

Council Offices
Langley Road
Abbots Langley
Herts
WD5 0EJ

6th June 2022

To Members of the Planning and Highways Committee

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

The next meeting of the Planning and Highways Committee will be held at the above address on Wednesday 8th June 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. Abbots Langley Village Center Masterplan
To note the Chief Officer & Clerk's report (Clerk's report item 1 enclosed).

Abbots Langley Parish Council

Planning applications decided by Three Rivers District Council
Reported on 08th June 2022.

Appendix A1

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: 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.

TRDC Decision: withdrawn on 24 May 2022

Reason:

2. 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: No objection.

TRDC Decision: N/A - Application Withdrawn

Reason:

3. 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: No comment.

TRDC Decision: approved

Reason:

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4. 22/0424/FUL ALPC meeting 30/03/2022
36 High Street Abbots Langley Hertfordshire WD5 0AR - Change of use from Class E to a Nail Parlour (Sui Generis).
ALPC Comment: Members acknowledge the numerous and strong objections submitted by residents and businesses. Whilst members support the introduction of new independent businesses that increase the diversify 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.
TRDC Decision: approved
Reason:
5. 22/0519/FUL ALPC meeting 30/03/2022
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.
ALPC Comment: No objection.
TRDC Decision: refused
Reason: The proposed rear extension and rear decking with screening, by reason of its overall depth, the roof form and height of the proposed rear extension and the privacy screen, and their proximity to the flank boundary would result in an obtrusive and overbearing development when viewed from No. 15 Gallows Hill, harming the amenities of the occupants of this neighbouring dwelling. As such, the development would be contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted October 2013).
6. 22/0385/RSP ALPC meeting 20/04/2022
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.
ALPC Comment: Members are unable to comment due to a lack of information on the application.
TRDC Decision: approved
Reason:
7. 22/0443/FUL ALPC meeting 20/04/2022
43 Langley Lane Abbots Langley Hertfordshire WD5 0LX - Single storey front porch extension, part single-storey, part two-storey rear extensions.
ALPC Comment: This application does not demonstrate the effects on the right to light on the proposed development at 43 Langley Lane. The application shows proposed development on both this property and the neighbouring property. To our understanding, this should not be a residential planning application but a full planning application.
TRDC Decision: application has been withdrawn on 20 May 2022
Reason:

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8. 22/0520/FUL ALPC meeting 20/04/2022
Rose Acre End Bedmond Road Pimlico Hertfordshire HP3 8SF - Construction of detached car port.
ALPC Comment: Members feel the scale of the structure is over large. A simpler structure would be less obtrusive to the original listed structure and more in keeping with the greenbelt area.
TRDC Decision: refused
Reason: The proposed development, by virtue of its siting, size and scale, would result in the spread of urbanising development throughout the site and introduce a prominent and intrusive form of development within the landscape, to the detriment of the openness of the Metropolitan Green Belt. The scheme would represent an inappropriate form of development within the Metropolitan Green Belt and result in actual harm to the Green Belt. No very special circumstances exist to outweigh the harm to the Green Belt and as such the proposal is contrary to Policy CP11 of the Core Strategy (adopted October 2011), Policy DM2 of the Development Management Policies LDD (adopted July 2013) and the National Planning Policy Framework (2021).
9. 22/0522/FUL ALPC meeting 20/04/2022
Stud Cottage Bedmond Road Bedmond Hertfordshire WD5 0QE - Single storey rear extension.
ALPC Comment: No objection.
TRDC Decision: approved
Reason:
10. 22/0556/FUL ALPC meeting 20/04/2022
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.
ALPC Comment: Members feel the proposed development is an overall improvement on the street scene but want to ensure on-street parking is not compromised. Members also request that the windows match those existing.
TRDC Decision: approved
Reason:
11. 22/0395/FUL ALPC meeting 20/04/2022
38 Tanners Hill Abbots Langley Hertfordshire WD5 0LT - Part single storey, part two storey rear extension.
ALPC Comment: No objection.
TRDC Decision: approved
Reason:
12. 22/0513/FUL ALPC meeting 20/04/2022
79 Wharf Way Hunton Bridge Kings Langley Hertfordshire WD4 8FN - Loft conversion including rear dormer and single storey rear extension.
ALPC Comment: No objection.
TRDC Decision: approved
Reason:

