

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. Wednesday 10<sup>th</sup> August 2022 in the Council Offices, Langley Road, Abbots Langley.

Those present:

Chairman: Councillor David Major

Councillors: Councillor Jane Lay  
Councillor John Wyatt

Officers: Jayshree Patel - Financial Officer & Deputy Clerk

The meeting opened at 7:30 pm.

117. Apologies for absence

Apologies were received, accepted and recorded from Councillor Robin Powell and Councillor Jon Tankard (both unavailable).

118. Declarations of interest

None.

119. Public participation

None.

120. Planning Decisions from Three Rivers District Council

Planning decisions, as listed in Appendix A1, were noted by Members present.

121. 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 listed in Appendix B1.

122. Highways and Transport Matters

Members noted the temporary road closures and restrictions as listed in Appendix C1.

The meeting closed at 8.46 pm.

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

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

## Abbots Langley Parish Council

Planning applications decided by Three Rivers District Council

Reported on 10<sup>th</sup> August 2022

### Appendix A1

1. 22/0193/FUL ALPC meeting 09/03/2022

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.

ALPC Comment: 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.

TRDC Decision: approved

Reason:

2. 22/0975/FUL ALPC meeting 08/06/2022

44A Abbots Road Abbots Langley Hertfordshire WD5 0BG - Loft conversion with hip to gable roof alterations and rear dormer.

ALPC Comment: No objection.

TRDC Decision: approved

Reason:

3. 22/0633/FUL ALPC meeting 08/06/2022

Manor House Recreation Ground Gallows Hill Lane Abbots Langley Hertfordshire WD5 0BX - Construction of security fencing to perimeter of replacement cricket nets.

ALPC Comment: No comment.

TRDC Decision: approved

Reason:

4. 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: approved

Reason:

5. 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

Abbots Langley Parish Council

balcony, alterations to outbuilding and landscaping works including retaining walls and new green house.

ALPC Comment: No comment.

TRDC Decision: approved

Reason:

6. 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: approved

Reason:

7. 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: approved

Reason:

8. 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: approved

Reason:

9. 22/0988/FUL

ALPC meeting 10/08/2022

Land At The Leap Land Adjacent To East Lane Cottage East Lane Bedmond WD5 0QD - Erection of a detached dwelling with associated vehicle parking, bicycle store and landscaping.

ALPC Comment:

TRDC Decision: approved

Reason:

## Abbots Langley Parish Council

Planning applications considered on 10<sup>th</sup> August 2022

Appendix B1 & B2

1. 22/1225/LBC Valid date: 15/07/2022  
Oak Beam Cottage 25 Upper Highway Abbots Langley Hertfordshire WD4 8PP - Listed Building Consent: Replacement of existing timbers in the roof with new ones and repositioning of existing tiles..  
Members support restoration of the building.
2. 22/1179/FUL Valid date: 23/05/2022  
12 Peacock Walk Abbots Langley Hertfordshire WD5 0GP - Single storey rear extension.  
No objection.
3. 22/0988/FUL Valid date: 21/07/2022  
Land At The Leap Land Adjacent To East Lane Cottage East Lane Bedmond WD5 0QD - Erection of a detached dwelling with associated vehicle parking, bicycle store and landscaping..  
Members note that this is a new build on green belt land. If approval is considered, members support Herts highways' comments for access to the site.
4. 22/1014/FUL Valid date: 15/07/2022  
15 Rosemarie Close Leavesden Hertfordshire WD25 7NP - Single storey rear extension and conversion of garage to habitable accommodation.  
No objection.
5. 22/1433/FUL Valid date: 02/08/2022  
41 The Crescent Abbots Langley Hertfordshire WD5 0DR - Construction of first floor side and rear extensions, i alterations to roof form of the existing single storey rear projection including installation of roof light and internal alterations..  
No objection.
6. 22/1377/FUL Valid date: 01/08/2022  
88 Breakspeare Road Abbots Langley Hertfordshire WD5 0EP - Single storey rear infill extension and internal alterations.  
No objection.
7. 22/1333/FUL Valid date: 22/07/2022  
Land Rear Of No. 9 Summerhouse Way Abbots Langley Hertfordshire WD5 0DY - Demolition of existing outbuilding and garage and construction of two semi-detached dwellings including provision of new vehicular access, associated car parking and amenity spaces..  
No objection.
8. 22/1411/FUL Valid date: 25/07/2022  
85 Abbots Road Abbots Langley Hertfordshire WD5 0BJ - Demolition of existing conservatory and construction of part single, part two storey rear extension, single storey front extension including relocation of entrance door and alterations to side fenestration; conversion of garage into habitable accommodation, alterations to roof form including pitched roof and front porch canopy.  
Members note that the proposed first floor is built to the boundary and not stepped back 1.2m as per Three Rivers guidance.
9. 22/1403/FUL Valid date: 22/07/2022

