

Council Offices
Langley Road
Abbots Langley
Herts
WD5 0EJ

10th February 2022

To Members of the Planning and Highways Committee

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

The next meeting of the Planning and Highways Committee will be held at the above address on Wednesday 16th February 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 appeal against refusal of planning permission:
 - i. 21/1368/FUL - 27 Gable Close Abbots Langley WD5 OLD, Subdivision of site and construction of detached bungalow. Ref: APP/P1940/W/21/3283959.
7. Highways and Transport Matters
To note the following road closure and restriction within the parish as listed in Appendix C1.

8. Consultation on Three Rivers District Council Street Trading Policy
To consider comments on the above consultation. Comment to be submitted by 11th March 2022.
(Report enclosed [1]).

9. Three Rivers District Council Hackney Carriage and Private Hire Policy
To consider comments on the above consultation. Comment to be submitted by 11th March 2022.
(Report enclosed [1]).

10. St Albans City and District Council Local Plan
To note the above update. (Report enclosed [1]).

Abbots Langley Parish Council

Planning applications decided by Three Rivers District Council
Reported on 16th February 2022.

Appendix A1

1. 21/2444/FUL ALPC meeting 17/11/2021
36 Gypsy Lane Hunton Bridge WD4 8PR - Demolition of existing conservatory and construction of part single, part two storey side and rear extension and loft conversion including front and rear rooflights.
ALPC Comment: No comment
TRDC Decision: refused
Reason: The proposed two storey rear extension, increase in ridge height and introduction of a crown roof would unacceptably increase the bulk and massing of the host dwelling to such an extent that it would relate poorly with the existing house therefore resulting in a form of development that would be incongruous to the host dwelling, out of character with the traditional roof forms in the area and adversely affect the character and appearance of the streetscene. The two storey rear extension, increase in ridge and introduction of a crown roof 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) and the NPPF (2021).
2. 21/2487/FUL ALPC meeting 17/11/2021
45 Gallows Hill Abbots Langley WD4 8PG - Demolition of existing bungalow and construction of replacement two storey dwelling with basement and raised terrace with associated landscaping and swimming pool.
ALPC Comment: No comment
TRDC Decision: approved
Reason:
3. 21/2488/FUL ALPC meeting 01/12/2021
10 Gypsy Lane Hunton Bridge Hertfordshire - Erection of a detached building containing two residential flats and the erection of a detached dwelling with associated access and landscaping.
ALPC Comment: Members object to this application on the following grounds:- * Not in keeping with the street *Overdevelopment of site * Overlooking gardens/other properties/loss of privacy
TRDC Decision: withdrawn on 26/01/2022
Reason:
4. 21/2711/FUL ALPC meeting 15/12/2021
24 Hyde Lane Nash Mills HP3 8RY - Single storey rear extension.
ALPC Comment: No comment.
TRDC Decision: approved
Reason:

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5. 21/2691/FUL ALPC meeting 15/12/2021
34 Harthall Lane Kings Langley Hertfordshire - Construction of front porch, replacement roof to rear conservatory and alterations to fenestration.
ALPC Comment: No comment. Members noted the reduction of the size of the proposed porch.
TRDC Decision: approved
Reason:
6. 21/2762/FUL ALPC meeting 15/12/2021
55 Harlech Road Abbots Langley WD5 0BE - Loft conversion including rear dormer; single storey side extension and alterations to existing conservatory.
ALPC Comment: No comment.
TRDC Decision: approved
Reason:
7. 21/2735/FUL ALPC meeting 15/12/2021
21 The Maltings Hunton Bridge WD4 8QL - Demolition of existing conservatory and construction of single storey rear extension and terrace including retaining walls.
ALPC Comment: No objections.
TRDC Decision: approved
Reason:
8. 21/2706/FUL ALPC meeting 15/12/2021
32 Hamilton Road Hunton Bridge WD4 8PZ - Two-storey side extension.
ALPC Comment: In line with Three Rivers regulations, members note that the first floor extension is within 1.2m of the boundary and therefore contravenes terracing guidance.
TRDC Decision: approved
Reason:
9. 21/2775/FUL ALPC meeting 05/01/2022
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.
ALPC Comment: No objection but Members request that the provision for the new parking space and access to the rear complies with highways requirements.
TRDC Decision: approved
Reason:
10. 21/2823/FUL ALPC meeting 05/01/2022
22 Broomfield Rise Abbots Langley WD5 0HN - Single storey rear extension and conversion of garage into habitable accommodation.
ALPC Comment: No objection.
TRDC Decision: approved
Reason:

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11. 21/2740/FUL

ALPC meeting 05/01/2022

33 Hazelbury Avenue Abbots Langley WD5 0DE - Single storey rear extension and alterations to fenestration.

ALPC Comment: 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.

