

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. Wednesday 21st December 2022 in the Council Offices, Langley Road, Abbots Langley.

Those present:

Chairman: Councillor Jon Tankard

Councillors: Councillor Jane Lay
Councillor David Major
Councillor Robin Powell
Councillor Owen Roe

Officers: Isabel Montesdeoca - Chief Officer & Clerk

Not Present: Councillor Mo Rattab
Councillor John Wyatt
Councillor Roxanne Yau

The meeting opened at 7:35 pm.

283. Apologies for absence
Apologies were received, accepted and recorded from Councillor Roxanne Yau and Councillor Mo Rattab (all unavailable).
284. Declarations of interest
Councillor Jon Tankard declared a non-pecuniary interest in agenda item 7.
285. Public participation
None.
286. Planning Decisions from Three Rivers District Council
Planning decisions, as listed in Appendix A1 were noted by Members present.
287. 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.
288. Highways and Transport Matters
Members noted the temporary road closures and restrictions within the parish as listed in Appendix C1.
289. Margaret House Development Public Consultation
Members noted the consultation documents. Members agreed to visit the site individually and send comments to the Chief Officer & Clerk for submission prior to the 4th January 2023 closing date.

The meeting closed at 9.20 pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council
Reported on 21st December 2022

Appendix A1

1. 22/1834/FUL ALPC meeting 02/11/2022
11 Hyde Lane Nash Mills Hertfordshire HP3 8RY - Construction of first floor rear and side extension; internal alterations and alterations to fenestration.
ALPC Comment: No objections
TRDC Decision: withdrawn
Reason:
2. 22/1851/LBC ALPC meeting 02/11/2022
25-27 High Street Abbots Langley Hertfordshire WD5 0AA - Listed Building Consent: Partial demolition of internal wall including removal of door and window.
ALPC Comment: No objections
TRDC Decision: approved
Reason:
3. 22/1848/FUL ALPC meeting 02/11/2022
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.
ALPC Comment: As a Parish Councillor lives in the vicinity of this property, Members made no comments.
TRDC Decision: approved
Reason:
4. 22/1909/FUL ALPC meeting 02/11/2022
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.
ALPC Comment: 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.
TRDC Decision: approved
Reason:
5. 22/1954/FUL ALPC meeting 30/11/2022
33 Magnolia Avenue Abbots Langley Hertfordshire WD5 0SW - Demolition of existing conservatory and construction of single storey rear extension.
ALPC Comment: No objection
TRDC Decision: approved
Reason:
6. 22/1817/FUL ALPC meeting 30/11/2022
Greenways Seabrook Road Kings Langley Hertfordshire - Demolition of existing buildings and construction of a detached dwelling with associated access, parking and landscaping.
ALPC Comment: No comment

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TRDC Decision: refused

Reason: 1- The proposed new dwelling by virtue of its siting falling outside of a village, the intensification of use and the encroachment of urbanising features into an open site, including the introduction of alien built form to and otherwise open frontage on this side of the road, would constitute inappropriate development which, by definition, would be harmful to the Green Belt and also result in harm to openness. The proposed development fails to meet any of the exceptions outlined within the NPPF at paragraph 149 and no very special circumstances have been put forward which would outweigh the harm by virtue of inappropriateness and harm to openness. The proposed development would therefore be contrary to Policy CP11 of the Core Strategy (adopted October 2011), Policy DM2 of the Development Management Policies LDD document (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).

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Planning applications considered on 21st December 2022