Abbots Langley Parish Council

3 Follett Drive Abbots Langley Hertfordshire WD5 0LP - Construction of single storey side and rear extension.

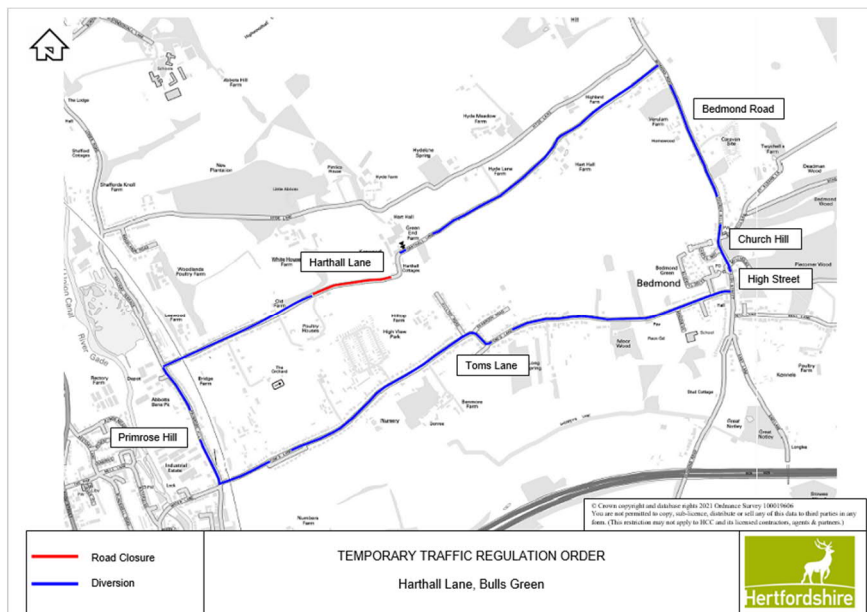
No objection.

Highways and Transport Matters

Appendix C1

Road closures and restrictions within the parish:

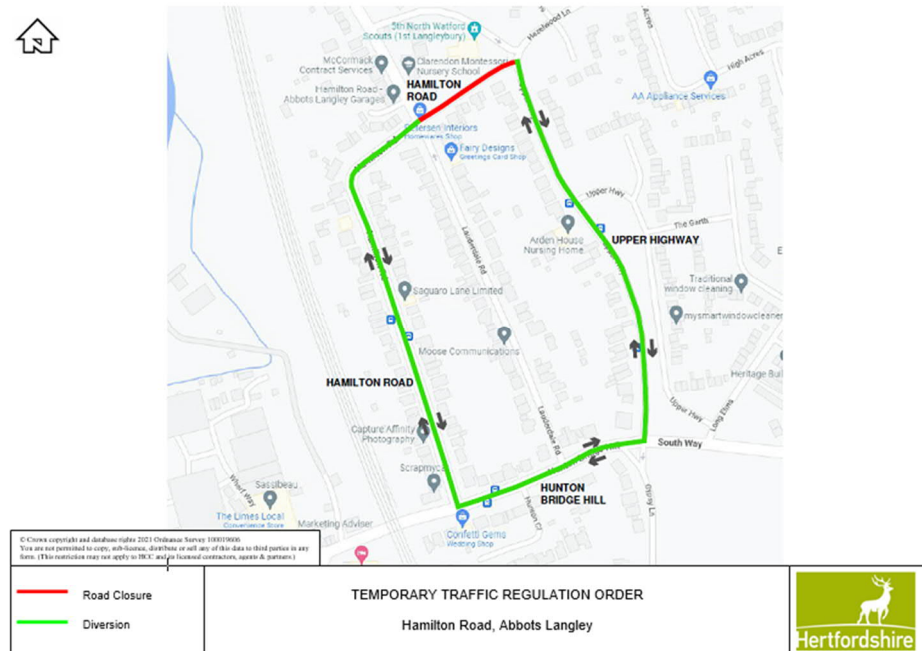
- i. TRO20097 The Hertfordshire (Temporary Closing of Harthall Lane, Bulls Green) Order No.3 2022  
 To make an Order under Section 14(1) of the Road Traffic Regulation Act 1984, to prohibit all vehicular traffic from using that length of Harthall Lane, Bulls Green from a point in line with the western boundary of No.64 Harthall Lane north eastwards for a distance of approximately 300m ("the Road"), except for access. An alternative route will be via Harthall Lane, Primrose Hill, Toms Lane, High Street, Church Hill, Bedmond Road and Harthall 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 23 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.



