

Abbots Langley Parish Council

Council Offices
Langley Road
Abbots Langley
Herts
WD5 0EJ

25th January 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 will be held at the above address on Wednesday 26th January 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. To confirm the Minutes of the Meetings held on

17th November, 1st and 15th December 2021.

7. Highways and Transport Matters

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

- i. to prohibit all vehicular traffic from using that length of Hyde Lane, Nash Mills from its junction with Lower Road north eastwards for a distance of approximately 250m ("the Road"). An alternative route will be via Railway Terrace, Harthall Lane, Bedmond Road and Hyde Lane. The Order is needed because the replacement of existing gas mains is proposed to be executed on or near the Road. If the Order is made, it shall come into force on 14 February 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.

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- ii. To prohibit all subway users from using the subway situated on the west side of Bridge Road and Hunton Bridge Hill, Hunton Bridge from a point in line with the eastern boundary of No.27 Bridge Road north eastwards for a distance of approximately 40m (“the Subway”). There is no alternative route available for subway users when the works are being carried out. The Order is needed because subway improvement works are proposed to be executed on or near the Subway. If the Order is made, it shall come into force on 21 February 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 Subway.

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Planning applications decided by Three Rivers District Council
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Appendix A1

1. 21/2562/FUL ALPC meeting 17/11/2021
122 Hazelwood Lane Abbots Langley WD5 0HE - Two storey side and single storey front extension.
ALPC Comment: Members acknowledge that the two storey extension is up to the boundary but note that it is open land.
TRDC Decision: approved
Reason:
2. 21/2622/FUL ALPC meeting 01/12/2021
130B Toms Lane Kings Langley Hertfordshire - Removal of existing rear conservatory, single storey rear extension including steps and insertion of front dormer.
ALPC Comment: No objections
TRDC Decision: approved
Reason:
3. 21/2595/FUL ALPC meeting 01/12/2021
1 Woodlands Road Nash Mills HP3 8RZ - Single storey rear extension and loft conversion including rear dormer window and front rooflights.
ALPC Comment: No objections
TRDC Decision: approved
Reason:
4. 21/2626/FUL ALPC meeting 01/12/2021
109 Primrose Hill Kings Langley WD4 8HX - Change of use from A1 to A5 including the installation of a new extraction system including the installation of a flue to the rear elevation.
ALPC Comment: Members had no overall objections with this application but have general concerns about potential noise pollution the extractor fan will generate and also the possible increase in parking.
TRDC Decision: Refused
Reason: 1. The proposed change of use to a takeaway would result in a material increase in coming and goings and on-site activity when compared with the existing Class E use. The proposed use is therefore considered to result in an unacceptable level of noise and disturbance to the adjacent neighbouring properties. No material considerations of sufficient weight have been demonstrated to outweigh the harm identified. The development is therefore contrary to Policy CP12 of the Core Strategy (adopted October 2011) and Policy DM9 of the Development Management Policies LDD (adopted July 2013).
2. In the absence of a formal drop kerb access onto Primrose Hill it is considered that insufficient access would be provided for motorcycles who would need to mount the existing kerb or drive along the pedestrian pavement, causing highway safety concerns. The development would therefore be contrary to Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policy DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013)

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5. 21/2689/FUL

ALPC meeting 01/12/2021

Land Adjacent 235 Toms Lane Kings Langley - Change of use of land to equestrian and construction of a stable building, hardstanding, access, gates and altered vehicle access.

ALPC Comment: No objections and members noted the width of the gate has been increased.

TRDC Decision: refused

Reason: No development shall commence until full details (in the form of scaled plans) have been submitted and approved in writing by the Local Planning Authority in consultation with the Highway Authority to illustrate the following: • Formalised bellmouth access with pedestrian dropped kerbs and tactile paving on either side. Tactile paving would need to in accordance with standards laid out in Guidance on the use of Tactile Paving Surfaces Reason: To ensure suitable, safe and satisfactory planning and development of the site in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018)

6. 21/2534/FUL

ALPC meeting 15/12/2021

103 Breakspeare Road Abbots Langley WD5 0ER - Part single, part two storey rear extension, alterations to fenestration, demolition of porch with replacement bow window, relocation of entrance door to side elevation including new gate and demolition of front boundary wall associated with new access and construction of driveway.

ALPC Comment: Members have concerns about the overshadowing of the neighbouring property number 101.

TRDC Decision: approved

Reason:

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Appendix B1

1. 21/2817/FUL Valid date: 04/01/2022
64 Marlin Square Abbots Langley WD5 0EG - Rear infill extensions and part conversion of garage into habitable accommodation.
2. 21/2905/LBC Valid date: 22/12/2021
25-27 High Street Abbots Langley - Listed Building Consent: Recovering of roof.
3. 21/2904/LBC Valid date: 22/12/2021
25-27 High Street Abbots Langley - Listed Building Consent: Provision of additional sub floor ventilation to existing suspended timber ground floor.
4. 21/2902/LBC Valid date: 22/12/2021
25-27 High Street Abbots Langley - Listed Building Consent: Removal of built in cupboards to each side of fireplace in first floor bedroom.
5. 21/2922/FUL Valid date: 05/01/2022
12 Old Mill Road Hunton Bridge WD4 8RH - Detached two storey boat house to the rear.
6. 21/2932/FUL Valid date: 06/01/2022
45 Primrose Hill Kings Langley WD4 8HZ - Single storey rear extension Address.
7. 21/2875/RSP Valid date: 10/01/2022
12A Bluebell Drive Bedmond WD5 0SU - Part Retrospective: Erection of detached outbuilding.
8. 21/2918/FUL Valid date: 04/01/2022
The Old Maltings High Street Abbots Langley - External alterations including replacement fascia boards door and frame and windows, repair to chimney and brickwork, internal alterations including removal of stud wall and installation of stud walls to incorporate bathroom.
9. 21/2919/LBC Valid date: 04/01/2022
The Old Maltings High Street Abbots Langley - Listed Building Consent: External alterations including replacement fascia boards door and frame and windows, repair to chimney and brickwork, internal alterations including removal of stud wall and installation of stud walls to incorporate bathroom.

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10. 21/2942/FUL

Valid date: 17/01/2022

19 South Way Abbots Langley WD5 0JL - Single storey side and rear extensions and front porch.

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Appendix B2

- 1. 22/0082/FUL** Valid date: 18/01/2022
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.
- 2. 21/2901/FUL** Valid date: 18/01/2022
181 Abbots Road Abbots Langley WD5 0BN - Demolition of existing structure and construction of ground floor and lower ground floor rear extension.
- 3. 21/2874/FUL** Valid date: 20/01/2022
8 Greenways Abbots Langley WD5 0EU - Extension to roof including hip to gable extensions, rear extension to create crown roof, increase in ridge height and rear dormers and loft conversion.