

Council Offices
Langley Road
Abbots Langley
Herts
WD5 0EJ

19th July 2022

To Members of the Planning and Highways Committee

Councillors: 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 20th July 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. To confirm the Minutes of the Meetings held on
18th May, 8th June, 29th June 2022 (previously circulated)
5. Planning Decisions from Three Rivers District Council
To note the recent decisions as listed in Appendix A1 & A2.
6. Planning Applications as received from Three Rivers District Council
To comment on current planning applications as listed in Appendix B1 & B2 as well as planning applications with consultation deadline before the next meeting, as notified to members prior to the meeting.
7. Appeal
To note the following appeals against refusal of planning permission:
 - i. 21/1016/RSP - Hunton Park Essex Lane Abbots Langley WD4 8PN, Retrospective: Creation of new parking area with the provision of 16 electric car charging spaces with associated works, Ref: APP/P1940/C/22/3301357

8. Highways and Transport Matters

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

- i. to prohibit all subway users from using the subway situated beneath A405 St Albans Road, Garston from its junction with Bucknalls Lane north westwards and westwards for a distance of approximately 55m ("the Subway"). An alternative route will be via Bucknalls Lane, A405 St Albans Road, A412 St Albans Road, the subway situated beneath A405 St Albans Road and A405 St Albans Road. The Order is needed because street lighting works are proposed to be executed on or near the Subway. If the Order is made, it shall come into force on 25 July 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.
- ii. to prohibit all vehicular traffic from using that length of High Elms Lane, Abbots Langley from a point 525 metres south east of its junction with Woodside Road south eastwards for a distance of approximately 50 metres ("the Road"), except for access. An alternative route will be via High Elms Lane, Woodside Road, Horseshoe Lane, A405 St Albans Road and High Elms Lane or via High Elms Lane, A405 (St Albans Road/North Orbital Road), the M25 (junction 21a) roundabout, A405 (North Orbital Road/St Albans Road), Horseshoe Lane, Woodside Road and High Elms Lane. The Order is needed because water service connection works are proposed to be executed on or near the Road. If the Order is made, it shall come into force on 21 August 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.
- iii. to prohibit all vehicular traffic from using that length of Summerhouse Way, Abbots Langley from a point in line with the north west boundary of No.36 Summerhouse Way clockwise for a distance of approximately 44m ("the Road"), except for access. There is no alternative route available for vehicles when the works are being carried out. However vehicular access to properties in this road will be maintained whenever possible throughout the duration of the works. The Order is needed because carriageway and footway resurfacing works are proposed to be executed on or near the Road. If the Order is made, it shall come into force on 10 August 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.

9. Consultations

To consider if the committee wishes to respond to the following consultation on behalf of the Parish Council:

- i. Langleybury Lane Parking Improvements - Consultation on proposed parking bays where engineers consider parking would be safe and will not obstruct traffic flow, with parking restrictions elsewhere. These are intended to improve the local environment for everyone, including for people who do not drive but who are affected by parking, for example where it obstructs footways or blocks sightlines making it harder to cross the road.

Documents can be viewed at <https://www.threerivers.gov.uk/egcl-page/parking-consultations#Langleybury> . (Map enclosed^[1])

^[1] *Committee members only, other members on request*

Planning Applications Decided by Three Rivers District Council

Reported on 20th July 2022

Appendix A1

1. 22/0081/LBC ALPC meeting 09/03/2022

7 Home Park Cottages Station Road Kings Langley Hertfordshire WD4 8LD - Listed building consent: Instalation of an Electric Vehicle Charging point to existing building.

ALPC Comment: 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.

TRDC Decision: approved

Reason:
2. 22/0460/ADV ALPC meeting 20/04/2022

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.

ALPC Comment: Members feel the signs are excessive in scale for the entrance to the site.

TRDC Decision: approved

Reason:
3. 22/0526/FUL ALPC meeting 18/05/2022

95 Kindersley Way Abbots Langley Hertfordshire WD5 0DG - Erection of two storey side and rear extension.

ALPC Comment: Members have concerns about the overbearing nature of the proposed development on the neighbouring property and believe it breaks the right to light 45 degree guidelines.

TRDC Decision: approved

Reason:
4. 22/0729/FUL ALPC meeting 18/05/2022

Highfields 46 Harthall Lane Kings Langley Hertfordshire WD4 8JH - Single storey front, side and rear extensions with a sedum roof which forms into terraced garden; construction of a vestibule to the front and a garage conversion; two storey rear extension with side and front dormers and roof lights.

ALPC Comment: Members are concerned of neighbours being overlooked from the raised terraced included in the proposed plans.

TRDC Decision: withdrawn

Reason:
5. 22/0869/FUL ALPC meeting 18/05/2022

12 Old Mill Road Hunton Bridge WD4 8RH - Single storey boat house in the rear garden to the existing dwelling.

ALPC Comment: No objection.

TRDC Decision: refused

Reason: Permission is refused for the following reason(s):-

 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 would also by virtue of its scale and siting conflict with Policy DM2

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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 and open character and appearance of the area. As such the development is 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 July 2013).

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 and would detrimentally impact on nature conservation and physical habitats. 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)

6. 22/0706/FUL ALPC meeting 18/05/2022
51 Stewart Close Abbots Langley Hertfordshire WD5 0LU - Demolition of existing conservatory and construction of single storey side and rear extensions.
ALPC Comment: No comment.
TRDC Decision: approved
Reason:
7. 22/0744/FUL ALPC meeting 08/06/2022
142 Toms Lane Kings Langley Hertfordshire WD4 8NY - Front porch, loft conversion including front dormers and rear rooflights..
ALPC Comment: No objection.
TRDC Decision: approved
Reason:
8. 22/0808/FUL ALPC meeting 08/06/2022
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.
ALPC Comment: Members feel the proposed extension is not in the character of the host dwelling and could also be made more sympathetic to the attached dwelling.
TRDC Decision: withdrawn
Reason:
9. 22/0881/FUL ALPC meeting 08/06/2022
78 Broomfield Rise Abbots Langley Hertfordshire WD5 0HQ - Single storey side extension.
ALPC Comment: No comment.
TRDC Decision: approved
Reason:
10. 22/0871/FUL ALPC meeting 08/06/2022
6 Berkeley Close Abbots Langley Hertfordshire WD5 0XA - Variation of Condition 2 (plan numbers) pursuant to 20/0549/FUL (Proposed dwelling and joint extensions

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with existing dwelling including creation of continuous 'porch' on front elevation, single storey rear extensions and rooflights) to allow for alteration to fenestration.

ALPC Comment: No comment.

TRDC Decision: approved

Reason:

11. 22/0928/FUL

ALPC meeting 08/06/2022

27 Fraser Crescent Abbots Langley Hertfordshire WD25 0BF - Loft conversion with front and rear rooflights.

ALPC Comment: No objection.

TRDC Decision: approved

Reason:

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Appendix A2

1. 22/0640/FUL ALPC meeting 20/04/2022
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..
ALPC Comment: No objection.
TRDC Decision: approved
Reason:

2. 22/0597/OUT ALPC meeting 08/06/2022
Belair Toms Lane Kings Langley Hertfordshire WD4 8NH - Outline application: Construction of a new dwelling (All matters reserved).
ALPC Comment: Members support this use of the land but have concerns over the access road. Members appreciate, however, that this is a new dwelling in a designated greenbelt which is not permitted by the local plan.
TRDC Decision: refused
Reason: 1 The application site by virtue of its siting and immediate locational character is considered as a matter of planning judgement to fall outside of a village (Kings Langley or Bedmond) as therefore cannot fall within the exemption of 'limited infilling within a village' as per paragraph 149(e) of the NPPF. The development is therefore inappropriate development which, by definition, would be harmful to the Green Belt. In addition there would be harm to openness by virtue of the intensification of the use of the site through greater on-site activity and residential paraphernalia. No very special circumstances are considered to exist to outweigh the harm identified. The development would be 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 development would not contribute to the provision of affordable housing and it has not been demonstrated that such provision would not be viable. The development therefore fails to meet the requirements of Policy CP4 of the Core Strategy (adopted October 2011) and the Affordable Housing Supplementary Planning Document (approved June 2011).

Planning applications to be considered on 20th July 2022

Appendix B1

1. 22/1183/FUL Valid date: 27/06/2022
Home Park Works Station Road Kings Langley WD4 8LW - Demolition of existing buildings and redevelopment with new workshop building and relocation of buggy area.

2. 22/1216/FUL Valid date: 04/07/2022
86 Wharf Way Hunton Bridge Hertfordshire WD4 8FN - Loft conversion including rear dormer and front rooflights.

3. 22/1208/PDT Valid date: 30/06/2022
150A Toms Lane Kings Langley Hertfordshire WD4 8NZ - Prior approval: Enlargement of the dwellinghouse by the construction of one additional storey (2.622m in height) and raising of ridge to result in an overall height of 8.61m (Class AA).

4. 22/1180/FUL Valid date: 29/06/2022
16 Hazelbury Avenue Abbots Langley Hertfordshire WD5 0DF - Single-storey rear infill extension and alterations to roof of existing rear extension.

5. 22/1165/FUL Valid date: 04/07/2022
Long Meadow 45 Harthall Lane Kings Langley WD4 8JW - Erection of detached double garage and extended driveway.

Planning applications to be considered on 20th July 2022

6. 22/1204/FUL

Valid date: 07/07/2022

41 Langley Lane Abbots Langley Hertfordshire WD5 0LX - Demolition of existing conservatory and construction of single storey rear and front porch extensions.

7. 22/1276/HCR3

Valid date: 05/07/2022

Brookdell Yard St Albans Road Garston Watford Hertfordshire WD25 0GB - Hertfordshire County Council Regulation 3 application: Demolition of the existing buildings and construction and operation of a new waste shredding facility and associated works including landscaping, infrastructure and parking (Hertfordshire County Council Application Reference PL/0276/22).

8. 22/1236/FUL

Valid date: 08/07/2022

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 boundary enclosures, replace temporary storage structure to front and associated works.

Planning applications to be considered on 20th July 2022

Appendix B2

1. 22/1227/FUL Valid date: 12/07/2022
35 Gallows Hill Abbots Langley Hertfordshire WD4 8PG - Single storey rear extension including alterations to the ground levels, alterations to roof form of existing two storey rear extension from hipped roof to gabled roof, and loft conversion including rear and side dormers and alterations to fenestration detail..

2. 22/1271/FUL Valid date: 12/07/2022
78 Furtherfield Abbots Langley Hertfordshire WD5 0PN - Single storey front and side extension and conversion of garage into habitable accommodation..

3. 22/1277/FUL Valid date: 13/07/2022
115 Abbots Road Abbots Langley Hertfordshire WD5 0BJ - Single storey side/rear extension, alterations to the raised patio, part rendering of rear facade, alterations to roof tiles and provision of new windows..

4. 22/1288/FUL Valid date: 13/07/2022
Stud Cottage Bedmond Road Bedmond Hertfordshire WD5 0QE - Single storey rear extension.