

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. Wednesday 29th June 2022 in the Council Offices, Langley Road, Abbots Langley.

Those present:

Chairman: Councillor Robin Powell

Councillors: Councillor Jane Lay
Councillor Owen Roe
Councillor Roxanne Yau

Officers: Isabel Montesdeoca - Chief Officer & Clerk

The meeting opened at 7:30 pm.

70. Appointment of Meeting Chairman

In the absence of the Chairman of the Committee, it was proposed by Councillor Jane Lay, seconded by Councillor Roxanne Yau and RESOLVED that Councillor Robin Powell be appointed Chairman of the meeting.

71. Apologies for absence

Apologies were received, accepted and recorded from Councillor Jon Tankard, Councillor David Major, Councillor John Wyatt (all unavailable).

72. Declarations of interest

None.

73. Public participation

None.

74. Planning Decisions from Three Rivers District Council

Planning decisions, as attached at Appendix A1 and A2, were noted by Members present.

75. 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.

76. Appeal

Members noted the following appeals against refusal of planning permission:

- i. 21/0925/FUL - Meadow Farm Hyde Lane Nash Mills HP3 8SA, Demolition of buildings 8 and 9 and erection of rural worker's dwelling for groom's accommodation. Ref:APP/P1940/W/22/3291601.
- ii. 21/2778/FUL - Riverside Old Mill Road Hunton Bridge WD4 8QT, Construction of detached outbuilding containing bar. Ref: APP/P1940/D/22/3297543.

77. Highways and Transport Matters

Members noted the temporary footpath and road closures and restrictions.

Abbots Langley Parish Council

The meeting closed at 8:54 pm.

Signed: _____

Dated: _____

Abbots Langley Parish Council

Planning applications decided by Three Rivers District Council
Reported on 29th June 2022.

Appendix A1 & A2

1. 22/0392/RSP ALPC meeting 30/03/2022
Primrose Hill Service Station Primrose Hill Kings Langley Hertfordshire WD4 8HR - Installation of above ground diesel fuel storage tank.
ALPC Comment: No objection.
TRDC Decision: approved
Reason:

2. 22/0469/FUL ALPC meeting 20/04/2022
70 Summerhouse Way Abbots Langley Hertfordshire WD5 ODX - Installation of vehicular crossover and creation of driveway and associated works including retaining walls, steps and excavation..
ALPC Comment: Members have no overall concerns other than the potentially overbearing nature of the car on the neighbours.
TRDC Decision: approved
Reason:

3. 22/0590/PDT ALPC meeting 20/04/2022
Hilltop Bungalow Hilltop Farm Hilltop Road Kings Langley Hertfordshire WD4 8NS - Prior approval: Enlargement of the dwellinghouse by the construction of one additional storey (2.4m in height) and raising of ridge to result in an overall height of 8.0m (Class AA).
ALPC Comment: Members feel there is not enough evidence provided in the application to demonstrate the house is in keeping with neighbourhood properties. Additionally, the proposed extension would overlook the neighbouring houses on Hilltop Road.
TRDC Decision: refused
Reason: Based on the evidence available, the LPA considers that the original dwellinghouse was constructed prior to 1 July 1948 and as such the requirements of AA.1(c) have not been met. The proposal to incorporate gable extensions to the new roof form would not be the same as the roof pitch of the existing dwellinghouse and therefore the requirements of AA.2(c) have also not been met. The proposal therefore fails to comply with the limitations set out within AA.1(c) and AA.2(c) of Schedule 2 Part 1 Class AA of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

4. 22/0692/FUL ALPC meeting 20/04/2022
20 Hawthorn Close Abbots Langley Hertfordshire WD5 0SR - Demolition of existing garage and construction of two storey side extension and single storey rear extension.
ALPC Comment: No objection.
TRDC Decision: approved
Reason:

