

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. Wednesday 9<sup>th</sup> March 2022 in the Council Offices, Langley Road, Abbots Langley.

Those present:

Vice Chairman: Councillor David Major  
Councillors: Councillor Jane Lay  
Councillor Robin Powell  
Councillor Owen Roe  
Councillor Roxanne Yau

Officers: Isabel Montesdeoca - Chief Officer & Clerk

The meeting opened at 7:30 pm.

381. Apologies for absence

Apologies were received, accepted and recorded from Councillor Jon Tankard.

382. Declarations of interest

None.

383. Public participation

None.

384. To confirm the Minutes of the Meetings held on

It was proposed by Councillor Robin Powell, seconded by Councillor Roxanne Yau and RESOLVED that the minutes of the meeting held on 5<sup>th</sup> January, 26<sup>th</sup> January and 16<sup>th</sup> February 2022, copies of which had been sent to all Members of the Parish Council and which had been adopted by the Council, be taken as read.

385. Planning Decisions from Three Rivers District Council

Planning decisions, as attached at Appendix A1, were noted by Members present.

386. Planning Applications as received from Three Rivers District Council

Members discussed the planning applications list and RESOLVED the comments to be submitted to the District Council as attached at Appendix B1 and B2.

387. Highways and Transport Matters

Members noted the temporary road closures.

The meeting closed at 8:14 pm.

Signed: \_\_\_\_\_

Dated: \_\_\_\_\_

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Planning applications decided by Three Rivers District Council  
Reported on 9<sup>th</sup> March 2022.

### Appendix A1

1. 21/2168/FUL & 21/2169/LBC ALPC meeting 17/11/2021

Queen Anne Cottage Upper Highway Abbots Langley - Repair and replacement of windows including installation of secondary glazing, re roofing the original roof with clay tiles and associated external repairs, replacement of timber shed with outbuilding integral to existing garage.

ALPC Comment: Members approve of the repairs providing they are in keeping with the existing materials.

TRDC Decision: approved

Reason:
  
2. 21/2745/FUL ALPC meeting 15/12/2021

38 Gallows Hill Lane Abbots Langley WD5 0DA - Demolition of existing garage, two storey front and side extension, single storey rear/side extension.

ALPC Comment: Members have concerns that the protrusion at the front does not match the character of the associated houses, and note that the first floor is within 1.2m of the boundary.

TRDC Decision: approved

Reason:
  
3. 21/2756/FUL ALPC meeting 15/12/2021

23 Manor House Gardens Abbots Langley Hertfordshire - Demolition of conservatory and construction of single-storey rear and side extension and alterations.

ALPC Comment: No comment.

TRDC Decision: approved

Reason:
  
4. 21/2778/FUL ALPC meeting 05/01/2022

Riverside Old Mill Road Hunton Bridge - Construction of detached outbuilding containing bar.

ALPC Comment: Members have concerns over the use of the site. It is understood that a license was granted for occasional event use but feel that the addition of this structure adds a permanence to the recreational event use of the site which is not felt to be in the spirit of the license granted. Additionally the design of the bar demonstrates the intention to host open air events, however, the location of the bar is too close to the boundary and represents a fire risk to neighbouring sites. Furthermore, members feel this is inappropriate use of the site as it is situated in a greenbelt and conservation area. Finally, members feel there is insufficient parking to warrant a permanent site such as this. Overall, members have concerns on this use of this site due to its historic issues with local residents and on their behalf, members request if this application is to be recommended for approval that it be brought to committee.

TRDC Decision: refused

Reason: no decision document available at the Three Rivers Website

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5. 21/2811/FUL ALPC meeting 05/01/2022  
95 Primrose Hill Kings Langley WD4 8HX - Single storey rear infill extension.  
ALPC Comment: No objection.  
TRDC Decision: refused  
Reason: The proposed single storey rear extension, by virtue of its height, depth, design and relationship to No.97 would result in unacceptable loss of light, harm to the visual amenities and create an obtrusive relationship with No.97 to the detriment of their residential amenities. The proposed development would therefore fail to comply with Policy CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).
6. 21/2840/FUL ALPC meeting 05/01/2022  
Hill View Barn Toms Lane Kings Langley - Conversion of existing integral garage to habitable accommodation, erection of single storey detached garage and installation of air source heat pump.  
ALPC Comment: No objection.  
TRDC Decision: approved  
Reason:
7. 21/2723/FUL ALPC meeting 05/01/2022  
Leavesden Park Hercules Way, Leavesden Watford - Erection of one electricity sub-station in car park.  
ALPC Comment: No objections. Members fully support the implementation of infrastructure that supports long term sustainability.  
TRDC Decision: approved  
Reason:
8. 21/2764/FUL ALPC meeting 05/01/2022  
11 Bucknalls Lane Garston Watford - Part single part two storey side and rear extensions, loft conversion including increase in ridge height, Dutch hip roof enlargements and front and rear dormer windows.  
ALPC Comment: Member feel the scale of the development is inappropriate and not in keeping with the scale of the street scene. Additionally, members feel this development would be overbearing on the neighbouring property at #15 Bucknalls Lane.  
TRDC Decision: withdrawn on 17/02/2022  
Reason:
9. 21/2817/FUL ALPC meeting 26/01/2022  
64 Marlin Square Abbots Langley WD5 0EG - Rear infill extensions and part conversion of garage into habitable accommodation.  
ALPC Comment: Members support this application but are concerned that the lime root systems, protected by Tree Preservation Order, are adequately protected as detailed in the arboricultural report as a condition of any approval.  
TRDC Decision: approved

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Reason:

10. 21/2905/LBC

ALPC meeting 26/01/2022

25-27 High Street Abbots Langley - Listed Building Consent: Recovering of roof.

