

Council Offices  
Langley Road  
Abbots Langley  
Herts  
WD5 0EJ

19th April 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 20<sup>th</sup> April 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 and B2 as well as planning applications with consultation deadline before the next meeting, as notified to members prior to the meeting.

### 6. Highways and Transport Matters

To note the following road closure and restriction within the parish.

- i. to prohibit all pedestrians from using the footpath situated on the north side of Nos.6-10 Berkeley Close, Abbots Langley from a point in line with the eastern boundary of No.6 Berkeley Close north westwards for a distance of approximately 11 metres ("the Footpath").  
An alternative route will be via the footpath situated on the east side of No.6 Berkeley Close, the footway situated on the west side of Berkeley Close, the footway situated on the north and east sides of Queens Drive and the footpath situated on the north side of Nos.6-10 Berkeley Close.

The Order is needed because electrical works are proposed to be executed near the Footpath.

If the Order is made, it shall come into force on 16 May 2022 for a period of up to 6 months.

- ii. to prohibit all vehicular traffic from using that length of St Albans Lane, Bedmond/Bedmond Lane, St Albans from its junction with Sergehill Lane north eastwards, north westwards and north eastwards to its junction with Potters Crouch Lane, a distance of approximately 2160 metres (“the length of Roads”), except for access.

An alternative route will be via Sergehill Lane, Church Hill, Bedmond Road, A4147 (Leverstock Green Road/Hemel Hempstead Road), Bedmond Lane and Potters Crouch Lane.

ADDITIONALLY, all vehicles are prohibited from waiting at any time on both sides of this length of Roads whilst works are in progress.

The Order is needed because works are proposed to be executed on or near the length of Roads.

If the Order is made, it shall come into force on 16 May 2022 for a period of up to 18 months.

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Planning applications decided by Three Rivers District Council  
Reported on 20<sup>th</sup> 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:

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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:

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Planning applications to be considered on 20<sup>th</sup> April 2022.

Appendix B1

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.
  
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.
  
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.
  
4. 22/0520/FUL Valid date: 28/03/2022  
Rose Acre End Bedmond Road Pimlico Hertfordshire HP3 8SF - Construction of detached car port.
  
5. 22/0522/FUL Valid date: 28/03/2022  
Stud Cottage Bedmond Road Bedmond Hertfordshire WD5 0QE - Single storey rear extension.

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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.
  
7. 22/0397/FUL Valid date: 09/03/2022  
7 Halifax Close Leavesden Watford Hertfordshire WD25 7GG - Single storey rear extension and front porch.
  
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.
  
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.
  
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.
  
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.

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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.
13. 22/0571/FUL Valid date: 06/04/2022  
195 Abbots Road Abbots Langley Hertfordshire WD5 0BN - Single storey rear extension.
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).
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..
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.
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.

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**Planning applications to be considered on 20<sup>th</sup> April 2022.**

Appendix B2

- 1. 22/0575/FUL** Valid date: 12/04/2022  
Perlyns Croft St Lawrence Close Abbots Langley Hertfordshire WD5 0AU - Single storey rear extension.
  
- 2. 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.
  
- 3. 22/0677/FUL** Valid date: 12/04/2022  
5 Standfield Abbots Langley Hertfordshire WD5 0BB - First floor rear and single storey rear extensions.