

Council Offices  
Langley Road  
Abbots Langley  
Herts  
WD5 0EJ

16th February 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 22<sup>nd</sup> February 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. Planning Decisions from Three Rivers District Council  
To note the recent decisions as listed in Appendix A1.
5. 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.
6. Highways and Transport Matters  
To note the following road closures and restrictions within the parish as listed in Appendix C1.
7. Consultations  
To consider the following open consultations:
  - i. TR Local Plan: Regulation 18 Additional Sites for Potential Allocation Consultation - Consultation survey is open from 27<sup>th</sup> Jan to 10<sup>th</sup> Mar 2023 at 5:00pm. Details available online at [www.threerivers.gov.uk/egcl-page/new-local-plan](http://www.threerivers.gov.uk/egcl-page/new-local-plan) . Responses can be sent via

email to [localplanconsult@threerivers.gov.uk](mailto:localplanconsult@threerivers.gov.uk) or by post to Planning Policy at TRDC's Offices.

(TRDC Additional Sites for Potential Allocation report enclosed <sup>[1]</sup>).

ii. Consultation on revising the National Policy Planning Policy Framework (NPPF) -

The consultation survey is open from 22<sup>nd</sup> Dec to 11:45pm 2<sup>nd</sup> Mar 2023. Details available online at [https://www.gov.uk/government/consultations/levelling-up-and-regeneration-bill-reforms-to-national-planning-policy/levelling-up-and-regeneration-bill-reforms-to-national-planning-policy?utm\\_source=emailmarketing&utm\\_medium=email&utm\\_campaign=news\\_bulletin\\_13\\_february\\_2023&utm\\_content=2023-02-13](https://www.gov.uk/government/consultations/levelling-up-and-regeneration-bill-reforms-to-national-planning-policy/levelling-up-and-regeneration-bill-reforms-to-national-planning-policy?utm_source=emailmarketing&utm_medium=email&utm_campaign=news_bulletin_13_february_2023&utm_content=2023-02-13) .

The online survey can be accessed on <https://consult.levellingup.gov.uk/planning-policy-and-reform/levelling-up-and-regeneration-bill-reforms-to-nati/> .

(SLCC 3 page overview to the consultation enclosed <sup>[1]</sup>).

<sup>[1]</sup> *Committee members only, other members on request*

Appendix A1

1. 22/2167/FUL ALPC meeting 21/12/2022

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.

ALPC Comment: 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.

TRDC Decision: approved

Reason:
  
2. 22/2257/FUL ALPC meeting 21/12/2022

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.

ALPC Comment: No objections.

TRDC Decision: approved

Reason:
  
3. 22/2132/FUL ALPC meeting 21/12/2022

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.

ALPC Comment: No objections.

TRDC Decision: approved

Reason:
  
4. 22/2185/FUL ALPC meeting 11/01/2023

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.

ALPC Comment: Members note the concerns of No. 36 but cannot make an informed decision until the block plan demonstrates the neighbour's windows and the position of the extension in relation to these. The current block plan does not demonstrate the full scale of the first floor extension.

TRDC Decision: approved

Reason:

Planning applications to be considered on 22<sup>nd</sup> February 2023

Appendix B1

1. 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.
  
2. 23/0117/FUL Valid date: 23/01/2023  
31 Trowley Rise Abbots Langley Hertfordshire WD5 0LN - Construction of single storey side and rear infill extension.
  
3. 23/0049/FUL Valid date: 30/01/2023  
100 Toms Lane Kings Langley Hertfordshire WD4 8NL - Demolition of the existing dwelling, garage and outbuildings and construction of two, two storey detached dwellings with accommodation in the roof space served by side rooflights; provision of terrace balconies, green roof and raised timber decking area with associated bin store, parking and landscaping works.
  
4. 22/2374/FUL Valid date: 03/01/2023  
27 Harthall Lane Kings Langley Hertfordshire WD4 8JW - Single storey side and rear extensions, garage conversion, alterations to fenestration and the extension and alteration to the existing roof form to adjoin the roof of the side extensions to the roof of the main dwelling and associated landscaping works.
  
5. 23/0113/FUL Valid date: 31/01/2023  
86 Wharf Way Hunton Bridge Kings Langley Hertfordshire WD4 8FN - Loft conversion including rear dormer with Juliet Balcony and front rooflights.