ALPC Comment: Members have no objections to the appearance of the proposed composite roof tile, but feel that the Conservation Officer is the best person to make comments on this application with respect to the proposed roof tile's suitability bearing in mind the style and age of the building.

TRDC Decision: approved

Reason:

11. 21/2904/LBC

ALPC meeting 26/01/2022

25-27 High Street Abbots Langley - Listed Building Consent: Provision of additional sub floor ventilation to existing suspended timber ground floor.

ALPC Comment: No objections.

TRDC Decision: approved

Reason:

12. 21/2902/LBC

ALPC meeting 26/01/2022

25-27 High Street Abbots Langley - Listed Building Consent: Removal of built in cupboards to each side of fireplace in first floor bedroom.

ALPC Comment: No objections.

TRDC Decision: approved

Reason:

13. 21/2922/FUL

ALPC meeting 26/01/2022

12 Old Mill Road Hunton Bridge WD4 8RH - Detached two storey boat house to the rear.

ALPC Comment: Members have no objection to the building but feel the current design is disproportionately large and recommend a reduction in the height of the build as it sits in a sensitive site within the green belt.

TRDC Decision: refused

Reason: 1. The proposed outbuilding would constitute inappropriate development by definition and would also result in actual harm to the openness of the Green Belt. The outbuilding also by virtue of its scale and siting conflicts with Policy DM2 of Development Management Policies LDD (adopted July 2013). It is considered that very special circumstances do not exist to outweigh the harm of the development to the Green Belt by virtue of its inappropriateness and actual harm. 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 NPPF (2021).

2. The proposed outbuilding, by virtue of its overly large scale and siting, would significantly detract from the rural character and appearance of the Hunton Bridge Conservation Area. The development would therefore lead to less than substantial harm to the Hunton Bridge Conservation Area and no public benefits have been demonstrated which would outweigh the harm. As such the development is contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011), Policies DM1, DM3 and Appendix 2 of the Development Management Policies LDD (adopted July 2013), The Hunton Bridge Conservation Area Appraisal (2008), and the NPPF (2021).

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3. In the absence of sufficient information, it has not been demonstrated that the proposed development would not have an adverse impact on flood defence and bank stability of the adjacent Grand Union Canal watercourse. Therefore necessary consideration and appropriate mitigation cannot be given to the impact of the development contrary to Policies CP1 of the Core Strategy (adopted October 2011) and Policy DM8 of the Development Management Policies LDD (adopted July 2013) and the NPPF (2021)

4. In the absence of sufficient information, it has not been demonstrated that the development would not have a detrimental impact on the protected trees and trees of visual importance on the site. Therefore necessary consideration and appropriate mitigation cannot be given to the impact of the development on protected trees contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011), Policy DM6 of the Development Management Policies LDD (adopted July 2013) and the NPPF (2021)

14. 21/2932/FUL

ALPC meeting 26/01/2022

45 Primrose Hill Kings Langley WD4 8HZ - Single storey rear extension Address.

ALPC Comment: Members feel they have no grounds to object but do have concerns regarding the overall size of the extension.

TRDC Decision: approved

Reason:

15. 21/2918/FUL

ALPC meeting 26/01/2022

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.

ALPC Comment: No objections. Members fully support this application and welcome the investment which will put a halt to the long term deterioration of the property.

TRDC Decision: approved

Reason:

16. 21/2919/LBC

ALPC meeting 26/01/2022

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.

ALPC Comment: Members have no objections providing the windows are in keeping with the property and there is a favourable Conservation Officer report.

TRDC Decision: approved

Reason:

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Planning applications considered on 9<sup>th</sup> March 2022

Appendix B1 & B2

1. 21/2933/FUL Valid date: 27/01/2022  
45 Primrose Hill Kings Langley WD4 8HZ - Construction of vehicle crossover and dropped kerb.  
No objection.
2. 22/0081/LBC Valid date: 21/02/2022  
7 Home Park Cottages Station Road Kings Langley Hertfordshire WD4 8LD - Listed building consent: Instalation of an Electric Vehicle Charging point to existing building.  
Members have no objection to the installation of the charging point. Members also support the inclusion of a cabinet to obscure the installation as long as it is sympathetic with a listed building.
3. 22/0264/FUL Valid date: 22/02/2022  
93 Offord Grove Leavesden Hertfordshire WD25 7NF - Conversion of garage including alterations to fenestration, rear patio doors and enlargement of front driveway.  
No objection.
4. 22/0193/FUL Valid date: 25/02/2022  
11 Bucknalls Lane Garston Hertfordshire WD25 9NE - Change of use of two outbuildings and immediately adjacent land from ancillary residential use (Class C3 residential) to a florist use (Class E commercial, business and service use) for a temporary period of 12 months.  
Members object to this application as the proposed use of the outbuildings and adjacent land as a florist is entirely inappropriate for the area. Members are also concerned about the risk of noise and nuisance to neighbouring properties caused by regular deliveries. Members also note potential risk that parents regularly accessing the underpass nearby to / from the school may be impacted.
5. 22/0208/FUL Valid date: 01/03/2022  
7 Raymond Close Abbots Langley Hertfordshire WD5 0HG - Single storey front, side and rear extension.  
No objection.
6. 22/0255/FUL Valid date: 25/02/2022  
Happy Valley Industrial Estate, Land Between Unit 6 And Unit B Primrose Hill Kings Langley WD4 8HD - Erection of two storey industrial building comprising 2 individual units for Class E(g)(i) and with associated parking.  
No objection.
7. 22/0232/FUL Valid date: 28/02/2022  
Westport House 78 Bucknalls Lane Garston Hertfordshire WD25 9JQ - Single storey side extension.  
No objection.