

Council Offices
Langley Road
Abbots Langley
Herts
WD5 0EJ

2nd December 2022

To Members of the Planning and Highways Committee

Councillors: Jane Lay, David Major, Robin Powell, Mo Rattab, 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 7th December 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.

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

Appendix A1

1. 22/1226/OUT ALPC meeting 31/08/2022
Land West Of Bedmond Road Bedmond Hertfordshire - Outline application:
Erection of two detached dwellings (All matters reserved).
ALPC Comment: Members appreciate the information provided on the outline application and note the appeal decision on #1 Cecile Lodge Cottage. While this type of defined 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.
TRDC Decision: refused
Reason: 1- In the absence of sufficient information it has not been demonstrated that the development would not have a detrimental impact on biodiversity and protected species on the site. Therefore necessary consideration and appropriate mitigation cannot be given to the impact of the development on biodiversity and protected species which is contrary to Policies CP1, CP9 and CP12 of the Core Strategy (adopted October 2011), Policy DM6 of the Development Management Policies LDD (adopted July 2013) and the NPPF (2021).
2- 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. 22/1742/FUL ALPC meeting 19/10/2022
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..
ALPC Comment: No objection
TRDC Decision: approved
Reason:
3. 22/1711/FUL ALPC meeting 19/10/2022
14 Mutchetts Close Garston Hertfordshire WD25 9TS - First floor side extension..
ALPC Comment: 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.
TRDC Decision: approved
Reason:
4. 22/1725/RSP ALPC meeting 19/10/2022
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.
ALPC Comment: No objection
TRDC Decision: approved
Reason:
5. 22/1772/FUL ALPC meeting 19/10/2022
6 Oak Tree Close Abbots Langley Hertfordshire WD5 0HU - Construction of single storey front extension.

Planning applications decided by Three Rivers District Council
Reported on 7th December 2022

Appendix A1

ALPC Comment: Members have no objections and noted the comment submitted by the school regarding maintaining access to the emergency gates.

TRDC Decision: approved

Reason:

6. 22/1793/FUL ALPC meeting 19/10/2022

86 Wharf Way Hunton Bridge Hertfordshire WD4 8FN - Loft conversion including rear juliet dormer and front rooflights.

ALPC Comment: No objection

TRDC Decision: refused

Reason: 1- The proposed development would lead to a shortfall of parking provision which would result in a significant increase in parking outside of the site to the detriment of highway safety, the character of the area and residential amenity. The development would therefore be contrary to Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013).

7. 22/1845/RSP ALPC meeting 19/10/2022

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.

ALPC Comment: No objection

TRDC Decision: approved

Reason:

8. 22/1801/FUL ALPC meeting 19/10/2022

5 Bucknalls Close Garston Hertfordshire WD25 9NB - Replacement of flat roof with pitched roof including front and rear rooflights.

ALPC Comment: No objection

TRDC Decision: approved

Reason:

9. 22/1802/FUL ALPC meeting 19/10/2022

14 Offord Grove Leavesden Hertfordshire WD25 7NE - Construction of an outbuilding.

ALPC Comment: No objection

TRDC Decision: approved

Reason:

1. 22/2092/FUL Valid date: 15/11/2022
37 Magnolia Avenue Abbots Langley Hertfordshire WD5 0SW - Construction of single storey front extension and first floor side extension; addition of window to the side elevation.

2. 22/2065/RSP Valid date: 14/11/2022
45 Abbots Road Abbots Langley Hertfordshire WD5 0AY - Respective: Extension to existing driveway and landscape alterations; boundary treatments including brick walls and piers.

3. 22/2064/LBC Valid date: 09/11/2022
Langleybury House Langleybury Lane Langleybury Hertfordshire - Listed Building Consent: A scheme of internal repairs throughout the building combined with external removal and dismantling works (to include stripping out/demolition, set removal, temporary dismantling, and unit salvage).

4. 22/2075/LBC Valid date: 10/11/2022
Stable Block Langleybury House Langleybury Lane Sarratt Kings Langley WD4 8RN - Listed Building Consent: External works to building to include removal of modern features and fixings and dismantling, replacement/reinstatement of features including lead work, roof, clock tower, vents pipe works, brick features and fenestration.

5. 22/2077/LBC Valid date: 10/11/2022
Aisled Barn Home Farm Langleybury Lane Langleybury Hertfordshire WD4 8RN - Listed Building Consent: Internal repairs including replacement floor and removal of first floor walkway and external works to include removal of tower, replacement roof, alterations to elevations including making good and replacement of features and landscaping works including alterations to levels.

6. 22/2082/LBC Valid date: 11/11/2022

L Shaped Barn Langleybury House Langleybury Lane Sarratt Kings Langley WD4 8RN - Listed Building Consent: Conversion of building to multi purpose use including cycle hub, showers and vehicle storage including internal alterations, demolition of lean-to structure, removal of truncated door and removal of corrugated metal roof covering.

7. 22/2078/LBC Valid date: 10/11/2022

Old Farm Cottages Langleybury Lane Langleybury Hertfordshire - Listed Building Consent: A scheme of external works to include dismantling and reinstatement of chimneys and parapet walls, lead work removal, masonry cleaning, and a comprehensive programme of repair work to building including to windows, and all windows and doors to be repainted.

8. 22/2083/LBC Valid date: 11/11/2022

Former Laundry Building Langleybury House Langleybury Lane Sarratt Kings Langley WD4 8RN - Listed Building Consent: Internal works to allow the change of use on ground floor from laundry to reception facility. External works to include elements of demolition and improvement works, such as the removal of existing UPVC windows and replacement with timber framed windows and repairs to existing roof and brickwork as required.

9. 22/2131/LBC Valid date: 16/11/2022

Former Walled Garden And Formal Garden Langleybury Lane Langleybury Hertfordshire - Listed Building Consent: External landscaping works to Walled Garden and formal garden of the Mansion including repair works in respect of stairs, fountain plinth and bench, boundary walls, North Yard, Garden Walls, Boiler House and Historic Pond.

10. 22/2085/FUL Valid date: 17/11/2022

2 Fullers Avenue Garston Hertfordshire WD25 9BU - Construction of an outbuilding.

Planning applications to be considered on 7th December 2022

Appendix B1

11. 22/2102/FUL

Valid date: 18/11/2022

2 The Crescent Abbots Langley Hertfordshire WD5 0DS - Conversion of a garage into a habitable accommodation.

12. 22/2126/FUL

Valid date: 16/11/2022

1 And 2 Home Park Cottages Station Road Kings Langley Hertfordshire WD4 8LD - Construction of single storey rear conservatory for both properties 1 And 2 Home Park Cottages.

13. 22/2127/LBC

Valid date: 16/11/2022

1 And 2 Home Park Cottages Station Road Kings Langley Hertfordshire WD4 8LD - Listed Building Consent: Construction of single storey rear conservatory for both properties 1 And 2 Home Park Cottages.

14. 22/2025/FUL

Valid date: 21/11/2022

Alpine Press Station Road Kings Langley Hertfordshire WD4 8LF - Demolition of existing building, construction of mixed use scheme comprising 244 sqm of retail space (Class A1), 36 flats (16 x one bed, 20 x two bed), associated access, car parking, bin and cycle storage and landscaping.

15. 22/2022/FUL

Valid date: 22/11/2022

73 Trowley Rise Abbots Langley Hertfordshire WD5 0LN - Construction of part single, part two storey front and side extensions; single storey rear extension and roof alterations; alterations to external materials including timber cladding and render; alterations to fenestration.