

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. Wednesday 18th May 2022 in the Council Offices, Langley Road, Abbots Langley.

Those present:

Chairman: Councillor Jon Tankard
Councillors: Councillor David Major
Councillor Robin Powell
Councillor Owen Roe
Councillor John Wyatt
Councillor Roxanne Yau

Officers: Isabel Montesdeoca - Chief Officer & Clerk

The meeting opened at 7:30 pm.

23. Apologies for absence
Apologies were received, accepted and recorded from Councillor Jane Lay (unavailable).
24. Declarations of interest
Councillor Jon Tankard declared an interest in agenda item Appendix B1. 4. planning application 22/0526/FUL, Appendix B1. 10. planning application 22/0731/FUL, Appendix B1. 11. planning application 22/0823/FUL.
Councillor Roxanne Yau declared an interest in agenda item Appendix B1. 5. planning application 22/0631/FUL, Appendix B1. 10. planning application 22/0731/FUL.
25. Public participation
None.
26. Election of Vice Chairman
It was proposed by Councillor John Wyatt, seconded by Councillor Roxanne Yau and RESOLVED that Councillor David Major be elected Vice-Chairman for the municipal year 2022-2023.
No other nominations were forthcoming. A vote was requested, all members present were in agreement.
27. To confirm the Minutes of the Meetings held on
It was proposed by Councillor Robin Powell, seconded by Councillor Jon Tankard and RESOLVED that the minutes of the meeting held on 9th March, 30th March, and 20th April 2022, copies of which had been sent to all members of the Parish Council prior to the meeting, be taken as read and were signed by the Chairman as a correct record.
28. Planning Decisions from Three Rivers District Council
Planning decisions, as attached at Appendix A1, were noted by Members present.
29. 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.
30. Appeal
Members noted the following appeal against refusal of planning permission:
21/2689/FUL - Land Adjacent to Landfill Site Toms Lane, Kings Langley, Hertfordshire, Change of use of land to equestrian and construction of a stable building, hardstanding, access, gates and altered vehicle access. Ref: APP/P1940/W/22/3292138.
31. Highways and Transport Matters

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Members noted the temporary road closures as attached in Appendix C1 and C2.

32. Proposed Telecommunications Upgrade

Members noted the proposed Telecommunications upgrade.

33. Kings Langley Bus Shelter

Members noted the verbal update.

It was proposed by Councillor Jon Tankard, seconded by Councillor John Wyatt and RESOLVED that the Chief Officer & Clerk instruct the loss adjusters, Crawford Legal Services, assigned by the Council's insurers, AXA Insurance PLC, to pursue our claim.

The meeting closed at 9:16 pm.

Signed: _____

Dated: _____

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Appendix A1

1. 22/0255/FUL ALPC meeting 09/03/2022
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.
ALPC Comment: No objection.
TRDC Decision: approved
Reason:
2. 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: Members are concerned the single storey extension does not follow the design of the existing structure. Members also acknowledged the concerns raised by HCC Highways with respect to the oversized vehicle cross-over.
TRDC Decision: approved
Reason:
3. 22/0274/FUL ALPC meeting 30/03/2022
14 Abbey Drive Abbots Langley Hertfordshire WD5 0TL - Construction of detached outbuilding.
ALPC Comment: No objection.
TRDC Decision: approved
Reason:
4. 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: No objection.
TRDC Decision: approved
Reason:
5. 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: No objection.
TRDC Decision: approved
Reason:
6. 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: No objection.

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TRDC Decision: approved

Reason:

7. 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: Members feel this development may exceed the 40% allocation in greenbelt but appreciate that a much bigger build could be done through prior approval and permitted development. Members feel the proposed design is a much less obtrusive and sympathetic solution that could be achieved through the former planning application.

TRDC Decision: approved

Reason:

8. 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: No objection.

TRDC Decision: approved

Reason:

9. 22/0509/FUL ALPC meeting 30/03/2022

Warner Bros. Studios Leavesden Warner Drive Leavesden Hertfordshire WD25 7LP - Construction of storage building.

ALPC Comment: No objection.

TRDC Decision: approved

Reason:

10. 22/0397/FUL ALPC meeting 20/04/2022

7 Halifax Close Leavesden Watford Hertfordshire WD25 7GG - Single storey rear extension and front porch.

ALPC Comment: No objection.