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13. 22/0507/FUL ALPC meeting 20/04/2022
79 Tibbs Hill Road Abbots Langley Hertfordshire WD5 0LJ - Demolition of existing conservatory and garage and construction of single storey side and rear extensions.
ALPC Comment: No objection.
TRDC Decision: approved
Reason:
14. 22/0402/FUL ALPC meeting 20/04/2022
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.
ALPC Comment: Members have no objection and feel the proposal is an improvement on the existing.
TRDC Decision: N/A - Application Withdrawn
Reason:
15. 22/0571/FUL ALPC meeting 20/04/2022
195 Abbots Road Abbots Langley Hertfordshire WD5 0BN - Single storey rear extension.
ALPC Comment: No objection.
TRDC Decision: approved
Reason:
16. 22/0623/FUL ALPC meeting 20/04/2022
2 Parkside Lower Road Nash Mills Hertfordshire HP3 8RX - Single storey side and rear extensions to link main dwelling to enlarged outbuilding.
ALPC Comment: No objection.
TRDC Decision: approved
Reason:
17. 22/0637/FUL ALPC meeting 18/05/2022
20 Chichester Way Garston Hertfordshire WD25 9TY - Two storey side extension and alterations to fenestration.
ALPC Comment: No objection, however members felt that if this application is to be approved a requirement should be added to include fenestration on the east elevation to address its exposed situation.
TRDC Decision: approved
Reason:

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Planning applications to be considered on 8th June 2022

Appendix B1

1. 22/0744/FUL Valid date: 16/05/2022
142 Toms Lane Kings Langley Hertfordshire WD4 8NY - Front porch, loft conversion including front dormers and rear rooflights.

2. 22/0808/FUL Valid date: 16/05/2022
3 Lauderdale Road Hunton Bridge Hertfordshire WD4 8QA - Partial demolition of an existing utility room and construction of part single and part two storey side extensions.

3. 22/0881/FUL Valid date: 16/05/2022
78 Broomfield Rise Abbots Langley Hertfordshire WD5 0HQ - Single storey side extension.

4. 22/0871/FUL Valid date: 10/05/2022
6 Berkeley Close Abbots Langley Hertfordshire WD5 0XA - Variation of Condition 2 (plan numbers) pursuant to 20/0549/FUL (Proposed dwelling and joint extensions with existing dwelling including creation of continuous 'porch' on front elevation, single storey rear extensions and rooflights) to allow for alteration to fenestration.

5. 22/0928/FUL Valid date: 19/05/2022
27 Fraser Crescent Abbots Langley Hertfordshire WD25 0BF - Loft conversion with front and rear rooflights.

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6. 22/0773/FUL Valid date: 19/05/2022

70 Kindersley Way Abbots Langley Hertfordshire WD5 0DQ - Demolition of existing side and rear extensions and garage; construction of part single part two storey rear extension to existing property, sub division of site and construction of detached dwelling and installation of dropped kerb with associated parking and landscaping.

7. 22/0868/FUL Valid date: 23/05/2022

High Herts Farm, Riding School Bedmond Road Pimlico Hertfordshire HP3 8SJ - Variation of Condition 2 (Plan Numbers) pursuant to planning permission 19/1453/FUL (Redevelopment of existing facilities involving the demolition of existing stables, office and barn and erection of new 'American' barn, grooming/stable block, stabling and storage barn, office and facilities building and associated works to provide modern standard Equine facilities) to amend design of the office and facilities building to include a mezzanine floor and alterations to the internal layout to include cafe, office, conference room, changing rooms and toilets.

8. 22/0597/OUT Valid date: 19/05/2022

Belair Toms Lane Kings Langley Hertfordshire WD4 8NH - Outline application: Construction of a new dwelling (All matters reserved).

9. 22/0975/FUL Valid date: 25/05/2022

44A Abbots Road Abbots Langley Hertfordshire WD5 0BG - Loft conversion with hip to gable roof alterations and rear dormer.

