

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. Wednesday 19th October 2022 in the Council Offices, Langley Road, Abbots Langley.

Those present:

Chairman: Councillor David Major

Councillors: Councillor Jane Lay
Councillor Robin Powell
Councillor Owen Roe
Councillor Mo Rattab (observer)

Officers: Isabel Montesdeoca - Chief Officer & Clerk

The meeting opened at 7:34 pm.

176. Apologies for absence
Apologies were received, accepted and recorded from Councillor Jon Tankard and Councillor John Wyatt (both unavailable).
177. Declarations of interest
None.
178. Public participation
None.
179. Planning Decisions from Three Rivers District Council
Planning decisions, as listed in Appendix A1 were noted by Members present.
180. 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.
181. Highways and Transport Matters
Members noted the temporary road closures and restrictions within the parish as listed in Appendix C1.
182. Consultations
a. Residents Consultation on Primrose Hill Parking Restrictions
Members noted the consultation dates.

The meeting closed at 9.01 pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council
Reported on 19th October 2022

Appendix A1

1. 22/0773/FUL ALPC meeting 08/06/2022

70 Kindersley Way Abbots Langley Hertfordshire WD5 0DQ - Demolition of existing side and rear extensions and garage; construction of part single part two storey rear extension to existing property, sub division of site and construction of detached dwelling and installation of dropped kerb with associated parking and landscaping.

ALPC Comment: Members feel the proposed plan presents an overcrowded, cramped site but appreciate that other properties in the area have done the same. Members have concerns about the sight lines and visibility to the public highway. Sight lines were not provided on the plan therefore members look to officers to request further information.

TRDC Decision: approved

Reason:

2. 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: refused

Reason: 1- The proposed development by virtue of its siting outside of a village would constitute inappropriate development which, by definition, would be harmful to the Green Belt. Its bulk, massing and the intensification of use would 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 inappropriateness of the development and harm to openness and any other harm. 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- 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).

3. 22/1433/FUL ALPC meeting 10/08/2022

41 The Crescent Abbots Langley Hertfordshire WD5 0DR - Construction of first floor side and rear extensions, alterations to roof form of the existing single storey rear projection including installation of roof light and internal alterations..

ALPC Comment: No objection.

TRDC Decision: approved

Reason:

4. 22/1377/FUL ALPC meeting 10/08/2022

88 Breakspere Road Abbots Langley Hertfordshire WD5 0EP - Single storey rear infill extension and internal alterations.

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ALPC Comment: No objection.

TRDC Decision: approved

Reason:

5. 22/1345/FUL ALPC meeting 31/08/2022
Heathview Harthall Lane Kings Langley Hemel Hempstead Hertfordshire HP3 8SE - Construction of new machine storage building and hay barn.
ALPC Comment: Members support the application on the condition that the building will be for agricultural use only.
TRDC Decision: refused
Reason: 1- The proposed development would constitute inappropriate development within the Green Belt and would result in actual harm to openness through the siting and scale of the building. No material considerations have been raised which constitute very special circumstances to outweigh the identified harm which should be afforded substantial weight. 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 (adopted July 2013) and the NPPF (2021).
6. 22/0977/FUL ALPC meeting 31/08/2022
Tanners Wood JMI School Hazelwood Lane Abbots Langley Hertfordshire WD5 0LG - Single storey infill extension to provide additional classroom.
ALPC Comment: Members fully support the expansion of the school's infrastructure on its current site
TRDC Decision: approved
Reason:
7. 22/1478/FUL ALPC meeting 31/08/2022
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.
ALPC Comment: Members have no concerns regarding this application however feel it represents a new application and not a variation of condition.
TRDC Decision: approved
Reason:
8. 22/1429/FUL ALPC meeting 31/08/2022
29 Standfield Abbots Langley Hertfordshire WD5 0BB - Two storey side extension.
ALPC Comment: 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.
TRDC Decision: approved
Reason:
9. 22/1405/FUL ALPC meeting 31/08/2022
61 Offord Grove Leavesden Hertfordshire WD25 7NF - Construction of single storey rear extension..
ALPC Comment: No comment.
TRDC Decision: approved

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Reason:

10. 22/1303/FUL

ALPC meeting 31/08/2022

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..

ALPC Comment: No comment.

TRDC Decision: approved

Reason:

11. 22/1480/FUL

ALPC meeting 31/08/2022

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..

ALPC Comment: 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.

TRDC Decision: withdrawn

Reason:

12. 22/1443/FUL

ALPC meeting 31/08/2022

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..

ALPC Comment: 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.

TRDC Decision: approved

Reason:

13. 22/1455/RSP

ALPC meeting 31/08/2022

15 Peacock Walk Abbots Langley Hertfordshire WD5 0GP - Retrospective: First floor side extension.

ALPC Comment: No comment

TRDC Decision: approved

Reason:

14. 22/1602/LBC

ALPC meeting 28/09/2022

The Abbots House 10 High Street Abbots Langley Hertfordshire WD5 0AR - Listed Building Consent: Replacement of upvc to metal guttering.

ALPC Comment: Members are unable to make a determination without a profile of the proposed guttering and therefore request the Conservation Officer's view on the proposed design.

TRDC Decision: approved

Reason:

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15. 22/1581/FUL ALPC meeting 28/09/2022
65 Toms Lane Kings Langley Hertfordshire WD4 8NJ - Construction of single storey rear extension..
ALPC Comment: No objection.
TRDC Decision: approved
Reason:
16. 22/1629/FUL ALPC meeting 28/09/2022
Warner Bros. Studio Tour London Studio Tour Drive Leavesden Hertfordshire WD25 7LR - Installation of 9 illuminated wands at the visitor entrance to the Warner Bros. Studio Tour London, The Making of Harry Potter..
ALPC Comment: Members do not believe the proposed installation will have any effect on neighbouring residential areas and therefore have no further comment.
TRDC Decision: approved
Reason:
17. 22/1563/FUL ALPC meeting 28/09/2022
51 Mallard Road Abbots Langley Hertfordshire WD5 0GF - Construction of single storey side and rear extension..
ALPC Comment: No objection.
TRDC Decision: approved
Reason:
18. 22/1475/FUL ALPC meeting 28/09/2022
Langelai Regus Toms Lane Kings Langley Hertfordshire WD4 8NH - Construction of ancillary outbuildings and associated landscaping works to rear garden including timber pergola and shed, and bin store to the front of the site..
ALPC Comment: Members do not feel the proposed development requires planning permission as it falls within permitted development, barring the bin store which would not require any planning permission.
TRDC Decision: approved
Reason:

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Planning applications considered on 19th October 2022

Appendix B1

1. 22/1742/FUL Valid date: 29/09/2022
34 Gypsy Lane Hunton Bridge Hertfordshire WD4 8PR - Demolition of existing garage and two storey side/rear extension, ground floor rear extension, replacement windows, internal alterations and alterations to patio area..
No objection
2. 22/1754/FUL Valid date: 27/09/2022
31 The Crescent Abbots Langley Hertfordshire WD5 0DR - Construction of part single storey, part two storey side/rear extension..
No objection
3. 22/1579/FUL Valid date: 21/09/2022
21 Fraser Crescent Abbots Langley Watford Hertfordshire WD25 0BF - Conversion of garage into habitable accommodation including installation of solar panels..
No objection
4. 22/1713/FUL Valid date: 21/09/2022
2 Tudor Manor Gardens Garston Hertfordshire WD25 9TQ - Two storey side extension, conversion of garage to habitable accommodation, front porch extension and internal alterations.
Members feel the scale of the proposed development would be overdevelopment of the existing property, would be too close to the property boundary, and would be overbearing to neighbouring properties.
5. 22/1710/FUL Valid date: 21/09/2022
2 Tudor Manor Gardens Garston Hertfordshire WD25 9TQ - Single storey front/side extension including conversion of garage to habitable accommodation and front porch..
Members feel the scale of the proposed development would be overdevelopment of the existing property, would be too close to the property boundary, and would be overbearing to neighbouring properties.
6. 22/1711/FUL Valid date: 20/09/2022
14 Mutchetts Close Garston Hertfordshire WD25 9TS - First floor side extension..
Members have no objections to the proposed development but feel the first floor extension should have been stepped back from the boundary as per TRDC guidance.
7. 22/1725/RSP Valid date: 29/09/2022
14 Trowley Rise Abbots Langley Hertfordshire WD5 0LW - Part Retrospective: Single storey rear extension and loft conversion including increase in ridge height, hip to gable roof alterations, rear dormer and front rooflights and alterations to fenestration.
No objection
8. 22/1776/FUL Valid date: 04/10/2022
31A Trowley Rise Abbots Langley Hertfordshire WD5 0LN - Construction of a single storey rear extension.
No comment

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9. 22/1772/FUL Valid date: 03/10/2022
6 Oak Tree Close Abbots Langley Hertfordshire WD5 0HU - Construction of single storey front extension.
Members have no objections and noted the comment submitted by the school regarding maintaining access to the emergency gates.
10. 22/1793/FUL Valid date: 04/10/2022
86 Wharf Way Hunton Bridge Hertfordshire WD4 8FN - Loft conversion including rear juliet dormer and front rooflights.
No objection
11. 22/1811/LBC Valid date: 29/09/2022
1 Home Park Cottages Station Road Kings Langley WD4 8LD - Listed Building Consent: Construction of single storey rear conservatory.
Members have no objections but would like the Conservation Officer's view on the proposed aluminum doors.
12. 22/1810/FUL Valid date: 29/09/2022
1 Home Park Cottages Station Road Kings Langley WD4 8LD - Construction of single storey rear conservatory.
Members have no objections but would like the Conservation Officer's view on the proposed aluminum doors.
13. 22/1809/FUL Valid date: 04/10/2022
173 Abbots Road Abbots Langley Hertfordshire WD5 0BN - Erection of new gates.
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.
14. 22/1845/RSP Valid date: 04/10/2022
14 Greenways Abbots Langley Hertfordshire WD5 0EU - Part Retrospective: Single and two storey rear extension with additional room provided within gabled roof space, including roof extension, rooflights and alterations to fenestration.
No objection
15. 22/1801/FUL Valid date: 07/10/2022
5 Bucknalls Close Garston Hertfordshire WD25 9NB - Replacement of flat roof with pitched roof including front and rear rooflights.
No objection
16. 22/1802/FUL Valid date: 06/10/2022
14 Offord Grove Leavesden Hertfordshire WD25 7NE - Construction of an outbuilding.
No objection

Appendix C1

Road closures and restrictions within the parish:

- i. TRO20598 - HERTFORDSHIRE (TEMPORARY CLOSING OF UPPER HIGHWAY, ABBOTS LANGLEY) ORDER 2022 - To prohibit all vehicular traffic from using that length of Upper Highway, Abbots Langley from its junction with Hunton Bridge Hill north eastwards for a distance of approximately 20 metres ("the Road"), except for access. An alternative route will be via Hunton Bridge Hill, Hamilton Road, Gallows Hill, Gallows Hill Lane, Hazelwood Lane and Upper Highway or via Upper Highway, Hamilton Road and Hunton Bridge Hill. The Order is needed because water service connection works are proposed to be executed on or near the Road. If the Order is made, it shall come into force on 24 October 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.

