

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. Wednesday 20th July 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 Roxanne Yau

Officers: Isabel Montesdeoca - Chief Officer & Clerk

The meeting opened at 7:30 pm.

94. Apologies for absence
Apologies were received, accepted and recorded from Councillor Jane Lay, Councillor John Wyatt (both unavailable).
95. Declarations of interest
None.
96. Public participation
None.
97. 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 18th May, 8th June, 29th June 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.
98. Planning Decisions from Three Rivers District Council
Planning decisions, as attached at Appendix A1 and A2, were noted by Members present.
99. 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.
100. Appeal
Members noted 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
101. Highways and Transport Matters
Members noted the temporary footpath and road closures and restrictions.
102. Consultations
Members noted the TRDC consultation on proposed parking improvements along Langleybury Lane. Members instructed the Chief Officer & Clerk to submit the following comments on behalf of the Council:
"Abbots Langley Parish Council acknowledge the Langleybury Lane Parking Restrictions proposal and will monitor progress. Members support any

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improvements that will help to ensure the safety of visitors to the area and therefore welcome any input from residents.”

The meeting closed at 9:16 pm.

Signed: _____

Dated: _____

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Planning Applications Decided by Three Rivers District Council

Reported on 20th July 2022

Appendix A1 & A2

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. 22/0640/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:
4. 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:
5. 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:

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6. 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 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).
7. 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:
8. 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:
9. 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:
10. 22/0881/FUL ALPC meeting 08/06/2022

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78 Broomfield Rise Abbots Langley Hertfordshire WD5 0HQ - Single storey side extension.

ALPC Comment: No comment.

TRDC Decision: approved

Reason:

11. 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 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:

12. 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:

13. 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).

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Planning Applications Considered on 20th July 2022

Appendix B1 & B2

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.
Members request an improvement to the bio-diversity of the area be added as a condition to approval. Given the site's proximity to the river, members are also concerned about protection of local waterways both during the period of demolition / construction and in ongoing management of surface water drainage from the car park.
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.
Members appreciate that although under normal permitted development this development would be allowed, planning permission is required in this case. We request the Planning Officer take into account the changing nature of the local residential roofscape when considering this application.
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).
Members are unable to make a decision without a justification document demonstrating the local area character and profile.
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.
No objection.
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.
No objection.
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.
No objections. Members understanding is that this should be a prior approval application.
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).
Members have concerns about the use of the site and impact to local residents. Members welcome a presentation from the applicant to the committee to explain the development and allay concerns. Prior to this members do not wish to make a formal comment.

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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.
Members acknowledge HCC Highways concerns with regards to vehicle access.
9. 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..
Members have concerns regarding the aesthetics of the scheme. We believe the side dormer is obtrusive on the neighbouring property and there is no evidence provided that the windows do not overlook the neighbour's rear garden.
10. 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..
Members appreciate the scale of the project but feel the removal of the pitch and the extension of the mono-pitch on the side elevation would improve the aesthetic and impact on the neighbouring property.
11. 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..
No objection.
12. 22/1288/FUL Valid date: 13/07/2022
Stud Cottage Bedmond Road Bedmond Hertfordshire WD5 0QE - Single storey rear extension.
No objection. Members feel this should be permitted development.