

Council Offices
Langley Road
Abbots Langley
Herts
WD5 0EJ

5th January 2023

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 11th January 2023 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. To confirm the Minutes of the Meetings held on
2nd and 30th November, 7th and 21st December (previously circulated)
5. Planning Decisions from Three Rivers District Council
To note the recent decisions as listed in Appendix A1.
6. 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.
7. Highways and Transport Matters
To note the following road closures and restrictions within the parish as listed in Appendix C1.

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

Appendix A1

1. 22/1333/FUL ALPC meeting 10/08/2022
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. .
ALPC Comment: No objection.
TRDC Decision: approved
Reason:
2. 22/1573/FUL ALPC meeting 28/09/2022
Little Liz Old House Lane Kings Langley Hertfordshire WD4 8RS - Change of use of land to provide for 4no. additional pitches for residential purposes together with the formation of hardstanding and driveway.
ALPC Comment: Following a presentation by the applicant, members appreciate the need for more plots within the site and acknowledge that the proposed development will not expand the site further into the green belt. As such, members support this application.
TRDC Decision: approved
Reason:
3. 22/1545/OUT ALPC meeting 02/11/2022
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).
ALPC Comment: Members have concerns the development of two dwellings on this site with off-street car parking for 4 cars would further aggravate an already congested road by removing parking spaces for cars on the road in front of the two new drives. Members also noted one of the two proposed drives impacts an existing bus stop directly outside the current property.
TRDC Decision: refused
Reason: 1- The proposed new vehicular access would directly conflict with the existing bus stop, located to the front of the application site, requiring its removal in an area where its replacement/repositioning may not be possible in the surrounding area. The proposal would therefore fail to minimise the impacts of travel by motor vehicle and would compromise the use of public transport and more sustainable modes of transport in the area, failing to enable continued provision for public transport. The proposal would be detrimental to the aims of sustainable travel and to the detriment of highway users and would be contrary to Policies CP1 and CP10 of the Core Strategy (adopted October 2011) and NPPF (2021).
4. 22/1916/FUL ALPC meeting 30/11/2022
Wisteria Cottage Langleybury Fields Langleybury Hertfordshire WD4 8RP - Construction of single storey rear extension and conversion of garage into habitable accommodation with rear rooflights.
ALPC Comment: No objection
TRDC Decision: withdrawn
Reason:

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5. 22/1996/FUL ALPC meeting 30/11/2022
95 Primrose Hill Kings Langley Hertfordshire WD4 8HX - Construction of single storey rear infill extension.
ALPC Comment: No objection
TRDC Decision: approved
Reason:
6. 22/1689/FUL ALPC meeting 30/11/2022
57 And 59 Tibbs Hill Road Abbots Langley Hertfordshire WD5 0EE - Erection of two, two storey detached residential dwellings including accommodation in the roofspace served by rooflights, provision of new vehicular access to Creasy Close, associated car parking and amenity space on land to the rear of 57 and 59 Tibbs Hill Road..
ALPC Comment: Members acknowledge the concerns of the residents of Creasy Close regarding parking and access. Members also have concerns with regards to parking and the further displacement of cars on to Tibbs Hill. Members object to the overbearing nature of the architecture. Given the topography, the proposed development would result in the new dwellings overlooking existing dwellings. Members also note no information has been provided stating how the concerns raised by officers in the previous application have been addressed. If Officers are minded to approve this application, members request it be called to committee.
TRDC Decision: withdrawn
Reason:
7. 22/1988/FUL ALPC meeting 30/11/2022
47-49 High Street Abbots Langley Hertfordshire WD5 0AA - Change of use from retail shop Class E(a) to a mixed use consisting of bakery, cafe/restaurant and take away (Sui Generis)..
ALPC Comment: Members have no objection to this change of use as per previous comments on application 22/1435/FUL. We support this use of the High Street.
TRDC Decision: approved
Reason:
8. 22/1854/FUL ALPC meeting 30/11/2022
60 Balmoral Road Abbots Langley Hertfordshire WD5 0ST - Demolition of existing conservatory and construction of single storey rear extension.
ALPC Comment: No objection
TRDC Decision: approved
Reason:
9. 22/1993/CLED ALPC meeting 30/11/2022
25-27 High Street Abbots Langley Hertfordshire WD5 0AA - Certificate of Lawfulness Existing Use: Installation and replacement of windows to the walls of No 25 High Street.
ALPC Comment: No objection.
TRDC Decision: approved
Reason:
10. 22/2024/FUL ALPC meeting 30/11/2022
12 Adrian Road Abbots Langley Hertfordshire WD5 0AQ - Construction of single storey rear extension.

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ALPC Comment: No objection.

TRDC Decision: approved

Reason:

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Appendix B1

1. 22/2022/FUL (AMENDMENT) 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.
7/12/22 ALPC Comments - Members have concerns regarding the scale of the building due to the crown roof but wish to raise to the planning officer's attention that the elevations and plan do not correlate as crown roof is shown on one but not the other.
2. 22/2185/FUL Valid date: 13/12/2022
38 Hazelbury Avenue Abbots Langley Hertfordshire WD5 0DF - Construction of part single, part two storey side to rear extension; front porch extension with stepped access including alterations to landlevels and hard standing; front rooflights and side solar panels.
3. 22/2207/FUL Valid date: 09/12/2022
44 Fraser Crescent Abbots Langley Hertfordshire WD25 0BF - Construction of single storey rear extension and conversion of garage into habitable accommodation.
4. 22/2222/FUL Valid date: 09/12/2022
37 Hamilton Road Hunton Bridge Hertfordshire WD4 8PY - Construction of single storey side and rear extension.
5. 22/2241/RSP Valid date: 09/12/2022
11 Langley Road Abbots Langley Hertfordshire WD5 0EH - Retrospective: Construction of single storey front/side and rear extension; two storey side extension; loft conversion and roof extension including hip to gable with rear dormer window with juliet balcony and front rooflight; front porch canopy and construction of an outbuilding.
6. 22/2142/FUL Valid date: 13/12/2022
13 Avalon Close Garston Hertfordshire WD25 9TW - Demolition of existing front porch and construction of part single, part two-storey rear extension and single storey front extension linking dwelling to garage; garage extension and relocation of entrance door; internal alterations and new window to the side elevation.
7. 22/2225/FUL Valid date: 15/12/2022
117 Coates Way Garston Hertfordshire WD25 9PF - Demolition of existing garage and construction of two storey side extension and front porch extension; internal alterations.
8. 22/2296/FUL Valid date: 16/12/2022
5 High Street Bedmond Hertfordshire WD5 0QP - Construction of single storey front extension and conversion of garage into habitable accommodation.
9. 22/2250/FUL Valid date: 15/12/2022
North View Farm Bell Lane Bedmond Hertfordshire WD5 0QT - Subdivision of the site and the construction of 2no. two storey detached dwellings with rooflights and associated accesses, parking, landscaping and ancillary works.

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Appendix B1

10. 22/2319/FUL

Valid date: 21/12/2022

48 Hamilton Road Hunton Bridge Hertfordshire WD4 8PZ - Construction of single storey side extension and alterations to fenestration.

Road Closures and Restrictions within the Parish
Reported on 11th January 2023

Appendix C1

Road closures and restrictions within the parish:

- i. TRO21271 (Temporary Closing of Various Roads and Public Footpaths in Watford, Langleybury, Chandlers Cross, Sarratt and Abbots Langley during the 'Watford Half Marathon')

NOTICE is given that the Hertfordshire County Council intends to make an Order under Section 16(A) of the Road Traffic Regulation Act 1984, the effect on the following lengths of roads and public footpaths will be:

- 1. To prohibit all vehicular traffic from using the following lengths of roads, except for access:-

(NB: Extract of Abbots Langley & Langleybury areas only)

- j) that length of Langleybury Lane, Langleybury from its junction with Fir Tree Hill north eastwards and north westwards to its junction with Old House Lane, a distance of
- t) that length of Old House Lane, Abbots Langley from its junction with Bucks Hill north eastwards and eastwards to its junction with Langleybury Lane, a distance of approximately 1700m.

There are no alternative routes available for vehicles or pedestrians for the duration of the event. However vehicular and pedestrian access to properties in these roads will be maintained whenever possible. The lengths of roads and Public Footpaths will be closed on Sunday 5 February 2023, when signs are in place. The purpose of the Order is to ensure public safety and prevent accidents for the duration of the 'Watford Half Marathon'.



