

Abbots Langley Parish Council

The meeting closed at 9:40 pm.

Signed: _____

Dated: _____

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. Wednesday 31st August 2022 in the Council Offices, Langley Road, Abbots Langley.

Those present:

Chairman: Councillor Jon Tankard

Councillors: Councillor Jane Lay
Councillor John Wyatt
Councillor Roxanne Yau

Officers: Isabel Montesdeoca - Chief Officer & Clerk

The meeting opened at 7:30 pm.

140. Apologies for absence

Apologies were received, accepted and recorded from Councillor Robin Powell, Councillor David Major and Councillor Owen Roe (all unavailable).

141. Declarations of interest

None.

142. Public participation

None.

143. Planning Decisions from Three Rivers District Council

Planning decisions, as listed in Appendix A1 & A2, were noted by Members present.

144. 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 & B2.

145. Highways and Transport Matters

Members noted the following temporary road closures and restrictions within the parish:

- i. HERTFORDSHIRE (TEMPORARY CLOSING OF HARTHALL LANE, BULLS GREEN) ORDER NO.4 2022 - 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.54 Harthall Lane north eastwards for a distance of approximately 1428 metres ("the Road"). An alternative route will be via Harthall Lane, Primrose Hill, Toms Lane, High Street, Bedmond Road and Harthall Lane. The Order is needed because the replacement of an existing telephone pole is proposed to be executed near the Road. If the Order is made, it shall come into force on 30 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.



Abbots Langley Parish Council

146. 22/00622/LAPL04 - Full Variation Application - Shell Hunton Bridge Old Mill Road Kings Langley Herts WD4 8QT

Members discussed the above application for a full variation to the premises licence for Shell Hunton Bridge Kings Langley. Members instructed the Chief Officer & Clerk to submit the following comments on behalf of the Council

“The Parish Council do not support the full variation proposed to the premises license for Shell Hunton Bridge Kings Langley which would allow the delivery of alcoholic beverages by any third party delivery partner. The Council object to this full variation of the license on the grounds of prevention of public nuisance, drinking and noise as the premises are located next to an area that has had several issues with the police in the past related to drinking and noise.”

147. Consultations
- i. Hertfordshire Minerals and Waste Local Plan Draft Plan Consultation
Members noted the draft Hertfordshire Minerals and Waste Local plan.
 - ii. Sarratt Parish Neighbourhood Plan Draft Statutory Consultation
Members noted the draft Neighbourhood Plan.

148. Committee Terms of Reference
- Members noted the committee draft terms of reference. Members instructed the Chief Officer and Clerk to make the following amendments to the document:
- Change frequency of meeting to state ‘This Committee will meet at least every four weeks throughout the year’ to allow for greater flexibility as the number of planning applications vary.
 - Under Delegated functions, remove ‘ d. The management of all routine matters appertaining to the Parish Paths Partnership and all footpaths within the Parish’ as the Parish Council is no longer responsible for the upkeep of footpaths in the Parish.
 - Under Non-Delegated functions, remove ‘ c. The renewal of the Agreement between Hertfordshire County Council and the Parish Council relating to the Parish Paths Partnership’
 - Under Delegated functions, add ‘ d. The management of all routine matters pertaining to the bus shelters and notice boards owned and / or managed by the Parish Council’

The final terms and reference document will be reviewed once again at the next committee meeting in September.

The meeting closed at 9.35 pm.

Signed: _____

Dated: _____

Abbots Langley Parish Council

Planning applications decided by Three Rivers District Council
Reported on 31st August 2022

Appendix A1 & A2

1. 21/2561/FUL

ALPC meeting 16/02/2022

Greenways Seabrook Road Kings Langley - Demolition of existing buildings and construction of a detached dwelling.

ALPC Comment: Members support the build on infill sites within the urban context of the green belt, and feel that the proposed building is in context and character of the area. If this does go for officer rejection, Members request that the matter is brought in for planning committee.

TRDC Decision: refused

Reason: 1- In the absence of an agreement under the provisions of Section 106 of Town and Country Planning Act 1990, the development would not contribute to the provision of affordable housing. The proposed 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).

2- The proposed new dwelling by virtue of its siting falling outside of a village, the intensification of use and the encroachment of urbanising features into an open site, including the introduction of alien built form to an otherwise open frontage on this side of the road, would constitute inappropriate development which, by definition, would be harmful to the Green Belt and also result in harm to openness. The proposed development fails to meet any of the exceptions outlined within the NPPF at paragraph 149 and no very special circumstances have been put forward which would outweigh the harm by virtue of inappropriateness and harm to openness. The proposed development would therefore be contrary to Policy CP11 of the Core Strategy (adopted October 2011), Policy DM2 of the Development Management Policies LDD document (adopted July 2013) and the NPPF (2021).

2. 22/0868/FUL

ALPC meeting 08/06/2022

High Herts Farm, Riding School Bedmond Road Pimlico Hertfordshire HP3 8SJ - Variation of Condition 2 (Plan Numbers) pursuant to planning permission 19/1453/FUL (Redevelopment of existing facilities involving the demolition of existing stables, office and barn and erection of new 'American' barn, grooming/stable block, stabling and storage barn, office and facilities building and associated works to provide modern standard Equine facilities) to amend design of the office and facilities building to include a mezzanine floor and alterations to the internal layout to include cafe, office, conference room, changing rooms and toilets.