TRDC Decision: approved

Reason:

12. 21/2760/FUL

ALPC meeting 05/01/2022

61 Gallows Hill Abbots Langley Hertfordshire - Loft conversion including hip to gable roof alterations, rear dormer, front rooflights and flank window.

ALPC Comment: No objection. Members feel this development should fall within permitted development.

TRDC Decision: approved

Reason:

13. 21/2876/FUL

ALPC meeting 05/01/2022

2 Rosemarie Close Leavesden WD25 7NP - Conversion of garage to habitable accommodation and extension to hardstanding.

ALPC Comment: No objection, however, members request that there is a condition added that insists the drive is drained away from the public drains.

TRDC Decision: approved

Reason:

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Planning applications to be considered on 16th February 2022

Appendix B1

1. 22/0109/RSP Valid date: 24/01/2022
78 Harlech Road Abbots Langley WD5 0BF - Retrospective: Conversion of garage to habitable accommodation.

2. 22/0116/FUL Valid date: 24/01/2022
8 Kindersley Way Abbots Langley WD5 0DQ - Part single, part two storey rear extension, conversion of garage into habitable accommodation and alterations to landscaping.

3. 22/0136/ADV Valid date: 28/01/2022
Premier Works Primrose Hill Kings Langley - Advertisement Consent: Erection of non-illuminated signage.

4. 22/0080/FUL Valid date: 01/02/2022
20 Abbey Drive Abbots Langley Hertfordshire - Single storey rear extension.

5. 22/0131/LBC Valid date: 07/02/2022
25-27 High Street Abbots Langley - Listed Building Consent: Removal of one standard rooflight and installation of two conservation style rooflights and associated works.

Abbots Langley Parish Council

Highways and Transport Matters

To note the following road closure and restriction within the parish

Appendix C1

- i. To prohibit all vehicular traffic from using that length of Chequers Lane, Abbots Langley from its junction with A405 North Orbital Road north westwards for a distance of approximately 100m ("the Road"), except for access.

An alternative route will be via A405 (North Orbital Road/St Albans Road), Horseshoe Lane, Woodside Lane and Chequers Lane.

The Order is needed because utility service works are proposed to be executed on or near the Road.

If the Order is made, it shall come into force on 14 March 2022 for a period of up to 18 months. However, the restrictions specified shall only take effect at the times indicated by signs on or near the Road.

- ii. To prohibit all vehicular traffic from using that length of Chequers Lane, Abbots Langley from its junction with A405 North Orbital Road north westwards for a distance of approximately 100m ("the Road"), except for access.

An alternative route will be via A405 (North Orbital Road/St Albans Road), Horseshoe Lane, Woodside Lane and Chequers Lane.

The Order is needed because the replacement of an existing utility pole is proposed to be executed near the Road.

If the Order is made, it shall come into force on 15 March 2022 for a period of up to 18 months. However, the restrictions specified shall only take effect at the times indicated by signs on or near the Road.

- iii. To prohibit all vehicular traffic from using that length of Harthall Lane, Bulls Green from a point in line with the western boundary of No.7 Harthall Lane north eastwards to a point in line with the eastern boundary of No.11 Harthall Lane, a distance of approximately 78 metres ("the Road").

An alternative route will be via Harthall Lane, Railway Terrace, Hyde Lane, Bedmond Road and Harthall Lane.

The Order is needed because the replacement of existing lighting columns is proposed to be executed near the Road.

If the Order is made, it shall come into force on 18 March 2022 for a period of up to 18 months. However, the restrictions specified shall only take effect at the times indicated by signs on or near the Road.