Appendix B1

1. 22/2193/FUL Valid date: 24/11/2022
6 Broomfield Rise Abbots Langley Hertfordshire WD5 0HN - Demolition of existing conservatory and office, construction of part single and part two storey side/rear extension, partial garage conversion into a habitable accommodation; extension and alterations to existing outbuilding; rooflights and internal alterations.
No objection.
2. 22/2099/RSP Valid date: 24/11/2022
2C Trowley Rise Abbots Langley Hertfordshire WD5 0LW - Part Retrospective: Installation of AC units; alterations to rear fenestration and render; alterations to boundary treatment including replacement of timber fence with brick wall and new gate to the rear and alterations to hard and soft landscaping.
Members understand any concerns over noise pollution will be covered by the application, however feel that a more aesthetic solution could be found for siting of the unit given the prominent location of the building in the village. Members also note the extension of the brickwork on to the boundary wall is quite aggressive for such a prominent site and feel other less aggressive materials could be considered.
3. 22/2133/FUL Valid date: 28/11/2022
83 Roman Gardens Kings Langley Hertfordshire WD4 8LP - Construction of part single, part two storey side extension and loft storage including rear rooflights; replacement of the door to the rear elevation.
Members have no objections regarding the building works. Members appreciate that there are three off-road parking spaces on the plans as there are ongoing parking issues on the estate.
4. 22/2167/FUL Valid date: 02/12/2022
71 Harlech Road Abbots Langley Hertfordshire WD5 0BE - Construction of single storey rear extension and conversion of garage into habitable accommodation; replacement of entrance door and internal alterations.
Members have no objections to the application. Members sympathise with the objection placed regarding access and disturbance during the building works however bar the standard conditions set, we cannot go any further.
5. 22/2257/FUL Valid date: 06/12/2022
27 Abbots Road Abbots Langley Hertfordshire WD5 0AY - Demolition of existing conservatory and construction of single storey rear extension; replacement and relocation of first floor rear window.
No objections.
6. 22/1991/FUL Valid date: 05/12/2022
Highwood Lodge Bedmond Road Pimlico Hertfordshire HP3 8SJ - Change of Use of existing building to provide a single residential dwelling (class C3) with associated bin store, parking and landscaping works.
Members do not feel enclosure of the existing structure infringes on any neighbouring structures and acknowledge the current residential standard from what has been demonstrated in the application. If this application is to be approved, members request no subdivision be permitted in the future as a condition of approval.

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7. 22/2132/FUL Valid date: 05/12/2022
6 Helston Place Abbots Langley Hertfordshire WD5 0NB - Construction of part single, part two storey front extension and two storey rear extension; relocation of entrance door, erection of porch canopy, juliet balconies to the side elevation, replacement of doors and windows; alterations to external materials including timber cladding and render and internal alterations.
No objections.
8. 22/2206/LBC Valid date: 06/12/2022
The Bell Public House 117 Primrose Hill Kings Langley Hertfordshire WD4 8HX - Listed Building Consent: Conversion of disused pub into 3no. flats to create two storey detached dwelling with associated external alterations including replacement of entrance door and windows, staircase, roof covering, vent pipes, gutters, handrails and balustrades; internal alterations.
Members have no objections to the conversion of the pub into flats and leave in the hands of the conservation officer the decision of what actual works to permit to the historic structure. Members acknowledge the scheme has already been approved (20/2805/FUL) however maintain our overall objection to the over development of this site.
9. 22/2237/PDT Valid date: 08/12/2022
Glenwood Harthall Lane Kings Langley Hertfordshire WD4 8JN - Prior approval: Enlargement of the dwellinghouse by the construction of one additional storey (3.5m in height) and raising of ridge to result in an overall height of 7.9m (Class AA).
Members are unable to make an informed decision as is our right under a part AA application because no design access statement has been provided in the application documents.
10. 22/2238/PDT Valid date: 08/12/2022
Glenwood Harthall Lane Kings Langley Hertfordshire WD4 8JN - Prior approval: Enlargement of the dwellinghouse by the construction of one additional storey (3.5m in height) and raising of ridge to result in an overall height of 7.9m (Class AA).
Members are unable to make an informed decision as is our right under a part AA application because no design access statement has been provided in the application documents.
11. 22/2240/PDT Valid date: 08/12/2022
Glenwood Harthall Lane Kings Langley Hertfordshire WD4 8JN - Prior approval: Enlargement of the dwellinghouse by the construction of one additional storey (3.5m in height) and raising of ridge to result in an overall height of 7.9m (Class AA).
Members are unable to make an informed decision as is our right under a part AA application because no design access statement has been provided in the application documents.

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Road Closures and Restrictions within the Parish
Reported on 21st December 2022

Appendix C1

Road closures and restrictions within the parish:

- i. TRO21124 - TEMPORARY CLOSING OF TOMS LANE, KINGS LANGLEY - 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.97 Toms Lane north eastwards for a distance of approximately 30m ("the Road"), except for access. 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 utility service works are proposed to be executed on or near the Road. If the Order is made, it shall come into force on 18 January 2023 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.

