

Council Offices
Langley Road
Abbots Langley
Herts
WD5 0EJ

28th October 2022

To Members of the Planning and Highways Committee

Councillors: Jane Lay, David Major, Robin Powell, Owen Roe, Jon Tankard (Chairman), John Wyatt, Roxanne Yau.

The next meeting of the Planning and Highways Committee will be held at the above address on Wednesday 2nd November 2022 at 7:30 pm when your presence is summoned for the purpose of transacting the business outlined below.

The press and public are welcome to attend the meeting.

Isabel Montesdeoca

Chief Officer and Clerk to the Council

AGENDA

1. Apologies for Absence
To receive and accept apologies for absence.
2. Declarations of Interest
To receive declarations of interest in items on the agenda.
3. Public Participation
To note if any members of the public have requested to speak at this meeting, in accordance with the Parish Council's Public Speaking Arrangements.
4. Planning Decisions from Three Rivers District Council
To note the recent decisions as listed in Appendix A1.
5. Planning Applications as received from Three Rivers District Council
To comment on current planning applications as listed in Appendix B1 as well as planning applications with consultation deadline before the next meeting, as notified to members prior to the meeting.
6. Highways and Transport Matters
To note the following road closures and restrictions within the parish as listed in Appendix C1.
7. Budget 2023-2024
To consider the budget proposals for which this committee has responsibility and projects for the year.

^[1] *Committee members only, other members on request*

<https://alpcouncil.sharepoint.com/sites/ALPCBudgetsMeetingsPlanning/Shared Documents/ALPC Planning/ALPC Planning 2022-2023/2022-11-02/ALPC-Planning-Agenda-2022-11-02.docx>

Appendix A1

Approved

1. 22/0683/LBC ALPC meeting 18/05/2022
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.
ALPC Comment: 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.
TRDC Decision: approved
Reason:
2. 22/0682/RSP ALPC meeting 18/05/2022
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.
ALPC Comment: 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.
TRDC Decision: approved
Reason:
3. 22/1548/FUL ALPC meeting 31/08/2022
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..
ALPC Comment: Members request evidence is provided on the plans to prove the neighbouring property #34 will not be subject to loss of light or overshadowing.
TRDC Decision: approved
Reason:
4. 22/1583/FUL ALPC meeting 28/09/2022
82 Toms Lane Kings Langley Hertfordshire WD4 8NL - Construction of single storey rear extension.
ALPC Comment: No objection.
TRDC Decision: approved
Reason:
5. 22/1506/FUL ALPC meeting 28/09/2022
180A Coates Way Garston Hertfordshire WD25 9PE - Single storey rear extension including rooflights and front porch.
ALPC Comment: No objection.
TRDC Decision: approved
Reason:
6. 22/1559/FUL ALPC meeting 28/09/2022
31 Gallows Hill Kings Langley Hertfordshire WD4 8PG - Construction of single storey rear extension and partial conversion of garage into habitable

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accommodation; alterations to fenestration; internal alterations and new side gate.

ALPC Comment: No objection.

TRDC Decision: approved

Reason:

7. 22/1592/FUL ALPC meeting 28/09/2022

3 Lauderdale Road Hunton Bridge Hertfordshire WD4 8QA - Partial demolition of existing utility room and construction of part single-storey and part two-storey side extension.

ALPC Comment: Given such a strong character host house, albeit semi-detached, members feel the first floor forward extension is incongruous with the existing house. While members appreciate this is not in a conservation area, the proposed design should be sympathetic.

TRDC Decision: approved

Reason:

8. 22/1643/FUL ALPC meeting 28/09/2022

164 Toms Lane Kings Langley Hertfordshire WD4 8NZ - Construction of single storey rear extension, two storey side extension and loft conversion including rear dormers and rooflights; erection of juliet balconies and front porch; internal alterations and alterations to fenestration..

ALPC Comment: Members feel the proposed second floor design is over developed in comparison to the original host house.

TRDC Decision: approved

Reason:

9. 22/1538/FUL ALPC meeting 28/09/2022

52 Breakspeare Road Abbots Langley Hertfordshire WD5 0EP - Construction of single storey rear extension and front porch extension; construction of outbuilding..

ALPC Comment: Members appreciate that planning permission is being sought due to the height of the proposed outbuilding, however members felt it was hard to gain context without further information on the height of neighbouring structures.

TRDC Decision: approved

Reason:

Refused

10. 22/1591/RSP ALPC meeting 28/09/2022

Hunton Park Essex Lane Abbots Langley Hertfordshire WD4 8PN - Retrospective: Installation of 12no. electric vehicle charging ports and electrical substation with associated equipment, close-boarded timber fence enclosure and landscaping.

ALPC Comment: Members support this installation if a condition is put in place limiting use of the chargers to hotel patrons and staff.

TRDC Decision: refused

Reason: 1- The development causes harm to the significance of the Grade II* Listed Building through the introduction of permanent and prominent structures which adversely impact on the setting of the Grade II* Listed Building. The development leads to less than substantial harm to the Heritage Asset, however,

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no public benefits have been demonstrated which would outweigh the harm. The development would therefore be contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011), Policy DM3 of the Development Management Policies LDD (adopted July 2013) and the NPPF (2021).

2- The proposed car park and associated electrical charging points and other ancillary equipment fails to preserve the openness of the Green Belt and conflicts with the purpose of the Green Belt. The development therefore results in an inappropriate form of development which, by definition, is harmful to the Green Belt. No very special circumstances have been demonstrated which outweigh the inappropriateness of the development and the actual harm to the openness of the Green Belt. As a result the development is contrary to Policies CP11 and CP12 of the Core Strategy (adopted October 2011), Policies DM2 and DM7 of the Development Management Policies LDD (adopted July 2013) and the NPPF

Withdrawn

11. 22/1456/LBC

ALPC meeting 31/08/2022

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.

ALPC Comment: 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.

TRDC Decision: withdrawn

Reason:

12. 22/1453/FUL

ALPC meeting 31/08/2022

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.

ALPC Comment: 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.

TRDC Decision: withdrawn

Reason:

13. 22/1435/FUL

ALPC meeting 28/09/2022

47 High Street Abbots Langley Hertfordshire WD5 0AA - Change of use from retail shop Class (EA) to a Mixed Use consisting of bakery, cafe/restaurant and take away (Sui Generis)..

ALPC Comment: Members support these plans as they will increase daytime trafficking into the village, however request more information on how the two shops (nos. 47 & 49) will be integrated.

TRDC Decision: withdrawn

Reason:

14. 22/1811/LBC

ALPC meeting 19/10/2022

1 Home Park Cottages Station Road Kings Langley WD4 8LD - Listed Building Consent: Construction of single storey rear conservatory.

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ALPC Comment: Members have no objections but would like the Conservation Officer's view on the proposed aluminum doors.

TRDC Decision: withdrawn

Reason:

15. 22/1810/FUL

ALPC meeting 19/10/2022

1 Home Park Cottages Station Road Kings Langley WD4 8LD - Construction of single storey rear conservatory.

ALPC Comment: Members have no objections but would like the Conservation Officer's view on the proposed aluminum doors.

TRDC Decision: withdrawn

Reason:

16. 22/1809/FUL

ALPC meeting 19/10/2022

173 Abbots Road Abbots Langley Hertfordshire WD5 0BN - Erection of new gates.

ALPC Comment: Members have concerns the location of the gates does not allow sufficient space for safe passage of pedestrians and traffic and would take advice from Highways.

TRDC Decision: withdrawn

Reason:

Planning applications to be considered on 2nd November 2022

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1. 22/1764/FUL Valid date: 12/10/2022
World Of Water Aquatic Centres Ltd Hempstead Road Watford Hertfordshire WD4 8QG - Demolition of existing building and erection of retail food store, (Use Class E(a)), with associated access, parking and amenities.

2. 22/1545/OUT Valid date: 06/10/2022
22 Hamilton Road Hunton Bridge Kings Langley Hertfordshire WD4 8PZ - Outline application: Demolition of existing dwellings and construction of 2 x two storey detached residential dwellings with loft accommodation including rear dormers and front roof lights; boundary treatment including fencing and brick piers; creation of new bin stores with associated access, parking and landscaping works (scale as a reserved matter).

3. 22/1834/FUL Valid date: 10/10/2022
11 Hyde Lane Nash Mills Hertfordshire HP3 8RY - Construction of first floor rear and side extension; internal alterations and alterations to fenestration..

4. 22/1851/LBC Valid date: 10/10/2022
25-27 High Street Abbots Langley Hertfordshire WD5 0AA - Listed Building Consent: Partial demolition of internal wall including removal of door and window.

5. 22/1848/FUL Valid date: 11/10/2022
77 Trowley Rise Abbots Langley Hertfordshire WD5 0LN - Demolition of existing outbuilding and construction of a two storey side extension, first floor rear extension and single storey side and rear extensions..

6. 22/1692/FUL Valid date: 11/10/2022
30 Woodlands Road And Poultry Farm Nash Mills Hertfordshire HP3 8RZ - Demolition of existing buildings within the Poultry Farm and construction of 37 dwellings with associated residential curtilages, open space, landscaping, access and car parking.

7. 22/1909/FUL Valid date: 18/10/2022
43 Railway Terrace Kings Langley Hertfordshire WD4 8JB - Demolition of existing garage and construction of part-single storey, part-two storey rear extension, single storey side extension; erection of an outbuilding..

8. 22/1975/DIS Valid date: 24/10/2022
11 Bucknalls Lane Garston Hertfordshire WD25 9NE - Discharge of Condition 5 (Delivery Management Plan) pursuant to planning permission 22/0193/RSP.

Road Closures and Restrictions within the Parish
Reported on 2nd November 2022

Appendix C1

Road closures and restrictions within the parish:

- i. TRO20767 - TEMPORARY CLOSING OF TOMS LANE, KINGS LANGLEY
NOTICE is given that the Hertfordshire County Council intends 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 Toms Lane, Kings Langley from a point in line with the western boundary of No.3 Toms Lane north eastwards for a distance of approximately 50 metres ("the Road").

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 the replacement of an existing utility pole is proposed to be executed near the Road.

If the Order is made, it shall come into force on 19 November 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.

