

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. Wednesday 30th March 2022 in the Council Offices, Langley Road, Abbots Langley.

Those present:

Chairman: Councillor Jon Tankard
Councillors: Councillor David Major
Councillor Robin Powell
Councillor Roxanne Yau

Officers: Isabel Montesdeoca - Chief Officer & Clerk

The meeting opened at 7:32 pm.

388. Apologies for absence

Apologies were received, accepted and recorded from Councillor Jane Lay and Councillor Owen Roe (both unavailable).

389. Declarations of interest

Councillor Jon Tankard declared an interest in agenda item Appendix B1. 12. planning application 22/0375/FUL.

390. Public participation

Two members of the public attended with one signing in and indicating a wish to address the Parish Council on agenda item 5, Planning Application as Received from Three Rivers District Council, Appendix B2, 2. Planning application 22/0424/FUL.

391. Planning Decisions from Three Rivers District Council

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

392. 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.

393. Appeal

Members noted the following appeal against refusal of planning permission:

21/1863/FUL - 100 Toms Lane Kings Langley WD4 8NL, Demolition of existing dwelling and construction of three terraced dwellings with associated parking and landscaping. Ref: APP/P1940/W/21/3286584.

394. Highways and Transport Matters

Members noted the temporary road closures.

395. High Street Signs

Members considered the proposal from Three Rivers District Council to place 2 static signs either end of Abbots Langley High Street, each containing a map of the High Street and replaceable shop name inserts.

Members did not feel signs were warranted given the small size of the high street, nor that they were in keeping with the traditional style of the village. Members also had concerns about potential vandalism of the signs and the resulting on-going maintenance costs.

The meeting closed at 9:24 pm.

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Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council
Reported on 30th March 2022.

Appendix A1

1. 21/2875/RSP ALPC meeting 26/01/2022
12A Bluebell Drive Bedmond WD5 0SU - Part Retrospective: Erection of detached outbuilding.
ALPC Comment: No objections.
TRDC Decision: approved
Reason:

2. 21/2942/FUL ALPC meeting 26/01/2022
19 South Way Abbots Langley WD5 0JL - Single storey side and rear extensions and front porch.
ALPC Comment: No objections.
TRDC Decision: approved
Reason:

3. 22/0082/FUL ALPC meeting 26/01/2022
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.
ALPC Comment: No objection, subject to landlord consent.
TRDC Decision: approved
Reason:

4. 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: approved
Reason:

5. 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: approved
Reason:

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6. 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: approved

Reason:

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Planning applications considered on 30th March 2022

Appendix B1 & B2

1. 21/2898/OUT Valid date: 22/02/2022
Land Rear Of Mansion House Farm Equestrian Centre Bedmond Road Abbots Langley WD5 0GX - Outline Application: Construction of up to 68 residential units (Use Class C3) (all matters reserved).
Whilst members appreciate this greenbelt site has been allocated for development and will offer 100% affordable housing, members are concerned about overdevelopment of the site. The number of properties planned on the site will increase the weight of traffic onto an already busy road. Bedmond Road is a major road into / out of the village and also a major through route between Hemel Hempstead and Watford. If the planning officer is of a mind to approve, members request this application be brought to committee.
Members also have concerns about biodiversity and the further spread into greenbelt. If this application was to be approved, members would appreciate the introduction of a native head plantation (6m in depth) to the north of the site as a requirement to alleviate pollution of the site from the motorway.
2. 21/2874/FUL Valid date: 20/01/2022
8 Greenways Abbots Langley WD5 0EU - Loft conversion including hip to gable extensions, creation of crown roof, increase in ridge height and rear dormers.
Members noted the withdrawal of this application.
3. 22/0342/FUL Valid date: 10/03/2022
125 Abbots Road Abbots Langley Hertfordshire WD5 0BJ - Single-storey, lower ground floor side extension to form garage and land level alterations to accommodate vehicle access.
Members are concerned the single storey extension does not follow the design of the existing structure. Members also acknowledged the concerns raised by HCC Highways with respect to the oversized vehicle cross-over.
4. 22/0274/FUL Valid date: 07/03/2022
14 Abbey Drive Abbots Langley Hertfordshire WD5 0TL - Construction of detached outbuilding.
No objection.
5. 22/0491/FUL Valid date: 14/03/2022
Warner Bros. Studios Leavesden Warner Drive Watford Hertfordshire WD25 7LP - The provision of new sound stages, workshops, production and post-production offices, Studio support facilities (including new welfare and café building) and new roundabout to provide vehicular access to the Studios and Island Site; the construction of decked car parking and a pedestrian footbridge (Island Site); the use of land to the west of the Studios for film production and associated activities (Backlot 2); ecological improvements to existing field (Lower Field) together with site-wide landscape and necessary utilities and infrastructure works, bund construction, and ground re-profiling.

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Whilst members support the application, members would like to ensure the planning officer is aware of the concerns of local resident groups by including herein residents' comments received by the Council.

START OF RESIDENTS' COMMENTS

"Our Group represents 40 households in residential streets close to the proposed "Backlot 2". We presume that others will comment on the impacts of the proposed expansion for the Main Site and Island Site; our primary interest is the proposed permanent expansion into Green Belt land - the entirety of the upper field above the Gypsy Lane path - to create Backlot 2, which we believe is inappropriate, contrary to planning principles and is going to progressively destroy the green belt between Watford and Abbots Langley.

Our residents group will provide comments by the due date of 23rd April, but we have already written to Three Rivers to state our expectations for their review of the application, based upon the lack of challenge provided when temporary use of the field was granted in 2021. We thought the Parish Council should have the benefit of seeing these expectations before you make your own submission to Three Rivers. They are as follows.

The proposed Backlot 2: When WB applied for permission for temporary use of the field that is now proposed to become Backlot 2, the challenge and due diligence by Three Rivers District Council ("TRDC") was inadequate. Aspects that are key when considering the Green Belt under NPPF were not adequately debated. There was a cursory assessment of the material change of use and no challenge that all reasonable options had been explored before seeking to take over Green Belt land. No attempt was made by WB, or demanded by TRDC, to present an assessment of the visual impact of the facilities, despite visual impact being a key consideration under NPPF and ignoring residents' predictions that a backlot area would present an unsightly view in the Green Belt (which it now is). So, our expectations for the review of the current planning application are that TRDC will demand and properly consider;

- the valid types of material change of use of Green Belt land, which do not include the proposed industrial use;

- that WB prove the very special circumstances required to redesignate Green Belt, as we believe this test is not met;

- business plans from WB that justify that the extra space of backlot 2 is really required in addition to all the other space on the site, under the planning principle that all reasonable alternatives be considered before destroying the Green Belt;

- a full analysis of the visual impact that permanent use will have on local viewpoints in the Gade Valley, from viewpoints including the Hunton Bridge roundabout, the Gypsy Lane path and Langleybury Lane;

- that the local employment gains be described quantitatively - both the gains created to date through temporary use and the gains forecast by permanent use of, specifically, the upper field;

- screening proposals that are designed to provide relief to the public in the near term; that means the planting of significant numbers of mature trees. The references in the application to cosmetic measures of young trees which will take 10-15 years to provide screening of the required height shows that WB are not yet taking seriously the disruptive impacts that they create for residents, walkers and wildlife in the area and the industrial views currently presented from local viewpoints; and

- screening proposals that also address noise and light pollution, which are now frequent issues in the neighbourhood.

Field below Gypsy Lane: We view positively the proposals for the lower field below Gypsy Lane to be protected and enhanced as a natural environment. This would be a welcome change of behaviour as there is a history of broken

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commitments to preserve grasslands on the studio site, a point made previously by both local residents and by Herts Ecology.

The proposals include that a portion of this field be used to create a nature area, with the remainder (the area towards the Hunton Bridge roundabout) being left as an arable field area. However, we believe from discussions with WB that WB will seek permission at a later date to make commercial use of some of that green space towards the Hunton Bridge roundabout. This would harm wildlife established in that area and would threaten the public amenity, or even the future, of Gypsy Lane itself - an ancient deep cut lane and of historical value as a part of the toll road running North. So, we expect that the entire lower field will be protected as a cohesive green space, and formally covenanted as such for its long term protection. "

END OF RESIDENTS' COMMENTS

On the main site, members appreciate the scale of the project and the employment opportunities it will bring to the area. However, members urge the planning officer to take onboard the concerns of local residents with respect to traffic management. Members recommend a more detailed traffic management plan based on traffic survey data be added as a requirement. Members also recommend the scale of the building on the main site could be further softened with planted areas and further enhanced Bio Diversity elements increasing the elements already highlighted.