- ii. TRO20171 The Hertfordshire (Temporary Closing of Gypsy Lane, Abbots Langley) Order No.2 2022  
 To prohibit all vehicular traffic from using that length of Gypsy Lane, Abbots Langley from a point in line with the southern boundary of No.2 Gypsy Lane south eastwards for a distance of approximately 28 metres ("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 utility service works are proposed to be executed on or near the Road. If the Order is made, it shall come into force on 5 September 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.



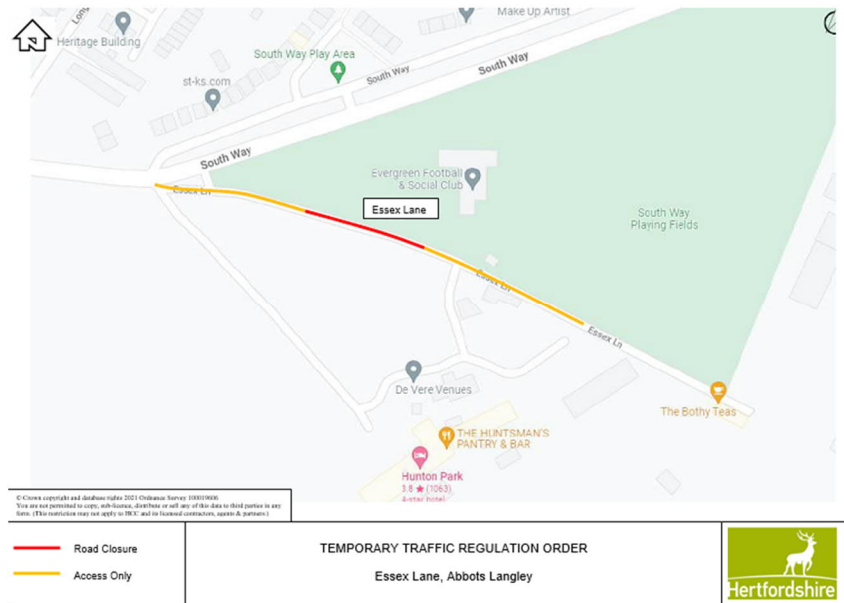
- iii. TRO20174 The Hertfordshire (Temporary Closing of Essex Lane, Abbots Langley) Order 2022
- To prohibit all vehicular traffic from using that length of Hamilton Road, Abbots Langley from its junction with Gallows Hill north eastwards to its junction with Upper Highway, a distance of approximately 114 metres (“the Road”), except for access. An alternative route will be via Hamilton Road, Hunton Bridge Hill and Upper Highway. 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 31 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.



- iv. TRO20175 The Hertfordshire (Temporary Closing of Hamilton Road, Abbots Langley) Order 2022
- To prohibit all vehicular traffic from using that length of Essex Lane, Abbots Langley from a point 80 metres south east of its junction with South Way south eastwards for a distance of approximately 60 metres (“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

## Abbots Langley Parish Council

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 31 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.



- v. TRO20208 The Hertfordshire (Temporary Closing of Gypsy Lane, Abbots Langley) Order No.3 2022  
 To prohibit all vehicular traffic from using that length of Gypsy Lane, Abbots Langley from a point 24 metres south east of its junction with Hunton Bridge Hill south eastwards for a distance of approximately 36 metres (“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 utility service works are proposed to be executed on or near the Road. If the Order is made, it shall come into force on 31 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.





Abbots Langley Parish Council

vi. TRO20256 The Hertfordshire (Temporary Closing of Station Road, Kings Langley) Order 2022

To prohibit all vehicular traffic from using that length of Station Road, Kings Langley from a point 239 metres south east of its junction with Home Park Mill Link south eastwards for a distance of approximately 95 metres ("the Road"). An alternative route will be via Station Road, Primrose Hill, Toms Lane, High Street, Bedmond Road, High Street, Gallows Hill Lane, Gallows Hill and Station Road. The Order is needed because the dismantling of scaffolding over Station Road is proposed to be executed near the Road. If the Order is made, it shall come into force on 12 September 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.

