

Council Offices
Langley Road
Abbots Langley
Herts
WD5 0EJ

24th June 2022

To Members of the Planning and Highways Committee

Councillors: Jane Lay, David Major, Robin Powell, Owen Roe, Jon Tankard (Chairman), John Wyatt, Roxanne Yau.

The next meeting of the Planning and Highways Committee will be held at the above address on Wednesday 29th June 2022 at 7:30 pm when your presence is summoned for the purpose of transacting the business outlined below.

The press and public are welcome to attend the meeting.

Isabel Montesdeoca

Chief Officer and Clerk to the Council

AGENDA

1. Apologies for Absence
To receive and accept apologies for absence.
2. Declarations of Interest
To receive declarations of interest in items on the agenda.
3. Public Participation
To note if any members of the public have requested to speak at this meeting, in accordance with the Parish Council's Public Speaking Arrangements.
4. Planning Decisions from Three Rivers District Council
To note the recent decisions as listed in Appendix A1.
5. Planning Applications as received from Three Rivers District Council
To comment on current planning applications as listed in Appendix B1 as well as planning applications with consultation deadline before the next meeting, as notified to members prior to the meeting.
6. Appeal
To note the following appeals against refusal of planning permission:
 - i. 21/0925/FUL - Meadow Farm Hyde Lane Nash Mills HP3 8SA, Demolition of buildings 8 and 9 and erection of rural worker's dwelling for groom's accommodation. Ref: APP/P1940/W/22/3291601.
 - ii. 21/2778/FUL - Riverside Old Mill Road Hunton Bridge WD4 8QT, Construction of detached outbuilding containing bar. Ref: APP/P1940/D/22/3297543.

7. Highways and Transport Matters

- i. To note the following road closure and restriction within the parish:

Notification of Works - Abbots Langley Footpath 19 - Thanks to Hertfordshire County Council's COVID Recovery Fund, there will be surface improvement works to Abbots Langley Footpath 19 (map below). The works are due to take place in July/August, weather permitting. The path will be closed to the public and notices will be put up a week before the works start to make local users aware.

- iii. to prohibit all vehicular traffic from using that length of Highwoodhall Lane, Pimlico from a point 75m south west of its junction with Bedmond Road south westwards for a distance of approximately 144m ("the Road"), except for access. There is no alternative route available for vehicles when the works are being carried out. However vehicular access to properties in this road will be maintained whenever possible throughout the duration of the works. The Order is needed because the replacement of existing telephone poles is proposed to be executed near the Road.
If the Order is made, it shall come into force on 4 July 2022 for a period of up to 18 months.
- iv. to prohibit all vehicular traffic from using that length of Bedmond Lane, St Albans/St Albans Lane, Bedmond from its junction with Potters Crouch Lane south westwards, south eastwards and south westwards to its junction with Sergehill Lane, a distance of approximately 2160m ("the length of Roads"), except for access. An alternative route will be via Potters Crouch Lane, Bedmond Lane, A4147 (Hemel Hempstead Road/Leverstock Green Road), Bedmond Road, Church Hill and Sergehill Lane.
The Order is needed because drainage repair works are proposed to be executed on or near the length of Roads.
If the Order is made, it shall come into force on 4 July 2022 for a period of up to 18 months.

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Planning applications decided by Three Rivers District Council
Reported on 29th June 2022.

Appendix A1

1. 22/0392/RSP ALPC meeting 30/03/2022
Primrose Hill Service Station Primrose Hill Kings Langley Hertfordshire WD4 8HR - Installation of above ground diesel fuel storage tank.
ALPC Comment: No objection.
TRDC Decision: approved
Reason:

2. 22/0469/FUL ALPC meeting 20/04/2022
70 Summerhouse Way Abbots Langley Hertfordshire WD5 ODX - Installation of vehicular crossover and creation of driveway and associated works including retaining walls, steps and excavation..
ALPC Comment: Members have no overall concerns other than the potentially overbearing nature of the car on the neighbours.
TRDC Decision: approved
Reason:

3. 22/0590/PDT ALPC meeting 20/04/2022
Hilltop Bungalow Hilltop Farm Hilltop Road Kings Langley Hertfordshire WD4 8NS - Prior approval: Enlargement of the dwellinghouse by the construction of one additional storey (2.4m in height) and raising of ridge to result in an overall height of 8.0m (Class AA).
ALPC Comment: Members feel there is not enough evidence provided in the application to demonstrate the house is in keeping with neighbourhood properties. Additionally, the proposed extension would overlook the neighbouring houses on Hilltop Road.
TRDC Decision: refused
Reason: Based on the evidence available, the LPA considers that the original dwellinghouse was constructed prior to 1 July 1948 and as such the requirements of AA.1(c) have not been met. The proposal to incorporate gable extensions to the new roof form would not be the same as the roof pitch of the existing dwellinghouse and therefore the requirements of AA.2(c) have also not been met. The proposal therefore fails to comply with the limitations set out within AA.1(c) and AA.2(c) of Schedule 2 Part 1 Class AA of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

4. 22/0692/FUL ALPC meeting 20/04/2022
20 Hawthorn Close Abbots Langley Hertfordshire WD5 0SR - Demolition of existing garage and construction of two storey side extension and single storey rear extension.
ALPC Comment: No objection.
TRDC Decision: approved
Reason:

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5. 22/0575/FUL ALPC meeting 20/04/2022
Perlyns Croft St Lawrence Close Abbots Langley Hertfordshire WD5 0AU - Single storey rear extension.
ALPC Comment: Members have no objection to this application but request that all building materials be stored on site during development as a condition of approval. Members would also like assurances that materials used are in keeping with host dwelling.
TRDC Decision: approved
Reason:
6. 22/0676/FUL ALPC meeting 20/04/2022
47 Dowding Way Leavesden Watford Hertfordshire WD25 7GA - Demolition of existing conservatory and erection of a single storey rear extension including alterations to fenestration.
ALPC Comment: No objection.
TRDC Decision: approved
Reason:
7. 22/0677/FUL ALPC meeting 20/04/2022
5 Standfield Abbots Langley Hertfordshire WD5 0BB - First floor rear and single storey rear extensions.
ALPC Comment: No objection.
TRDC Decision: approved
Reason:
8. 22/0627/FUL ALPC meeting 18/05/2022
14 Greenways Abbots Langley WD5 0EU - Single and two storey rear extension with additional room provided within roof space..
ALPC Comment: Members believe the proposed development is in breach of daylight rules due to its imposing nature on the neighbouring property.
TRDC Decision: approved
Reason:
9. 22/0694/FUL ALPC meeting 18/05/2022
1 Toms Lane Kings Langley WD4 8NA - Demolition of the existing dwellinghouse and associated buildings and construction of two storey semi-detached dwellinghouses with accommodation in the roof space by rear dormers and front rooflights, balconies to rear and detached carports alongside formation of new vehicular access with associated parking, landscaping works and alterations to levels..
ALPC Comment: No objection. Although this development is in a conservation area it is a good use of the land for infill dwelling within the greenbelt. Members did, however, note that the proposed plan includes secondary access to an agricultural site.
TRDC Decision: withdrawn
Reason:

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10. 22/0631/FUL ALPC meeting 18/05/2022
131 Abbots Road Abbots Langley Hertfordshire WD5 0BJ - Single storey rear extension and first floor rear extension and extension to raised patio.
ALPC Comment: Members are concerned that the proposed development overlooks the neighbour at the flank boundary. If this application is to be approved, members request a requirement for a privacy screen be included.
TRDC Decision: approved
Reason:
11. 22/0766/FUL ALPC meeting 18/05/2022
59 Offord Grove Leavesden Hertfordshire WD25 7NF - Single storey rear extension.
ALPC Comment: No objection.
TRDC Decision: approved
Reason:
12. 22/0716/FUL ALPC meeting 18/05/2022
12 Kindersley Way Abbots Langley Hertfordshire WD5 0DQ - Part single, part two storey rear extension, front porch and insertion of flank window.
ALPC Comment: Members feel the proposed development is overbearing to the residential amenity of the neighbours.
TRDC Decision: approved
Reason:
13. 22/0753/LBC ALPC meeting 18/05/2022
25-27 High Street Abbots Langley Hertfordshire WD5 0AA - Listed Building Consent: Rebuilding rear chimney stack above roof level.
ALPC Comment: No objection. Members rely on the expertise of the conservation officer.
TRDC Decision: approved
Reason:
14. 22/0769/FUL ALPC meeting 18/05/2022
210 Abbots Road Abbots Langley Hertfordshire WD5 0BP - Replacement of the single storey rear crown roof to flat roof with parapet walls; replacement roof of main dwelling, alterations to fenestration and extension to drive.
ALPC Comment: No objection.
TRDC Decision: approved
Reason:

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Planning applications to be considered on 29th June 2022

Appendix B1

1. 22/1056/FUL Valid date: 31/05/2022
8 Garden Road Abbots Langley Hertfordshire WD5 0ES - Demolition of existing side storm porch; construction of single storey rear infill extension including internal alterations.