Abbots Langley Parish Council

5. 22/0575/FUL ALPC meeting 20/04/2022
Perlyns Croft St Lawrence Close Abbots Langley Hertfordshire WD5 0AU - Single storey rear extension.
ALPC Comment: Members have no objection to this application but request that all building materials be stored on site during development as a condition of approval. Members would also like assurances that materials used are in keeping with host dwelling.
TRDC Decision: approved
Reason:
6. 22/0676/FUL ALPC meeting 20/04/2022
47 Dowding Way Leavesden Watford Hertfordshire WD25 7GA - Demolition of existing conservatory and erection of a single storey rear extension including alterations to fenestration.
ALPC Comment: No objection.
TRDC Decision: approved
Reason:
7. 22/0677/FUL ALPC meeting 20/04/2022
5 Standfield Abbots Langley Hertfordshire WD5 0BB - First floor rear and single storey rear extensions.
ALPC Comment: No objection.
TRDC Decision: approved
Reason:
8. 22/0627/FUL ALPC meeting 18/05/2022
14 Greenways Abbots Langley WD5 0EU - Single and two storey rear extension with additional room provided within roof space..
ALPC Comment: Members believe the proposed development is in breach of daylight rules due to its imposing nature on the neighbouring property.
TRDC Decision: approved
Reason:
9. 22/0694/FUL ALPC meeting 18/05/2022
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..
ALPC Comment: 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.
TRDC Decision: withdrawn
Reason:

Abbots Langley Parish Council

10. 22/0631/FUL ALPC meeting 18/05/2022
131 Abbots Road Abbots Langley Hertfordshire WD5 0BJ - Single storey rear extension and first floor rear extension and extension to raised patio.
ALPC Comment: 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.
TRDC Decision: approved
Reason:
11. 22/0766/FUL ALPC meeting 18/05/2022
59 Offord Grove Leavesden Hertfordshire WD25 7NF - Single storey rear extension.
ALPC Comment: No objection.
TRDC Decision: approved
Reason:
12. 22/0716/FUL ALPC meeting 18/05/2022
12 Kindersley Way Abbots Langley Hertfordshire WD5 0DQ - Part single, part two storey rear extension, front porch and insertion of flank window.
ALPC Comment: Members feel the proposed development is overbearing to the residential amenity of the neighbours.
TRDC Decision: approved
Reason:
13. 22/0753/LBC ALPC meeting 18/05/2022
25-27 High Street Abbots Langley Hertfordshire WD5 0AA - Listed Building Consent: Rebuilding rear chimney stack above roof level.
ALPC Comment: No objection. Members rely on the expertise of the conservation officer.
TRDC Decision: approved
Reason:
14. 22/0769/FUL ALPC meeting 18/05/2022
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.
ALPC Comment: No objection.
TRDC Decision: approved
Reason:

Abbots Langley Parish Council

15. 22/0731/FUL

ALPC meeting 18/05/2022

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

ALPC Comment: No objection.

TRDC Decision: approved

Reason:

16. 22/0823/FUL

ALPC meeting 18/05/2022

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..

ALPC Comment: No objection.

TRDC Decision: approved

Reason:

Planning applications considered on 29/06/2022

Appendix B1 & B2

1. 22/1056/FUL ALPC meeting 29/06/2022
8 Garden Road Abbots Langley Hertfordshire WD5 0ES - Demolition of existing side storm porch; construction of single storey rear infill extension including internal alterations..
ALPC Comment: No comment.
TRDC Decision:
Reason:
2. 22/1071/FUL ALPC meeting 29/06/2022
Notley End East Lane Bedmond Hertfordshire WD5 0QG - Part single, part two storey front, side and rear extensions, front canopy, alterations to first floor balcony, alterations to outbuilding and landscaping works including retaining walls and new green house.
ALPC Comment: No comment.
TRDC Decision:
Reason:
3. 22/0914/FUL ALPC meeting 29/06/2022
5 Little Graylings Abbots Langley Hertfordshire WD5 0JG - Part single, part two storey rear extension, single storey front extension and additional fenestration to front.
ALPC Comment: No comment.
TRDC Decision:
Reason:
4. 22/1068/FUL ALPC meeting 29/06/2022
Three Acres Toms Lane Kings Langley Hertfordshire WD4 8NA - Variation of condition 2 (plan numbers) pursuant to planning permission 17/1825/FUL (Demolition of existing dwelling and builders yard buildings and redevelopment of the site with four detached dwellings and associated gardens and car parking with access to the dwellings via existing entrance to the site from Toms Lane) to alter land levels and remove water feature at House 1, increase in levels of parking area of House 2, insertion of solar panels in all the dwellings.
ALPC Comment: As per members previous comments on planning application 17/1825/ful, members remain concerned about overdevelopment of this site which is in the green belt.
TRDC Decision:
Reason:
5. 22/1069/FUL ALPC meeting 29/06/2022
7 The Copse Woodside Road Abbots Langley Hertfordshire WD5 0FR - Loft conversion including rear dormer window and front rooflights..
ALPC Comment: No comment.
TRDC Decision:
Reason:

6. 22/1084/FUL ALPC meeting 29/06/2022
38 Gypsy Lane Hunton Bridge Hertfordshire WD4 8PR - Demolition of existing conservatory and erection of single storey rear extension, alterations to roof of existing rear extension from pitched roof to flat roof..
ALPC Comment: No comment.
TRDC Decision:
Reason:
7. 22/1121/DIS ALPC meeting 29/06/2022
The Old Vicarage 6 High Street Abbots Langley Hertfordshire WD5 0AS - Discharge of Condition 8(Basement) pursuant to planning permission 21/1518/FUL.
ALPC Comment: No comment.
TRDC Decision:
Reason:
8. 22/1122/DIS ALPC meeting 29/06/2022
The Old Vicarage 6 High Street Abbots Langley Hertfordshire WD5 0AS - Discharge of Condition 7(Basement Works) pursuant to planning permission 21/1519/LBC.
ALPC Comment: No comment.
TRDC Decision:
Reason:
9. 22/1130/DIS ALPC meeting 29/06/2022
Happy Valley Industrial Estate, Land Between Unit 6 And Unit B Primrose Hill Kings Langley Hertfordshire WD4 8HD - Discharge of Condition 4(Energy) pursuant to planning permission 22/0255/FUL.
ALPC Comment: No comment.
TRDC Decision:
Reason:
10. 22/0968/FUL ALPC meeting 29/06/2022
4 Barley Brow Abbots Langley Hertfordshire WD25 0JW - Single storey rear extension; loft conversion including rear dormer and front and side rooflights..
ALPC Comment: No comment.
TRDC Decision:
Reason:
11. 22/1144/FUL ALPC meeting 29/06/2022
66 Harlech Road Abbots Langley Hertfordshire WD5 0BF - Demolition of existing conservatory and construction of single-storey rear extension (amendments to planning permission 22/0107/FUL). This is a resubmission..
ALPC Comment: No comment.
TRDC Decision:
Reason:
12. 22/1129/LBC ALPC meeting 29/06/2022
23 High Street Abbots Langley WD5 0AA - Listed Building Consent: Single storey rear extension including internal alterations and new terrace, stairs to rear garden.

ALPC Comment: No comment.

TRDC Decision:

Reason:

13. 22/1128/FUL ALPC meeting 29/06/2022

23 High Street Abbots Langley WD5 0AA - Single storey rear extension including internal alterations, new terrace and stairs to rear garden.

ALPC Comment: No comment.

TRDC Decision:

Reason:

14. 22/0835/OUT ALPC meeting 29/06/2022

1 Pimlico Bedmond Road Pimlico HP3 8SH - Outline Application: Construction of one number detached two storey, three bedroom dwelling including formation of new access to Bedmond Road (appearance, landscaping and scale as reserved matters).

ALPC Comment: Members have concerns regarding the safety of the highway access and visibility on to Bedmond Road. Members are therefore supportive subject to the highways authority report on this matter.

TRDC Decision:

Reason:

15. 22/0933/FUL ALPC meeting 29/06/2022

38 Edson Close Leavesden Hertfordshire WD25 7BX - Single storey rear extension.

ALPC Comment: No comment.

TRDC Decision:

Reason:

16. 22/0892/FUL ALPC meeting 29/06/2022

80 Station Road Kings Langley Hertfordshire WD4 8LB - Two storey rear extension.

ALPC Comment: Members noted the comments submitted by the resident at #78 Station Road and agree the plans are incomplete as they do not show the length of the proposed extension.

TRDC Decision:

Reason:

17. 22/1086/FUL ALPC meeting 29/06/2022

102 Summerhouse Way Abbots Langley Hertfordshire WD5 0EA - Two storey side extension.

ALPC Comment: No comment.

TRDC Decision:

Reason:

18. 22/1172/FUL ALPC meeting 29/06/2022

41 Tanners Hill Abbots Langley Hertfordshire WD5 0LT - Construction of detached outbuilding.

ALPC Comment: Members are concerned the proposed outbuilding appears to be designed for use as a second dwelling rather than as an outbuilding. Creation of a second dwelling here would raise concerns regarding associated car parking provisions and potential use of the access pathway to the side of #41 as an access road.

TRDC Decision:

Reason:

19. 22/1171/FUL

ALPC meeting 29/06/2022

96 Abbots Road Abbots Langley Hertfordshire WD5 0BH - Single storey side and rear extension.

ALPC Comment: No comment.

TRDC Decision:

Reason: