

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. Wednesday 20th April 2022 in the Council Offices, Langley Road, Abbots Langley.

Those present:

Chairman: Councillor Jon Tankard
Councillors: Councillor Jane Lay
Councillor David Major
Councillor Owen Roe
Councillor Roxanne Yau

Officers: Isabel Montesdeoca - Chief Officer & Clerk

The meeting opened at 7:30 pm.

410. Apologies for absence

Apologies were received, accepted and recorded from Councillor Robin Powell (unavailable).

Councillor Jane Lay arrived at 7:38pm.

411. Declarations of interest

None.

412. Public participation

None.

413. Planning Decisions from Three Rivers District Council

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

414. 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.

415. Highways and Transport Matters

Members noted the temporary road closures.

The meeting closed at 9:09 pm.

Signed: _____

Dated: _____

Abbots Langley Parish Council

Planning applications decided by Three Rivers District Council
Reported on 20th April 2022.

Appendix A1

1. 21/2729/FUL ALPC meeting 15/12/2021
55 Primrose Hill Kings Langley Hertfordshire - Installation of vehicular crossover and hardstanding to driveway.
ALPC Comment: Members have concerns that this is within the restricted area of the pedestrian crossing and would welcome feedback from the Highways Officer.
TRDC Decision: approved
Reason:
2. 21/2901/FUL ALPC meeting 26/01/2022
181 Abbots Road Abbots Langley WD5 0BN - Demolition of existing structure and construction of ground floor and lower ground floor rear extension.
ALPC Comment: No objections.
TRDC Decision: approved
Reason:
3. 22/0080/FUL ALPC meeting 16/02/2022
20 Abbey Drive Abbots Langley Hertfordshire - Single storey rear extension.
ALPC Comment: No comment.
TRDC Decision: approved
Reason:
4. 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: approved
Reason:
5. 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: approved
Reason:

Abbots Langley Parish Council

6. 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: approved
Reason:
7. 21/2933/FUL ALPC meeting 09/03/2022
45 Primrose Hill Kings Langley WD4 8HZ - Construction of vehicle crossover and dropped kerb.
ALPC Comment: No objection.
TRDC Decision: refused
Reason: 1. The proposed installation of a dropped kerb, vehicle crossover and vehicular access driveway, including the significant level excavation of the existing verge and frontage would result in the introduction of an incongruous and overly artificial car parking area which would remove the entirety of the grassed verge and thus not reflect the character of this part of the street scene, resulting in harm to the character and appearance of the area. As such the proposal is contrary to Policy CP12 of the Core Strategy (adopted 2011) and Policies DM1, DM11 and Appendix 2 of the Development Management Policies document (adopted July 2013).
2 The proposed development by reason of the site constraints and insufficient visibility splays would fail to deliver a safe and adequate means of access to the highway as vehicles would have to reverse on to the highway to the detriment of the free and safe flow of highway users and pedestrians. The development would therefore be contrary to Policy CP10 of the Core Strategy (adopted October 2011) and the NPPF (2021).
8. 22/0264/FUL ALPC meeting 09/03/2022
93 Offord Grove Leavesden Hertfordshire WD25 7NF - Conversion of garage including alterations to fenestration, rear patio doors and enlargement of front driveway.
ALPC Comment: No objection.
TRDC Decision: approved
Reason:

Abbots Langley Parish Council

Planning applications considered on 20th April 2022

Appendix B1 & B2

1. 22/0385/RSP Valid date: 25/03/2022
22 Edinburgh Drive Abbots Langley Hertfordshire WD5 0TU - Retrospective: Change of use from residential use (C3) to mixed used part residential (C3) and part commercial (Use Class E(g)(i)) on a permanent basis.
Members are unable to comment due to a lack of information on the application.

2. 22/0443/FUL Valid date: 28/03/2022
43 Langley Lane Abbots Langley Hertfordshire WD5 0LX - Single storey front porch extension, part single-storey, part two-storey rear extensions.
This application does not demonstrate the effects on the right to light on the proposed development at 43 Langley Lane. The application shows proposed development on both this property and the neighbouring property. To our understanding, this should not be a residential planning application but a full planning application.

3. 22/0469/FUL Valid date: 29/03/2022
70 Summerhouse Way Abbots Langley Hertfordshire WD5 0DX - Installation of vehicular crossover and creation of driveway and associated works including retaining walls, steps and excavation.
Members have no overall concerns other than the potentially overbearing nature of the car on the neighbours.

4. 22/0520/FUL Valid date: 28/03/2022
Rose Acre End Bedmond Road Pimlico Hertfordshire HP3 8SF - Construction of detached car port.
Members feel the scale of the structure is over large. A simpler structure would be less obtrusive to the original listed structure and more in keeping with the greenbelt area.

5. 22/0522/FUL Valid date: 28/03/2022
Stud Cottage Bedmond Road Bedmond Hertfordshire WD5 0QE - Single storey rear extension.
No objection.

6. 22/0556/FUL Valid date: 28/03/2022
43 The Maltings Hunton Bridge Kings Langley Hertfordshire WD4 8QL - Conversion of garage into habitable accommodation with associated alterations including replacement of flat roof with pitched roof and single storey front extension.
Members feel the proposed development is an overall improvement on the street scene but want to ensure on-street parking is not compromised. Members also request that the windows match those existing.

Abbots Langley Parish Council

7. 22/0397/FUL Valid date: 09/03/2022
7 Halifax Close Leavesden Watford Hertfordshire WD25 7GG - Single storey rear extension and front porch.
No objection.
8. 22/0395/FUL Valid date: 25/03/2022
38 Tanners Hill Abbots Langley Hertfordshire WD5 0LT - Part single storey, part two storey rear extension.
No objection.
9. 22/0513/FUL Valid date: 30/03/2022
79 Wharf Way Hunton Bridge Kings Langley Hertfordshire WD4 8FN - Loft conversion including rear dormer and single storey rear extension.
No objection.
10. 22/0507/FUL Valid date: 29/03/2022
79 Tibbs Hill Road Abbots Langley Hertfordshire WD5 0LJ - Demolition of existing conservatory and garage and construction of single storey side and rear extensions.
No objection.
11. 22/0402/FUL Valid date: 29/03/2022
Home Park House Station Road Kings Langley Hertfordshire WD4 8LL - Extend existing basement and create front lightwells, internal alterations, alterations to external elevations including rooflights, replacement front boundary enclosures, replace temporary storage structure to front and associated works.
Members have no objection and feel the proposal is an improvement on the existing.
12. 22/0460/ADV Valid date: 04/04/2022
Home Park Industrial Estate, Unit B Imagination Technologies Station Road Kings Langley Hertfordshire WD4 8LZ - Retrospective Advertisement Consent: Erection of two non-illuminated double-faced aluminium panel signs to advertise staff and visitor parking.
Members feel the signs are excessive in scale for the entrance to the site.
13. 22/0571/FUL Valid date: 06/04/2022
195 Abbots Road Abbots Langley Hertfordshire WD5 0BN - Single storey rear extension.
No objection.
14. 22/0590/PDT Valid date: 06/04/2022
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).

Abbots Langley Parish Council

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.

15. 22/0640/FUL Valid date: 08/04/2022
5 Railway Terrace Kings Langley Hertfordshire WD4 8JB - Two-storey side extension, alterations to external materials, and creation of vehicular access to provide new off street parking provision.
No objection.
16. 22/0623/FUL Valid date: 08/04/2022
2 Parkside Lower Road Nash Mills Hertfordshire HP3 8RX - Single storey side and rear extensions to link main dwelling to enlarged outbuilding.
No objection.
17. 22/0692/FUL Valid date: 11/04/2022
20 Hawthorn Close Abbots Langley Hertfordshire WD5 0SR - Demolition of existing garage and construction of two storey side extension and single storey rear extension.
No objection.
18. 22/0575/FUL Valid date: 12/04/2022
Perlyns Croft St Lawrence Close Abbots Langley Hertfordshire WD5 0AU - Single storey rear extension.
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.
19. 22/0676/FUL Valid date: 14/04/2022
47 Dowding Way Leavesden Watford Hertfordshire WD25 7GA - Demolition of existing conservatory and erection of a single storey rear extension including alterations to fenestration.
No objection.
20. 22/0677/FUL Valid date: 12/04/2022
5 Standfield Abbots Langley Hertfordshire WD5 0BB - First floor rear and single storey rear extensions.
No objection.