TRDC Decision: approved

Reason:

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Planning applications considered on 18th May 2022.
Appendix B1 and B2

1. 22/0637/FUL Valid date: 14/04/2022
20 Chichester Way Garston Hertfordshire WD25 9TY - Two storey side extension and alterations to fenestration.
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.
2. 22/0627/FUL Valid date: 14/04/2022
14 Greenways Abbots Langley WD5 0EU - Single and two storey rear extension with additional room provided within roof space.
Members believe the proposed development is in breach of daylight rules due to its imposing nature on the neighbouring property.
3. 22/0694/FUL Valid date: 21/04/2022
1 Toms Lane Kings Langley WD4 8NA - Demolition of the existing dwellinghouse and associated buildings and construction of two storey semi-detached dwellinghouses with accommodation in the roof space by rear dormers and front rooflights, balconies to rear and detached carports alongside formation of new vehicular access with associated parking, landscaping works and alterations to levels.
No objection. Although this development is in a conservation area it is a good use of the land for infill dwelling within the greenbelt. Members did, however, note that the proposed plan includes secondary access to an agricultural site.
4. 22/0526/FUL Valid date: 26/04/2022
95 Kindersley Way Abbots Langley Hertfordshire WD5 0DG - Erection of two storey side and rear extension.
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.
5. 22/0631/FUL Valid date: 26/04/2022
131 Abbots Road Abbots Langley Hertfordshire WD5 0BJ - Single storey rear extension and first floor rear extension and extension to raised patio.
Members are concerned that the proposed development overlooks the neighbour at the flank boundary. If this application is to be approved, members request a requirement for a privacy screen be included.
6. 22/0766/FUL Valid date: 27/04/2022
59 Offord Grove Leavesden Hertfordshire WD25 7NF - Single storey rear extension.
No objection.
7. 22/0716/FUL Valid date: 26/04/2022
12 Kindersley Way Abbots Langley Hertfordshire WD5 0DQ - Part single, part two storey rear extension, front porch and insertion of flank window.
Members feel the proposed development is overbearing to the residential amenity of the neighbours.
8. 22/0753/LBC Valid date: 21/04/2022

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25-27 High Street Abbots Langley Hertfordshire WD5 0AA - Listed Building Consent: Rebuilding rear chimney stack above roof level.

No objection. Members rely on the expertise of the conservation officer.

9. 22/0769/FUL

Valid date: 29/04/2022

210 Abbots Road Abbots Langley Hertfordshire WD5 0BP - Replacement of the single storey rear crown roof to flat roof with parapet walls; replacement roof of main dwelling, alterations to fenestration and extension to drive.

No objection.

10. 22/0731/FUL

Valid date: 04/05/2022

6 The Crescent Abbots Langley Hertfordshire WD5 0DS - First floor extension above existing ground floor extension.

No objection.

11. 22/0823/FUL

Valid date: 03/05/2022

2 Dellmeadow Abbots Langley Hertfordshire WD5 0BA - Conversion of garage to habitable accommodation, removal of front bay window, single storey front extension and removal of existing chimney.

No objection.

12. 22/0729/FUL

Valid date: 04/05/2022

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.

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

13. 22/0683/LBC

Valid date: 04/05/2022

25-27 High Street Abbots Langley Hertfordshire WD5 0AA - Listed Building Consent: Subdivision of single dwellinghouse into two independent dwellinghouses including single storey extension to rear and internal works including loft conversion.

No objection in principle. Members respect the knowledge and expertise of the conservation and are pleased to see investment in historic properties with the high street conservation area.

14. 22/0682/FUL

Valid date: 04/05/2022

25-27 High Street Abbots Langley Hertfordshire WD5 0AA - Subdivision of single dwellinghouse into two independent dwellinghouses including single storey extension to rear and internal works including loft conversion.

No objection in principle. Members respect the knowledge and expertise of the conservation and are pleased to see investment in historic properties with the high street conservation area.

15. 22/0869/FUL

Valid date: 10/05/2022

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

No objection.

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16.22/0706/FUL

Valid date: 11/05/2022

51 Stewart Close Abbots Langley Hertfordshire WD5 0LU - Demolition of existing conservatory and construction of single storey side and rear extensions.

No comment.

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Appendix C1

Road closures and restrictions within the parish:

- i. TRO19197 - TEMPORARY CLOSING OF TOMS LANE, KINGS LANGLEY
to prohibit all vehicular traffic from using that length of Toms Lane, Kings Langley from its junction with Seabrook Road south eastwards for a distance of approximately 80 metres ("the Road"), except for access.

An alternative route will be via Toms Lane, Primrose Hill, Station Road, Gallows Hill, Gallows Hill Lane, High Street, Bedmond Road, High Street and Toms 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 30 May 2022 for a period of up to 18 months.

- ii. TRO19212 - TEMPORARY CLOSING OF SERGEHILL LANE, ABBOTS LANGLEY
to prohibit all vehicular traffic from using that length of Sergehill Lane, Abbots Langley from its junction with Church Hill north eastwards to its junction with St Albans Lane, a distance of approximately 151 metres ("the Road"), except for access.

An alternative route will be via Church Hill, Bedmond Road, A4147 (Leverstock Green Road/Hemel Hempstead Road), Appspound Lane, Bedmond Lane and St Albans Lane or via High Street, Toms Lane, Primrose Hill, Railway Terrace, Lower Road, Bunkers Lane, Bedmond Road, A4147 (Leverstock Green Road/Hemel Hempstead Road), Appspound Lane, Bedmond Lane and St Albans 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 30 May 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. TRO19137 - TEMPORARY CLOSING OF FOLLETT DRIVE, ABBOTS LANGLEY DURING A QUEEN'S PLATINUM JUBILEE STREET PARTY
to prohibit all vehicular traffic from using that length of Follett Drive, Abbots Langley from a point in line with the eastern boundary of No.20 Follett Drive south westwards and south eastwards for its entire length, except for access.

There is no alternative route available for vehicles whilst the event takes place. However vehicular access to properties in this road will be maintained whenever possible throughout the duration of the event.

The section of road will be closed between the hours of 10.00am and 7.00pm on Thursday 2 June 2022, when signs are in place.

The purpose of the Order is to ensure public safety and prevent accidents for the duration of the 'Queen's Platinum Jubilee Street Party'.

- iv. TRO19293 - TEMPORARY CLOSING AND TEMPORARY WAITING RESTRICTIONS IN VARIOUS ROADS IN BUSHEY, CROXLEY GREEN, CHORLEYWOOD, CARPENDERS PARK, BEDMOND, OXHEY HALL, SARRATT AND NORTHWOOD

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to prohibit all vehicular traffic from using the following lengths of roads ("the Roads"), except for access and to prohibit all vehicles from waiting at any time on both sides of these lengths of Roads whilst works are in progress:

1. that length of Cornfield Road, Bushey from its junction with Farm Way south westwards for a distance of approximately 274 metres.

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.

2. that length of Windmill Drive, Croxley Green from its junction with The Green south westwards, south eastwards and north westwards for a distance of approximately 399 metres.

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.

3. the service road fronting Nos.1-49 Shire Lane, Chorleywood from its southernmost junction with Shire Lane north westwards for a distance of approximately 13 metres.

An alternative route will be via Shire Lane and the service road fronting Nos.1-49 Shire Lane.

4. that length of Shire Lane, Chorleywood from a point in line with the eastern boundary of No.32 Shire Lane south eastwards for a distance of approximately 14 metres.

An alternative route will be via Shire Lane and the service road fronting Nos.1-49 Shire Lane.

5. that length of Shire Lane, Chorleywood from a point in line with the eastern boundary of No.5 Shire Lane south eastwards for a distance of approximately 13 metres.

An alternative route will be via Shire Lane and the service road fronting Nos.1-49 Shire Lane.

6. the service road fronting Nos.2-48 Green Street, Chorleywood from its junction with Green Street north westwards, north eastwards and north westwards for a distance of approximately 180 metres.

An alternative route will be via Green Street, Orchard Drive and Green Street.

7. that length of Oulton Way, Carpenders Park from its northernmost junction with Romilly Drive north eastwards, south eastwards and south westwards for a distance of approximately 254 metres.

An alternative route will be via Romilly Drive.

8. the service road fronting Nos.3-15 High Street, Bedmond from its southernmost junction with High Street north westwards and north eastwards for its entire length.

An alternative route will be via High Street.

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9. that length of Beaulieu Close, Oxhey Hall from its junction with Green Lane south westwards for its entire length.

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.

10. that length of Deadmans Ash Lane, Sarratt from its junction with Dimmocks Lane north eastwards to its junctions with Bottom Lane, a distance of approximately 724 metres.

An alternative route will be via Dimmocks Lane, The Green, Red Lion Lane and Bottom Lane.

11. that length of Old Common Road, Chorleywood from its junction with Colley Lane south eastwards to its southernmost junction with Common Road, a distance of approximately 32 metres.

An alternative route will be via Old Common Road and Common Road.

12. that length of Moor Lane, Sarratt from its junction with Dawes Lane north westwards for a distance of approximately 220 metres.

An alternative route will be via Dawes Lane, The Green and Moor Lane.

13. that length of Kewferry Road, Northwood from its junction with Batchworth Lane south westwards for a distance of approximately 109 metres.

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 works are proposed to be executed on or near the Roads.

If the Order is made, it shall come into force on 30 May 2022 for a period of up to 18 months.

- v. TRO19434 - TEMPORARY CLOSING OF THE SUBWAY SITUATED BENEATH A405 ST ALBANS ROAD, GARSTON
to prohibit all subway users from using the subway situated beneath A405 St Albans Road, Garston from its junction with Bucknalls Lane north eastwards and north westwards for a distance of approximately 75 metres ("the Subway").