On the Island Site, members are concerned about biodiversity and feel section 7.9(2) of the Biodiversity Conservation (BC) Act 2016 should be upheld. Members recommend the creation of wildlife tunnels be applied as a requirement to allow the rehoused badgers and other wildlife the opportunity to forage on neighbouring areas without the need to cross roads. Also as this development is in a high bat activity area, members request a full bat mitigation strategy be applied especially during night time activity and the potential for increased light pollution.

6. 22/0350/FUL Valid date: 09/03/2022
22 Rosehill Gardens Abbots Langley WD5 0HF - Single storey rear extension and alterations to fenestration detail.
No objection.
7. 22/0461/ADV Valid date: 11/03/2022
Langleybury House And Estate Langleybury Lane Langleybury Hertfordshire - Advertisement Consent: Retrospective erection of a non-illuminated sign.
No objection.
8. 22/0454/FUL Valid date: 21/03/2022
41 Langley Lane Abbots Langley Hertfordshire WD5 0LX - Part single, part two storey rear extensions and front porch.
No objection.
9. 22/0430/FUL Valid date: 16/03/2022
26 Ash Close Abbots Langley Hertfordshire WD5 0DN - Conversion of garage into habitable space including alterations to fenestration.
No objection.

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10. 22/0482/FUL Valid date: 15/03/2022
32 Toms Lane Kings Langley Hertfordshire WD4 8NB - Single storey front, side and rear extension.
Members feel this development may exceed the 40% allocation in greenbelt but appreciate that a much bigger build could be done through prior approval and permitted development. Members feel the proposed design is a much less obtrusive and sympathetic solution that could be achieved through the former planning application.
11. 22/0477/FUL Valid date: 14/03/2022
51 Gallows Hill Abbots Langley Hertfordshire WD4 8LX - Single storey rear extension including steps with balustrade and installation of rooflights to existing single story rear projection.
No objection.
12. 22/0375/FUL Valid date: 10/03/2022
Pimlico House Hyde Lane Nash Mills Hertfordshire HP3 8SA - Part single, part two storey side extensions, single storey rear extension and connection of outbuilding to main dwelling, loft conversion including extension to roof, increase in ridge height and installation of front and rear dormers and construction of raised terraces (amendments to planning permission 20/0589/FUL).
No comment.
13. 22/0509/FUL Valid date: 18/03/2022
Warner Bros. Studios Leavesden Warner Drive Leavesden Hertfordshire WD25 7LP - Construction of storage building.
No objection.
14. 22/0424/FUL Valid date: 21/03/2022
36 High Street Abbots Langley Hertfordshire WD5 0AR - Change of use from Class E to a Nail Parlour (Sui Generis).
Members acknowledge the numerous and strong objections submitted by residents and businesses. Whilst members support the introduction of new independent businesses that increase the diversity of the high street, members are concerned that the change of use from Class E to a Nail Parlour would be inappropriate given this service is already met by several other establishments within the village. If the planning officer is of an opinion to approve this application, members request this be brought to committee.
Members also note the discrepancy on the advertised poster. The poster displayed incorrectly listed a closing date of 28 Mar 2022 and subsequently 18 Apr 2022. The correct date is 16 Apr 2022.
15. 22/0519/FUL Valid date: 24/03/2022
13 Gallows Hill Abbots Langley Hertfordshire WD4 8PG - Demolition of existing conservatory and construction of single storey side and rear extension with raised decking with associated screening and construction of detached rear outbuilding.
No objection.

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16. 22/0392/RSP

Valid date: 18/03/2022

Primrose Hill Service Station Primrose Hill Kings Langley Hertfordshire WD4 8HR -
Installation of above ground diesel fuel storage tank.

No objection.