

## Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. Wednesday 7<sup>th</sup> December 2022 in the Council Offices, Langley Road, Abbots Langley.

Those present:

Chairman: Councillor Jon Tankard

Councillors: Councillor David Major  
Councillor Robin Powell  
Councillor Owen Roe  
Councillor Roxanne Yau

Officers: Isabel Montesdeoca - Chief Officer & Clerk

Not Present: Councillor Jane Lay  
Councillor Mo Rattab  
Councillor John Wyatt

The meeting opened at 7:30 pm.

259. Apologies for absence

Apologies were received, accepted and recorded from Councillor Jane Lay, Councillor Mo Rattab, and Councillor John Wyatt (all unavailable).

260. Declarations of interest

Councillor Jon Tankard declared an interest in agenda item Appendix B1. 15. planning application 22/2022/FUL.

261. Public participation

None.

262. Planning Decisions from Three Rivers District Council

Planning decisions, as listed in Appendix A1 were noted by Members present.

263. 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.

Members directed the Chief Officer & Clerk to arrange a site visit to Langleybury House, Langleybury Lane (WD4 8RN), the property named in the following planning applications consider at this meeting and the previous meeting of the committee: 22/2064/LBC, 22/2075/LBC, 22/2077/LBC, 22/2082/LBC, 22/2078/LBC, 22/2083/LBC, 22/2131/LBC, 22/1945/LBC.

The meeting closed at 9.05 pm.

Signed: \_\_\_\_\_

Dated: \_\_\_\_\_

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 7<sup>th</sup> 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.

Members have concerns regarding proximity to the boundary on the east side of the property. Members have concerns about the overbearing nature of the proposed development on the neighbouring property and believe it breaks the right to light 45 degree guidelines.
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..

No objections, however members would like to ensure the drainage is completed as a condition of application approval.
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).

Members must rely on the expertise of the conservation officer with respect to the restoration of this property. However, members will attend a site visit to understand this application in the context of the overall scheme involving planning applications 22/2064/LBC, 22/2075/LBC, 22/2077/LBC, 22/2082/LBC, 22/2078/LBC, 22/2083/LBC, 22/2131/LBC, 22/1945/LBC and reserve the right to submit further comments post the site visit.
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.

Members must rely on the expertise of the conservation officer with respect to the restoration of this property. However, members will attend a site visit to understand this application in the context of the overall scheme involving planning applications 22/2064/LBC, 22/2075/LBC, 22/2077/LBC, 22/2082/LBC, 22/2078/LBC, 22/2083/LBC, 22/2131/LBC, 22/1945/LBC and reserve the right to submit further comments post the site visit.
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.

Members must rely on the expertise of the conservation officer with respect to the restoration of this property. However, members will attend a site visit to understand this application in the context of the overall scheme involving planning applications 22/2064/LBC, 22/2075/LBC, 22/2077/LBC, 22/2082/LBC, 22/2078/LBC, 22/2083/LBC, 22/2131/LBC, 22/1945/LBC and reserve the right to submit further comments post the site visit.

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.
- Members must rely on the expertise of the conservation officer with respect to the restoration of this property. However, members will attend a site visit to understand this application in the context of the overall scheme involving planning applications 22/2064/LBC, 22/2075/LBC, 22/2077/LBC, 22/2082/LBC, 22/2078/LBC, 22/2083/LBC, 22/2131/LBC, 22/1945/LBC and reserve the right to submit further comments post the site visit.
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.
- Members must rely on the expertise of the conservation officer with respect to the restoration of this property. However, members will attend a site visit to understand this application in the context of the overall scheme involving planning applications 22/2064/LBC, 22/2075/LBC, 22/2077/LBC, 22/2082/LBC, 22/2078/LBC, 22/2083/LBC, 22/2131/LBC, 22/1945/LBC and reserve the right to submit further comments post the site visit.
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.
- Members must rely on the expertise of the conservation officer with respect to the restoration of this property. However, members will attend a site visit to understand this application in the context of the overall scheme involving planning applications 22/2064/LBC, 22/2075/LBC, 22/2077/LBC, 22/2082/LBC, 22/2078/LBC, 22/2083/LBC, 22/2131/LBC, 22/1945/LBC and reserve the right to submit further comments post the site visit.
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.
- Members must rely on the expertise of the conservation officer with respect to the restoration of this property. However, members will attend a site visit to understand this application in the context of the overall scheme involving planning applications 22/2064/LBC, 22/2075/LBC, 22/2077/LBC, 22/2082/LBC, 22/2078/LBC, 22/2083/LBC, 22/2131/LBC, 22/1945/LBC and reserve the right to submit further comments post the site visit.
10. 22/2085/FUL Valid date: 17/11/2022
- 2 Fullers Avenue Garston Hertfordshire WD25 9BU - Construction of an outbuilding.

Appendix B1

Members have no objections and believe the proposed development would fall within permitted development.

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.

Members only concern is that the planning officer ensure there is sufficient off-street parking space allocated.

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.

Members are supportive of the approach to juxtapose a new structure against a historic building and note the plan to retain the existing windows to ensure historic context is retained.

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.

Members are supportive of the approach to juxtapose a new structure against a historic building and note the plan to retain the existing windows to ensure historic context is retained.

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.

Members acknowledge that this development provides much needed housing on a brownfield site. Members have concerns about the increase in height and appreciate the step back design introduce to reduce the overbearing nature of the additional height on the neighbouring houses. Members understand the precedent set by previous approvals, however, have overall concerns about over development of this junction. Members feel this junction will become overwhelmed and would encourage the Council to take a proactive approach to infrastructure in this area given all the applications that have been approved.

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.

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.