2. 22/1071/FUL Valid date: 09/06/2022
Notley End East Lane Bedmond Hertfordshire WD5 0QG - Part single, part two storey front, side and rear extensions, front canopy, alterations to first floor balcony, alterations to outbuilding and landscaping works including retaining walls and new green house.

3. 22/0914/FUL Valid date: 26/05/2022
5 Little Graylings Abbots Langley Hertfordshire WD5 0JG - Part single, part two storey rear extension, single storey front extension and additional fenestration to front.

4. 22/1068/FUL Valid date: 01/06/2022
Three Acres Toms Lane Kings Langley Hertfordshire WD4 8NA - Variation of condition 2 (plan numbers) pursuant to planning permission 17/1825/FUL (Demolition of existing dwelling and builders yard buildings and redevelopment of the site with four detached dwellings and associated gardens and car parking with access to the dwellings via existing entrance to the site from Toms Lane) to alter land levels and remove water feature at House 1, increase in levels of parking area of House 2, insertion of solar panels in all the dwellings.

5. 22/1069/FUL Valid date: 10/06/2022
7 The Copse Woodside Road Abbots Langley Hertfordshire WD5 0FR - Loft conversion including rear dormer window and front rooflights..

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6. 22/1084/FUL Valid date: 10/06/2022
38 Gypsy Lane Hunton Bridge Hertfordshire WD4 8PR - Demolition of existing conservatory and erection of single storey rear extension, alterations to roof of existing rear extension from pitched roof to flat roof.

7. 22/1121/DIS Valid date: 13/06/2022
The Old Vicarage 6 High Street Abbots Langley Hertfordshire WD5 0AS - Discharge of Condition 8(Basement) pursuant to planning permission 21/1518/FUL.

8. 22/1122/DIS Valid date: 13/06/2022
The Old Vicarage 6 High Street Abbots Langley Hertfordshire WD5 0AS - Discharge of Condition 7(Basement Works) pursuant to planning permission 21/1519/LBC.

9. 22/1130/DIS Valid date: 13/06/2022
Happy Valley Industrial Estate, Land Between Unit 6 And Unit B Primrose Hill Kings Langley Hertfordshire WD4 8HD - Discharge of Condition 4(Energy) pursuant to planning permission 22/0255/FUL.

10. 22/0968/FUL Valid date: 14/04/2022
4 Barley Brow Abbots Langley Hertfordshire WD25 0JW - Single storey rear extension; loft conversion including rear dormer and front and side rooflights..

11. 22/1144/FUL Valid date: 15/06/2022
66 Harlech Road Abbots Langley Hertfordshire WD5 0BF - Demolition of existing conservatory and construction of single-storey rear extension (amendments to planning permission 22/0107/FUL).

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This is a resubmission.

12. 22/1129/LBC Valid date: 16/06/2022
23 High Street Abbots Langley WD5 0AA - Listed Building Consent: Single storey rear extension including internal alterations and new terrace, stairs to rear garden.
13. 22/1128/FUL Valid date: 16/06/2022
23 High Street Abbots Langley WD5 0AA - Single storey rear extension including internal alterations, new terrace and stairs to rear garden.
14. 22/0835/OUT Valid date: 17/06/2022
1 Pimlico Bedmond Road Pimlico HP3 8SH - Outline Application: Construction of one number detached two storey, three bedroom dwelling including formation of new access to Bedmond Road (appearance, landscaping and scale as reserved matters).
15. 22/0933/FUL Valid date: 20/06/2022
38 Edson Close Leavesden Hertfordshire WD25 7BX - Single storey rear extension.
16. 22/0892/FUL Valid date: 21/06/2022
80 Station Road Kings Langley Hertfordshire WD4 8LB - Two storey rear extension.

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17. 22/1086/FUL

Valid date: 21/06/2022

102 Summerhouse Way Abbots Langley Hertfordshire WD5 0EA - Two storey side extension.

18. 22/1172/FUL

Valid date: 20/06/2021

41 Tanners Hill Abbots Langley Hertfordshire WD5 0LT - Construction of detached outbuilding.