Planning applications to be considered on 22<sup>nd</sup> February 2023

Appendix B1

6. 23/0131/FUL Valid date: 31/01/2023  
22 - 24 Bridge Road Hunton Bridge Kings Langley Hertfordshire WD4 8RE - Repair works to 2no. chimney pots, render repairs to building including helical bars to brickwork, major repairs to outbuilding to include possible underpinning and checking of drainage below.
  
7. 23/0132/LBC Valid date: 31/01/2023  
22 - 24 Bridge Road Hunton Bridge Kings Langley Hertfordshire WD4 8RE - Listed Building Consent: Repair works to 2no. chimney pots, render repairs to building including helical bars to brickwork, major repairs to outbuilding to include possible underpinning and checking of drainage below.
  
8. 23/0205/FUL Valid date: 06/02/2023  
3 Raymond Close Abbots Langley Hertfordshire WD5 0HG - Demolition of existing single storey side extension and construction of single storey side to rear extension.
  
9. 23/0193/FUL Valid date: 07/02/2023  
13 Gallows Hill Kings Langley Hertfordshire WD4 8PG - Demolition of existing conservatory and construction of single storey side and rear extension and associated patio; demolition of existing outbuilding and construction of an outbuilding.
  
10. 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..

Road Closures and Restrictions within the Parish  
Reported on 22<sup>nd</sup> February 2023

Appendix C1

Road closures and restrictions within the parish:

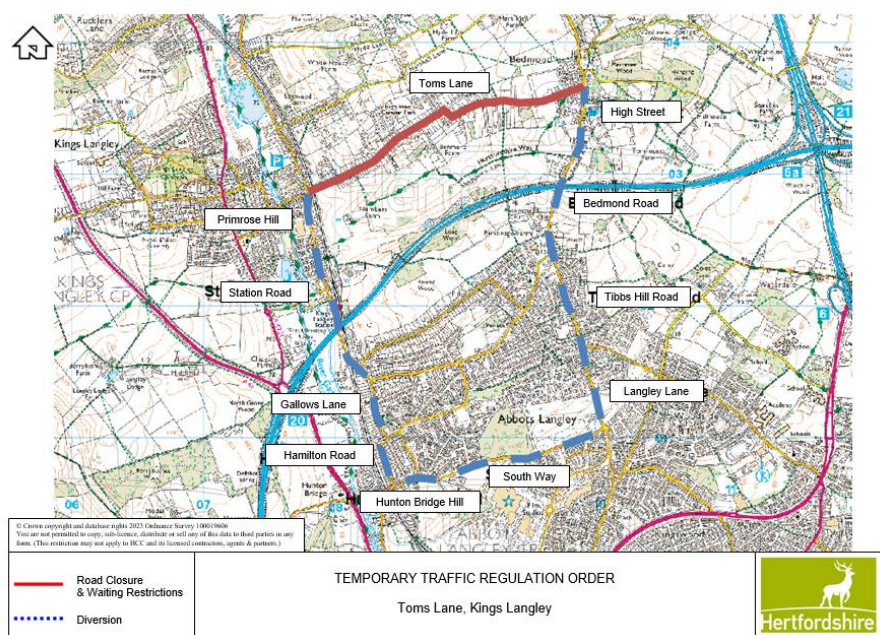
1. TRO21483 The Hertfordshire (Temporary Closing and Temporary Waiting Restrictions in Various Roads in Sarratt and Kings Langley)

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:-

[...]

3. that length of Toms Lane, Kings Langley from its junction with Primrose Hill north eastwards, south eastwards and north eastwards to its junction with High Street, a distance of approximately 2355m. An alternative route will be via Primrose Hill, Station Road, Gallows Hill, Hamilton Road, Hunton Bridge Hill, South Way, Langley Lane, Tibbs Hill Road, Bedmond Road and High Street.

The Order is needed because tree works are proposed to be executed near the Roads. If the Order is made, it shall come into force on 13 March 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 Roads.



2. TRO21535 The Hertfordshire (Temporary Closing and Temporary Waiting Restrictions in Various Roads in Sarratt, Nash Mills and Loudwater)

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:-

Road Closures and Restrictions within the Parish  
Reported on 11<sup>th</sup> January 2023

Appendix C1

[...]

2.that length of Hyde Lane, Nash Mills from its junction with Lower Road north eastwards for a distance of approximately 300m. An alternative route will be via Railway Terrace, Harthall Lane, Bedmond Road and Hyde Lane.

[...]