10. 22/0950/FUL Valid date: 26/05/2022

19 Toms Lane Kings Langley Hertfordshire WD4 8NA - Relocation of dropped kerb and replacement boundary wall.

1. Abbots Langley Village Center Masterplan

It has always been part of the Abbots Langley Neighbourhood Plan's (ANLP) objectives to encourage the expansion of the primary health care facilities in the Parish. A recent dialogue with the doctors at the Vinehouse Surgery confirmed that all three GP surgeries in the Parish are oversubscribed. At present the Vine House Centre has 12,000 registered patients, 2,000 more than its planned capacity and at its current site, there is no possibility of expanding the floorspace. None of the other two local Surgeries have expansion options either.

The local NHS authorities recognise the primary care facilities in Abbots Langley are inadequate. They agree that a new local surgery/health centre is required. Changes in the scope and range of primary care along with the advance of technology mean there is a requirement for primary care facilities to offer some of the interventions that currently take place in a hospital (secondary care) environment. The shift of emphasis toward wellness and away from 'illness' have an impact upon the type of service on offer and benefit the system by reducing the demand upon secondary care. There are also emerging plans to increase the population of Abbots Langley suggesting that over the next ten years, any new facility here should be capable of accommodating up to 20,000 registered patients, if a suitable site can be found.

The ALNP Working Group understand that Hertfordshire County Council Cabinet decided on 23rd May 2022 to relocate the Breakspeare School to a new site in Croxley Green, to provide the school with a new purpose-built facility able to accommodate more than twice the number of pupils (210) with Special Educational Needs and Disabilities (SEND.)

From discussions with the Vine House Surgery, it is agreed that the Breakspeare School would be the right location, if the County Council would allow it, for a new primary care Health Centre after the school relocates in late 2023/early 2024. Importantly, it is thought to be sufficiently close to Abbots Langley High Street to be accessible to both patients and immediate supporting services in the community that it is serving.



Aerial view of Breakspeare School, Abbots Langley (Copyright: Google Earth)

The fifth objective of the ALNP's includes proposing 'expanded primary health care facilities...' and is captured in Policy AL18 of the plan:

AL18 MAINTAINING EXISTING HEALTH SERVICES —

Expanding and enhancing the health care facilities at key sites within the village of Abbots Langley and surrounding settlements will be supported.

It is the ALNP Working Group's intention to undertake a feasibility study as part of the Abbots Langley Village Center Masterplan Project, currently being undertaken by the AECOM planning consultancy as part of the Abbots Langley Neighbourhood Plan programme. The purpose of the feasibility study is to:

- Assess the Breakspeare School Site as a suitable site to provide a new Health Centre to replace the existing Vine House Health Centre (see: <https://www.vinehouse.org>.) in Abbots Langley.
- Determine possible other uses of the site that would complement the Health Centre and meet other local community aspirations for this site.

In cooperation with the doctors at the Vine House Surgery, this initial feasibility study will be conducted in June 2022.

The ALNP's only role in matters relating to Health Facilities is to identify a potential site for the expanded Vine House Health Centre. Beyond this, it is the responsibility of the GP practice and NHS to progress discussions. When completed, the feasibility study will allow the GP practice to take discussions further with the owners of the Breakspeare School site, Hertfordshire CC, to determine if the site could be acquired for this purpose. If successful, the NHS can also be approached to help fund the on-going design of the new facilities.

From the ALNP Working Group's informal discussions with Cllr Matthew Bedford, the Chair of Three Rivers District Council (TRDC) emerging Local Plan, it is understood that this proposal would be supported by TRDC's on-going development planning for the area.

Cllr Matthew Bedford has suggested that the Parish Council write to Hertfordshire County Council to inform them of the community's interest in the Breakspeare site and the feasibility study planned as part of preparing the Abbots Langley Village Centre Masterplan.

I recommend the Council instruct the Clerk to prepare a letter to send to the County Council based on the text in this report.

Isabel Montesdeoca

Chief Officer & Clerk to the Council

6th June 2022