An alternative route will be via the footway situated on the north side of Bucknalls Lane, the footway situated on the east side of A405 St Albans Road, the subway situated beneath A405 St Albans Road and the footway situated on the west side of A405 St Albans Road.

The Order is needed because works are proposed to be executed on or near the Subway.

If the Order is made, it shall come into force on 6 June 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.

- vi. TRO19312 - TEMPORARY CLOSING OF GARDEN ROAD, BULLS GREEN DURING A QUEEN'S PLATINUM JUBILEE STREET PARTY

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to prohibit all vehicular traffic from using that length of Garden Road, Bulls Green from its junction with Breakspear Road north westwards for its entire length.

There is no alternative route available for vehicles whilst the event takes place. However vehicular access to properties in this road will be maintained whenever possible throughout the duration of the event.

The section of road will be closed between the hours of 8.00am and 10.00pm on Sunday 5 June 2022, when signs are in place.

The purpose of the Order is to ensure public safety and prevent accidents for the duration of the 'Queen's Platinum Jubilee Street Party'.

vii. TRO19362 - TEMPORARY CLOSING OF THE CRESCENT, ABBOTS LANGLEY DURING A QUEEN'S PLATINUM JUBILEE STREET PARTY

to prohibit all vehicular traffic from using that length of The Crescent, Abbots Langley from a point 89 metres south east of its junction with High Street south eastwards for a distance of approximately 182 metres, except for access.

An alternative route will be via The Crescent, High Street and The Crescent.

The section of road will be closed between the hours of 11.00am and 7.00pm on Sunday 5 June 2022, when signs are in place.

The purpose of the Order is to ensure public safety and prevent accidents for the duration of the 'Queen's Platinum Jubilee Street Party'.

viii. TRO19366 - TEMPORARY CLOSING OF TROWLEY RISE, ABBOTS LANGLEY DURING A QUEEN'S PLATINUM JUBILEE STREET PARTY

to prohibit all vehicular traffic from using that length of Trowley Rise, Abbots Langley from its junction with Tibbs Hill Road south westwards for a distance of approximately 248 metres, except for access.

An alternative route will be via Tibbs Hill Road, High Street, Gallows Hill Lane, Popes Road and Trowley Rise.

The section of road will be closed between the hours of 8.00am and 10.00pm on Sunday 5 June 2022, when signs are in place.

The purpose of the Order is to ensure public safety and prevent accidents for the duration of the 'Queen's Platinum Jubilee Street Party'.

ix. TRO19549 - TEMPORARY CLOSING OF EDINBURGH DRIVE, ABBOTS LANGLEY DURING A 'QUEEN'S PLATINUM JUBILEE STREET PARTY

to prohibit all vehicular traffic from using that length of Edinburgh Drive, Abbots Langley from its junction with Cardiff Way south westwards and south eastwards for its entire length, except for access.

There is no alternative route available for vehicles whilst the event takes place. However vehicular access to properties in this road will be maintained whenever possible throughout the duration of the event.

The section of road will be closed between the hours of 12.00midday and 7.00pm on Sunday 5 June 2022, when signs are in place.

The purpose of the Order is to ensure public safety and prevent accidents for the duration of the 'Queen's Platinum Jubilee Street Party'.

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Appendix C2

Road closures and restrictions within the parish:

- i. TRO19605 - TEMPORARY CLOSING OF OLD MILL ROAD, HUNTON BRIDGE to prohibit all vehicular traffic from using that length of Old Mill Road, Hunton Bridge from its junction with Bridge Road south eastwards for a distance of approximately 54m ("the Road"), except for access. An alternative route will be via Bridge Road, A41 Watford Road and Old Mill Road or via Old Mill Road, A41 Hempstead Road, the A41 North Western Avenue roundabout, A41 (Hempstead Road/Watford Road) and Bridge Road. 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 14 June 2022 for a period of up to 18 months.
- ii. TRO19619 - TEMPORARY CLOSING OF OLD MILL ROAD, HUNTON BRIDGE to prohibit all vehicular traffic from using that length of Old Mill Road, Hunton Bridge from a point 96m north west of its junction with A41 Watford Road north westwards for a distance of approximately 31m ("the Road"), except for access. An alternative route will be via Old Mill Road, A41 Hempstead Road, the A41 North Western Avenue roundabout, A41 (Hempstead Road/Watford Road), Bridge Road and Old Mill Road or via Old Mill Road, Bridge Road, A41 Watford Road and Old Mill Road. The Order is needed because electrical works are proposed to be executed near the Road. If the Order is made, it shall come into force on 13 June 2022 for a period of up to 18 months