

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. Wednesday 2nd November 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 Jon Tankard

Officers: Isabel Montesdeoca - Chief Officer & Clerk

The meeting opened at 7:30 pm.

209. Apologies for absence
Apologies were received, accepted and recorded from Councillor John Wyatt (unavailable).
210. Declarations of interest
None.
211. Public participation
A member of the public, Marie Jones, requested to address members in opposition to planning application 22/1692/FUL (agenda item 5, Appendix B1, item 6). A further five members of the public attended the meeting, to listen to discussions on the above planning application.
212. Planning Applications as received from Three Rivers District Council
The Chairman proposed a motion to vary the order of business under Standing Order 10 a vi, to consider planning applications 22/1692/FUL and 22/1764/FUL under this item earlier in the meeting to allow Councillor Jon Tankard and members of the public to leave the meeting. All members were in agreement. (Previously agenda item 5.)
Councillor Jon Tankard joined the meeting at 7:40pm.
Members discussed the above planning applications and RESOLVED the comments to be submitted to the District Council as listed in Appendix B1.
Councillor Jon Tankard left the meeting at 8:10pm.
213. Planning Decisions from Three Rivers District Council
Planning decisions, as listed in Appendix A1 were noted by Members present.
214. Planning Applications as received from Three Rivers District Council
Members discussed the remaining planning applications list and RESOLVED the comments to be submitted to the District Council as listed in Appendix B1.
Councillor Jon Tankard joined the meeting at 9:00pm.
215. Highways and Transport Matters
Members noted the temporary road closures and restrictions within the parish as listed in Appendix C1.
216. Budget 2023-2024
The 2023-2024 budget proposal for bus shelters and noticeboards was discussed.
It was proposed by Councillor Robin Powell, seconded by Councillor Jon Tankard and RESOLVED that the budget proposals for bus shelters and noticeboards be recommended for inclusion in the 2023-2024 budget with the following amendments:

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- i. Noticeboards (5440) - Additional £500 added to cover the cost of new magnets as old magnets are rusting.
- ii. Bench Replacement (5460) - Additional £1000 added to cover the cost of 2 proposed benches.
- iii. Bins Replacement (5470) - Officers to confirm proposed budget covers the cost of replacing the bin in front of the lychgate at St. Lawrence Church.

Members asked the Clerk to contact Three Rivers to request the bin outside Abbots Supermarket be emptied over the weekend, and to request the bin outside Abbots House be cleaned.

Members asked the Clerk to contact HCC Highways to identify the process required to request benches be placed at the corner of Summerhouse Way and Tibbs Hill Road, and at the corner of Marlin Square and Langley Road as rest stops for elderly residents as the travel uphill towards the Abbots Langley High Street.

The meeting closed at 9.35 pm.

Signed: _____

Dated: _____

Appendix A1

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

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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 Breakspare 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:

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, 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).

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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

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.

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

Planning applications decided by Three Rivers District Council
Reported on 2nd November 2022

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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:

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.
Members appreciate the existing site is a retail site with visiting traffic, however, they feel access to this site is a serious concern. At present there are already queueing issues along a major road and this proposal would increase visitor traffic to the site further aggravating the risk to both drivers, cyclists, and pedestrians. Furthermore, heavy demand for the motorway frequently results in queueing at this point. Delivery lorries exiting the site would further aggravate the situation as they would be required to cross over on-coming traffic to access the motorway. Additionally, members object to the proposed removal of the cycle crossing point to accommodate access for cars and lorries as this would remove essential access to the canal. With respect to the proposed increase in car parking on the west side of the site and the deliveries area on the north side of the site, members have concerns the site's proximity to the River Gade may result in toxic substances seeping into the ground / river resulting in potential pollution of the river. Members also feel the overall scale of the proposed building is excessive in comparison to the existing property. Given these concerns, members do not support this application. If officers are minded to approve this application, members request that it be brought to Council.
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).
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.
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..
No objections
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.
No objections
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..
As a Parish Councillor lives in the vicinity of this property, Members made no comments.

Appendix B1

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.

Members object to the proposal due to unsuitable access to the site. The proposed plans would compromise the safety of Woodland Road residents, and restrict access to existing houses for emergency vehicles and delivery vehicles. If officers are minded to approve this application, members request it be brought to Committee. In it's current state, members feel it is an inappropriate development for greenbelt.

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..

Members appreciate the proposed outbuilding could be done under permitted development, however, we request clarification of planning issues on this type of dual application - outbuilding + extension to existing dwelling. Members request clarification on how close to the boundary the proposed extension can be built, and on permission of use of proposed outbuilding as a dwelling vs business use,

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.

Members have concerns about the proposed delivery times during term time. Members request no deliveries be permitted before 9am during term time to avoid any overlap with parents dropping children off in the mornings.

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.

