

Council Offices
Langley Road
Abbots Langley
Herts
WD5 0EJ

25th March 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 30th March 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. 21/1863/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.
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 Harthall Lane, Bulls Green

from its junction with Bedmond Road south westwards for a distance of approximately 530 metres ("the Road"), except for access. An alternative route will be via Bedmond Road, Hyde Lane, Railway Terrace and Harthall 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 25 April 2022 for a period of up to 18 months.

- ii. to prohibit all vehicular traffic from using that length of Hyde Lane, Nash Mills from its junction with Railway Terrace north eastwards to its junction with Woodlands Road, a distance of approximately 82 metres ("the Road"), except for access. An alternative route will be via Railway Terrace, Harthall Lane, Bedmond Road and Hyde 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 25 April 2022 for a period of up to 18 months.

8. High Street Signs

To consider placing of two static signs on either end of the local High Street by Three Rivers District Council (TRDC proposal enclosed).

Abbots Langley Parish Council

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:

Abbots Langley Parish Council

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:

Abbots Langley Parish Council

Planning applications to be considered on 30th March 2022

Appendix B1

1. 21/2898/OUT ALPC meeting 30/03/2022

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).

ALPC Comment:

TRDC Decision:

Reason:

2. 21/2874/FUL ALPC meeting 30/03/2022

8 Greenways Abbots Langley WD5 0EU - Loft conversion including hip to gable extensions, creation of crown roof, increase in ridge height and rear dormers.

ALPC Comment:

TRDC Decision:

Reason:

3. 22/0342/FUL ALPC meeting 30/03/2022

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.

ALPC Comment:

TRDC Decision:

Reason:

4. 22/0274/FUL ALPC meeting 30/03/2022

14 Abbey Drive Abbots Langley Hertfordshire WD5 0TL - Construction of detached outbuilding.

ALPC Comment:

TRDC Decision:

Reason:

Abbots Langley Parish Council

5. 22/0491/FUL ALPC meeting 30/03/2022
- 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..
- ALPC Comment:
- TRDC Decision:
- Reason:
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6. 22/0350/FUL ALPC meeting 30/03/2022
- 22 Rosehill Gardens Abbots Langley WD5 0HF - Single storey rear extension and alterations to fenestration detail.
- ALPC Comment:
- TRDC Decision:
- Reason:
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7. 22/0461/ADV ALPC meeting 30/03/2022
- Langleybury House And Estate Langleybury Lane Langleybury Hertfordshire - Advertisement Consent: Retrospective erection of a non-illuminated sign.
- ALPC Comment:
- TRDC Decision:
- Reason:
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8. 22/0454/FUL ALPC meeting 30/03/2022
- 41 Langley Lane Abbots Langley Hertfordshire WD5 0LX - Part single, part two storey rear extensions and front porch.
- ALPC Comment:
- TRDC Decision:
- Reason:

Abbots Langley Parish Council

9. 22/0430/FUL ALPC meeting 30/03/2022
26 Ash Close Abbots Langley Hertfordshire WD5 0DN - Conversion of garage into habitable space including alterations to fenestration.
ALPC Comment:
TRDC Decision:
Reason:
10. 22/0482/FUL ALPC meeting 30/03/2022
32 Toms Lane Kings Langley Hertfordshire WD4 8NB - Single storey front, side and rear extension.
ALPC Comment:
TRDC Decision:
Reason:
11. 22/0477/FUL ALPC meeting 30/03/2022
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.
ALPC Comment:
TRDC Decision:
Reason:
12. 22/0375/FUL ALPC meeting 30/03/2022
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).
ALPC Comment:
TRDC Decision:
Reason: