

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. Wednesday 30th November 2022 in the Council Offices, Langley Road, Abbots Langley.

Those present:

Chairman: Councillor Jon Tankard

Councillors: Councillor Jane Lay
Councillor Robin Powell
Councillor John Wyatt
Councillor Sara Bedford (observer)

Officers: Isabel Montesdeoca - Chief Officer & Clerk

Others: Peter Warman, Chair of the Neighbourhood Plan Steering Group

Not Present: Councillor David Major
Councillor Owen Roe
Councillor Roxanne Yau

The meeting opened at 7:45 pm.

244. Apologies for absence
Apologies were received, accepted and recorded from Councillor David Major and Councillor Owen Roe (both unavailable).
245. Declarations of interest
None.
246. Public participation
None.
247. Minutes of the Meeting
It was proposed by Councillor Jane Lay, seconded by Councillor Robin Powell and RESOLVED that the minutes of the meeting held on 28th September and 19th October 2022, copies of which had been sent to all members of the Parish Council prior to the meeting, be taken as read and were signed by the Chairman as a correct record.
248. Planning Decisions from Three Rivers District Council
Planning decisions, as listed in Appendix A1 were noted by Members present.
249. 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.
250. Highways and Transport Matters
Members noted the temporary road closures and restrictions within the parish as listed in Appendix C1.
251. License Applications as received from Three Rivers District Council
Members noted the license application 22//00822/LAPL01 - Premises License New Application, La Banq, 38 High Street, Abbots Langley, Herts WD5 0AR.

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The meeting closed at 9.17 pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council
Reported on 30th November 2022

Appendix A1

1. 22/1599/FUL ALPC meeting 31/08/2022

45 Primrose Hill Kings Langley Hertfordshire WD4 8HZ - Construction of dropped kerb, new vehicular crossover and driveway with associated landscaping works including retaining walls and steps..

ALPC Comment: Members request more information be provided on the planned method of support of the cutaway on the grass verge. Members also noted the preapplication advice received and request validation the full suite of advice has been adopted into the submitted plans.

TRDC Decision: approved

Reason:
2. 22/1605/FUL ALPC meeting 28/09/2022

The Old Maltings High Street Abbots Langley Hertfordshire WD5 0AR - Demolition of existing front porch and construction of new front porch; construction of cabin and relocation of shed; installation of new gates, new gable wall and mid- plate; provision of render to existing concrete block wall..

ALPC Comment: Members are concerned about the proposed location of the shed. Given the main house is a historic building, the proposed location of the shed would dominate the street view of the property. Members also found it hard to determine which was the application site on the plans submitted and request the plan be updated to more narrowly indicate the area being developed.

TRDC Decision: approved

Reason:
3. 22/1606/LBC ALPC meeting 28/09/2022

The Old Maltings High Street Abbots Langley Hertfordshire WD5 0AR - Listed Building Consent: Demolition of existing front porch and construction of new front porch; construction of cabin and relocation of shed; installation of new gates, new gable wall and mid- plate; provision of render to existing concrete block wall; opening of fireplace.

ALPC Comment: Members appreciate this is a listed property in close proximity to other listed buildings and therefore request the Conservation Officer's view on the proposed design.

TRDC Decision: approved

Reason:
4. 22/1754/FUL ALPC meeting 19/10/2022

31 The Crescent Abbots Langley Hertfordshire WD5 0DR - Construction of part single storey, part two storey side/rear extension..

ALPC Comment: No objection

TRDC Decision: approved

Reason:
5. 22/1579/FUL ALPC meeting 19/10/2022

21 Fraser Crescent Abbots Langley Watford Hertfordshire WD25 0BF - Conversion of garage into habitable accommodation including installation of solar panels..

ALPC Comment: No objection

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TRDC Decision: approved

Reason:

6. 22/1713/FUL ALPC meeting 19/10/2022

2 Tudor Manor Gardens Garston Hertfordshire WD25 9TQ - Two storey side extension, conversion of garage to habitable accommodation, front porch extension and internal alterations.

ALPC Comment: 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.

TRDC Decision: withdrawn

Reason:

7. 22/1710/FUL ALPC meeting 19/10/2022

2 Tudor Manor Gardens Garston Hertfordshire WD25 9TQ - Single storey front/side extension including conversion of garage to habitable accommodation and front porch..

ALPC Comment: 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.

TRDC Decision: approved

Reason:

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Planning applications considered on 30th November 2022

Appendix B1

1. 22/1916/FUL Valid date: 27/10/2022
Wisteria Cottage Langleybury Fields Langleybury Hertfordshire WD4 8RP - Construction of single storey rear extension and conversion of garage into habitable accommodation with rear rooflights.
No objection
2. 22/1954/FUL Valid date: 27/10/2022
33 Magnolia Avenue Abbots Langley Hertfordshire WD5 0SW - Demolition of existing conservatory and construction of single storey rear extension.
No objection
3. 22/1996/FUL Valid date: 26/10/2022
95 Primrose Hill Kings Langley Hertfordshire WD4 8HX - Construction of single storey rear infill extension.
No objection
4. 22/1689/FUL Valid date: 28/10/2022
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.
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.
5. 22/1988/FUL Valid date: 26/10/2022
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).
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.
6. 22/1817/FUL Valid date: 29/09/2022
Greenways Seabrook Road Kings Langley Hertfordshire - Demolition of existing buildings and construction of a detached dwelling with associated access, parking and landscaping.
No comment
7. 22/1854/FUL Valid date: 02/11/2022
60 Balmoral Road Abbots Langley Hertfordshire WD5 0ST - Demolition of existing conservatory and construction of single storey rear extension.
No objection