ALPC Comment: Members acknowledge this has planning permission however given the scale of the proposed alteration, members feel this falls outside a variation of condition and a new planning application should be submitted.

TRDC Decision: approved

Reason:

3. 22/0950/FUL

ALPC meeting 08/06/2022

19 Toms Lane Kings Langley Hertfordshire WD4 8NA - Relocation of dropped kerb and replacement boundary wall.

ALPC Comment: Members had no overall objections with this application but request a condition be added prohibiting the addition of a gate at a later date to the boundary wall as there is insufficient room for a car to wait at the boundary wall without obstructing the road.

TRDC Decision: approved

Abbots Langley Parish Council

Reason:

4. 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: approved

Reason:

5. 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: approved

Reason:

6. 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: approved

Reason:

7. 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: refused

Reason: By virtue of its siting, design and overall width the proposed single storey rear extension would overwhelm the rear elevation of the Grade II Listed Building, subsuming its architectural features and undermining the historic relationship between the Listed Building and the existing outbuilding. The proposed internal interventions would undermine the archaeological and architectural interest of the Listed Building. There has not been clear and convincing justification for the proposed internal interventions. The development would be contrary to the requirements of Paragraph 200 of the NPPF. Overall the proposal would lead to less than substantial harm to the designation heritage asset contrary to Policies DM1, DM3, Appendix 2 of the DMP LDD (adopted July 2013), the Abbots Langley Conservation Area Appraisal and the NPPF (2021).

8. 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: refused

Reason: By virtue of its siting, design and overall width the proposed single storey rear extension would overwhelm the rear elevation of the Grade II Listed Building, subsuming its architectural features and undermining the historic relationship between the Listed Building and the existing outbuilding. The proposed internal interventions would undermine the archaeological and architectural interest of the Listed Building. There has not been clear and convincing justification for the

Abbots Langley Parish Council

proposed internal interventions. The development would be contrary to the requirements of Paragraph 200 of the NPPF. Overall the proposal would lead to less than substantial harm to the designation heritage asset contrary to Policies DM1, DM3, Appendix 2 of the DMP LDD (adopted July 2013), the Abbots Langley Conservation Area Appraisal and the NPPF (2021).

9. 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: approved
Reason:
10. 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: approved
Reason:
11. 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: approved
Reason:
12. 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: approved
Reason:
13. 22/1216/FUL ALPC meeting 20/07/2022
86 Wharf Way Hunton Bridge Hertfordshire WD4 8FN - Loft conversion including rear dormer and front rooflights.
ALPC Comment: 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.
TRDC Decision: withdrawn
Reason:
14. 22/1180/FUL ALPC meeting 20/07/2022
16 Hazelbury Avenue Abbots Langley Hertfordshire WD5 0DF - Single-storey rear infill extension and alterations to roof of existing rear extension.
ALPC Comment: No objection.
TRDC Decision: approved
Reason:

Abbots Langley Parish Council

15. 22/1204/FUL ALPC meeting 20/07/2022
41 Langley Lane Abbots Langley Hertfordshire WD5 0LX - Demolition of existing conservatory and construction of single storey rear and front porch extensions.
ALPC Comment: No objections. Members understanding is that this should be a prior approval application.
TRDC Decision: approved
Reason:
16. 22/1271/FUL ALPC meeting 20/07/2022
78 Furtherfield Abbots Langley Hertfordshire WD5 0PN - Single storey front and side extension and conversion of garage into habitable accommodation..
ALPC Comment: 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.
TRDC Decision: approved
Reason:
17. 22/1179/FUL ALPC meeting 10/08/2022
12 Peacock Walk Abbots Langley Hertfordshire WD5 0GP - Single storey rear extension.
ALPC Comment: No objection.
TRDC Decision: approved
Reason:
18. 22/1014/FUL ALPC meeting 10/08/2022
15 Rosemarie Close Leavesden Hertfordshire WD25 7NP - Single storey rear extension and conversion of garage to habitable accommodation.
ALPC Comment: No objection.
TRDC Decision: approved
Reason:
19. 22/1208/PDT ALPC meeting 20/07/2022
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).
ALPC Comment: Members are unable to make a decision without a justification document demonstrating the local area character and profile.
TRDC Decision: approved
Reason:
20. 22/1165/FUL ALPC meeting 20/07/2022
Long Meadow 45 Harthall Lane Kings Langley WD4 8JW - Erection of detached double garage and extended driveway.
ALPC Comment: No objection.
TRDC Decision: approved
Reason:

Abbots Langley Parish Council

Planning applications considered on 31st August 2022

Appendix B1 & B2

1. 22/1345/FUL Valid date: 05/08/2022
Heathview Harthall Lane Kings Langley Hemel Hempstead Hertfordshire HP3 8SE - Construction of new machine storage building and hay barn.
Members support the application on the condition that the building will be for agricultural use only.
2. 22/0977/FUL Valid date: 09/08/2022
Tanners Wood JMI School Hazelwood Lane Abbots Langley Hertfordshire WD5 0LG - Single storey infill extension to provide additional classroom.
Members fully support the expansion of the school's infrastructure on its current site
3. 22/1478/FUL Valid date: 09/08/2022
20 Hawthorn Close Abbots Langley Hertfordshire WD5 0SR - Variation of Condition 2 (Plan numbers) of planning permission 22/0692/FUL (Demolition of existing garage and construction of two storey side extension and single storey rear extension) to allow for alterations to the roof form of the two storey side extension.
Members have no concerns regarding this application however feel it represents a new application and not a variation of condition.
4. 22/1429/FUL Valid date: 09/08/2022
29 Standfield Abbots Langley Hertfordshire WD5 0BB - Two storey side extension.
Members appreciate the proposed plan extends the building to the boundary which is against TRDC planning policy but are supportive in this instance as there is no neighbouring property and the site is adjacent to open park land.
5. 22/1405/FUL Valid date: 11/08/2022
61 Offord Grove Leavesden Hertfordshire WD25 7NF - Construction of single storey rear extension..
No comment.
6. 22/1303/FUL Valid date: 12/08/2022
63 Tibbs Hill Road Abbots Langley Hertfordshire WD5 0LJ - Single storey rear extension and alteration to rear roof; internal alterations and alterations to side fenestration..
No comment.
7. 22/1480/FUL Valid date: 16/08/2022
Avondale Harthall Lane Kings Langley Hertfordshire HP3 8SE - Demolition of existing conservatory and construction of single storey rear infill extension, increase in ridge height including addition of first floor level with gabled front and rear elevations, alterations to fenestration, relocation of entrance door and provision of front porch canopy, alterations to boundary treatment including fencing, walls, railings, piers, gate and new vehicular access and demolition of existing outbuilding and construction of new garage..
Members note the proposed development's impact on the visible street scene could be done under permitted development and proposed changes to the back of the house represent the only extension over and above the existing footprint. On this basis, members have no objections.

Abbots Langley Parish Council

8. 22/1443/FUL Valid date: 17/08/2022
143 Abbots Road Abbots Langley Hertfordshire WD5 0BJ - Erection of a single storey rear extension, extension to raised patio and installation of air-conditioning units..
Members request an acoustic survey be required prior to consideration of this application in order to assess the impact of the proposed air condition units on the neighbouring property. Members also request a 1.8 meter privacy screen from patio to neighbouring properties.
9. 22/1455/RSP Valid date: 17/08/2022
15 Peacock Walk Abbots Langley Hertfordshire WD5 0GP - Retrospective: First floor side extension.
No comment
10. 22/1456/LBC Valid date: 22/08/2022
Hunton Park Hotel Essex Lane Abbots Langley Kings Langley Hertfordshire WD4 8PN - Listed Building Consent: Internal bedroom refurbishment including internal alterations and installation of external vents, flue and AC units.
Members support the planned improvements to the hotel as these sympathetic renovations to a local heritage site will prolong its use. Members will rely upon the expertise of the conservation officer regarding details of the plan.
Members were surprised and concerned, however, to see that no bats were found in the bat survey given the age of the building.
11. 22/1453/FUL Valid date: 22/08/2022
Hunton Park Hotel Essex Lane Abbots Langley Kings Langley Hertfordshire WD4 8PN - Internal bedroom refurbishment including internal alterations and installation of external vents, flue and AC units.
Members support the planned improvements to the hotel as these sympathetic renovations to a local heritage site will prolong its use. Members will rely upon the expertise of the conservation officer regarding details of the plan.
Members were surprised and concerned, however, to see that no bats were found in the bat survey given the age of the building.
12. 22/1548/FUL Valid date: 24/08/2022
36 Gypsy Lane Hunton Bridge Hertfordshire WD4 8PR - Demolition of detached garage and outbuildings and construction of part single/part two storey rear extension and single storey side extensions; construction of new detached garage; new front entrance and internal alterations; removal of chimney, first floor side window and two rear roof lights..
Members request evidence is provided on the plans to prove the neighbouring property #34 will not be subject to loss of light or overshadowing.
13. 22/1599/FUL Valid date: 22/08/2022
45 Primrose Hill Kings Langley Hertfordshire WD4 8HZ - Construction of dropped kerb, new vehicular crossover and driveway with associated landscaping works including retaining walls and steps..
Members request more information be provided on the planned method of support of the cutaway on the grass verge. Members also noted the preapplication advice received and request validation the full suite of advice has been adopted into the submitted plans.
14. 22/1226/OUT Valid date: 18/08/2022
Land West Of Bedmond Road Bedmond Hertfordshire - Outline application: Erection of two detached dwellings (All matters reserved).
Members appreciate the information provided on the outline application and note the appeal decision on #1 Cecile Lodge Cottage. While this type of defined

Abbots Langley Parish Council

development is permitted within the residential boundary of Abbots Langley, members request guidance on how far beyond Bedmond this type of development would be permitted.