17/12/2021
Leavesden Park Hercules Way, Leavesden Watford - Erection of one electricity sub-station in car park.
No objection. Members fully support the implementation of infrastructure that supports long term sustainability.
12. 21/2757/FUL Valid date: 17/12/2021
Barclays Bank 38 High Street Abbots Langley - Part Retrospective: Single storey rear extension and change of use of premises from bank Class E(c)(i) (Financial Services) to restaurant Class E(b).
Members are unable to comment on this application due to a conflict of interest linked to a boundary dispute on the flank wall of the proposed rear extension. However, we have concerns that this application is not valid as the Council were not notified that the leaseholder intends to build on Council land and the plans, as shown, are incorrect as they do not state that the plans are on Council land. That aside, Members request that should the officer be minded to approve this application that it be brought to Committee.
13. 21/2764/FUL Valid date: 23/12/2021
11 Bucknalls Lane Garston Watford - Part single part two storey side and rear extensions, loft conversion including increase in ridge height, Dutch hip roof enlargements and front and rear dormer windows.

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Member feel the scale of the development is inappropriate and not in keeping with the scale of the street scene. Additionally, members feel this development would be overbearing on the neighbouring property at #15 Bucknalls Lane.