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8. 22/2013/FUL Valid date: 02/11/2022
11 Gallows Hill Abbots Langley Hertfordshire WD4 8PG - Construction of an outbuilding.
No objection. Members believe this falls under permitted development.
9. 22/1995/LBC Valid date: 26/10/2022
23 High Street Abbots Langley Hertfordshire WD5 0AA - Listed Building Consent: Installation of new internal door and removal of balustrade to internal staircase.
Members saw no documented evidence of the existing handrail in the application. However, given the description provided, members welcome any improvements and trust the conservation officer's view on the suitability of the proposal.
10. 22/2021/CLED Valid date: 02/11/2022
2 Parkview Bucknalls Close Garston Hertfordshire WD25 9NF - Certificate of Lawfulness Existing Use: Conversion of 9 flats into 18 flats, including accommodation in the roofspace.
Members do not feel the proposed development conforms to national minimum space standards. Members don't believe the proposed development provides sufficient access to natural daylight and would be concerned for the welfare of inhabitants. Members query why this application has been allowed as a certificate of lawfulness rather than a full application.
11. 22/1993/CLED Valid date: 01/11/2022
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.
No objection.
12. 22/2024/FUL Valid date: 07/11/2022
12 Adrian Road Abbots Langley Hertfordshire WD5 0AQ - Construction of single storey rear extension.
No objection.
13. 22/1945/FUL Valid date: 27/10/2022
Land To The East Of Langleybury Lane And Including Langleybury House Estate Langleybury Lane Langleybury Hertfordshire - Hybrid application for the creation of a Film Hub to include detailed approval for demolition of a number of existing buildings including children's farm buildings and change of use of Mansion House and Aisled Barn for filming and the construction of a cafe within the Walled Garden, new car parking area to north of site, alterations to existing access points along Langleybury Lane, change of use of the L Shaped Barn (to multi purpose use including cycle hub, showers and vehicle storage) and change of use of ground floor of the existing Laundry to reception facility, together with outline planning approval (matters reserved: Scale, Layout, Appearance and Landscaping) for change of use of site to a Film Hub to include Craft Workshop buildings, Sound Stages, Support Workshops, Production Offices, Backlots, Film and Television Training Facility Building, Offices, Ancillary Buildings, parking areas and relocation of Langleybury Children's Farm including new farm buildings. Alterations to existing cycle path and pedestrian network within the site, to include provision of a new pedestrian/cycle access within the site to the A41.
Whilst members appreciate the concepts behind this development are sound, acknowledge it would enhance local employment opportunities, and it would achieve some of the aspirational points in the draft Neighbourhood Plan, members feel this application represents inappropriate development of the greenbelt and it does not meet any special circumstances that would permit it. Members object to the siting of several proposed structures on the ridge within this property. The proposed new structures are also taller than the existing

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buildings to be demolished and would therefore be more visible rather than less. Members also believe the development would result in the greenbelt boundary being pushed significantly further back. Futhermore whilst a community garden and accessible parkland would provide valuable community space, members feel the same aims could be better achieved in other ways closer and more accessible to the central population.

Road Closures and Restrictions within the Parish
Reported on 30th November 2022

Appendix C1

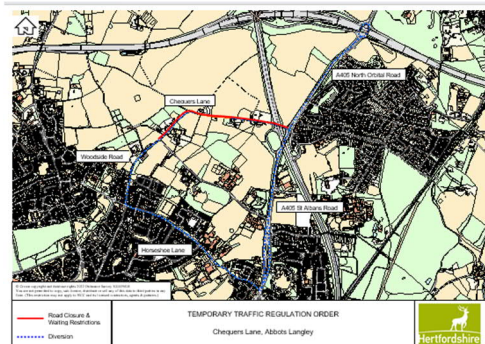
Road closures and restrictions within the parish:

- i. TRO20925 - TEMPORARY CLOSING AND TEMPORARY WAITING RESTRICTIONS IN CHEQUERS LANE, ABBOTS LANGLEY AND PLOUGH LANE, SARRATT

NOTICE is given that 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 the following lengths of roads ("the Roads"), except for access and to prohibit all vehicles from waiting at any time on both sides of these lengths of Roads whilst works are in progress:-

1. that length of Chequers Lane, Abbots Langley from its junction with A405 St Albans Road north westwards and south westwards to its junction with Woodside Road, a distance of approximately 1309 metres.

An alternative route will be via A405 North Orbital Road, the M25 (junction 21a) roundabout, A405 (North Orbital Road/St Albans Road), Horseshoe Lane and Woodside Road.



2. that length of Plough Lane, Sarratt from its junction with Red Lion Lane north westwards, south westwards and north westwards to its junction with Dunny Lane, a distance of approximately 1545 metres.

An alternative route will be via Red Lion Lane, The Green and Poles Hill.

The Order is needed because works are proposed to be executed on or near the Roads.

If the Order is made, it shall come into force on 13 December 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 Roads.

