

Council Offices
Langley Road
Abbots Langley
Herts
WD5 0EJ

17th March 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 22nd March 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. To confirm the Minutes of the Meetings held on
11th January, 1st and 22nd February 2023 (previously circulated)
5. Planning Decisions from Three Rivers District Council
To note the recent decisions as listed in Appendix A1.
6. 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.
7. Highways and Transport Matters
To note the following road closures and restrictions within the parish as listed in Appendix C1.

^[1] *Committee members only, other members on request*

Appendix A1

1. 22/1785/RSP

ALPC meeting 01/02/2023

Riverside Old Mill Road Hunton Bridge WD4 8QT - Retrospective: Construction of a bridge across the stream.

ALPC Comment: Members note the ecological report regarding the presence of a bridge previously at this site, however, given this is in the greenbelt members question if there are any very special circumstances which would warrant approval for a new structure to be built.

TRDC Decision: refused

Reason: Permission is refused for the following reason(s):-

1 The outbuilding is inappropriate development, by definition and also results in actual harm to the openness of the Green Belt. The outbuilding also by virtue of its scale, siting and layout is not considered to fall within the scope of Policy DM2 of Development Management Policies LDD (adopted July 2013). It is considered that very special circumstances do not exist to outweigh the harm of the development to the Green Belt by virtue of its inappropriateness, actual harm to the openness of the Green belt and any other harm identified. As such the outbuilding is contrary to Policy CP11 of the Core Strategy (adopted October 2011), Policy DM2 of the Development Management Policies LDD (adopted July 2013) and the NPPF (2021).

2 In the absence of sufficient information, it has not been demonstrated that the outbuilding built across the watercourse has not had an adverse impact on flooding and the adjacent Grand Union Canal watercourse. Therefore necessary consideration and appropriate mitigation cannot be given to the impact of the outbuilding contrary to Policy CP1 of the Core Strategy (adopted October 2011), Policy DM8 of the Development Management Policies LDD (adopted July 2013) and the NPPF (2021).

2. 23/0056/FUL

ALPC meeting 01/02/2023

21 Gallows Hill Lane Abbots Langley Hertfordshire WD5 0DB - Demolition of existing conservatory, garage, rear chimney and construction of part single, part two storey side extension and single storey rear extension; alterations to external materials including render.

ALPC Comment: Members are concerned this application does not comply with TRDC's guidance of 1.2m distance from the boundary on the first floor extension. Current step back shows a gap of only 1.0m between the properties.

TRDC Decision: approved

Reason:

3. 23/0095/FUL

ALPC meeting 01/02/2023

71 Harlech Road Abbots Langley Hertfordshire WD5 0BE - Loft conversion including rear dormer with windows and front rooflights.

ALPC Comment: No objection

TRDC Decision: approved

Reason:

Planning applications decided by Three Rivers District Council
Reported on 22nd March 2022

Appendix A1

4. 23/0071/FUL

ALPC meeting 01/02/2023

29 The Maltings Hunton Bridge Hertfordshire WD4 8QL - Partial conversion of garage into habitable accommodation and construction of single storey front and side extensions and front portico.

ALPC Comment: No objection

TRDC Decision: approved

Reason:

1. 23/0209/FUL Valid date: 14/02/2023
37 Trowley Rise Abbots Langley Hertfordshire WD5 0LN - Demolition of existing garage , removal of rear chimney and construction of two storey rear extension and single storey side extension; alterations to external materials.
2. 23/0207/FUL Valid date: 15/02/2023
2 Tudor Manor Gardens Garston Watford Hertfordshire WD25 9TQ - Demolition of existing garage and construction of part two storey/part single storey side extension and single storey front infill extension; relocation of entrance door and installation of front rooflight.
3. 23/0235/FUL Valid date: 20/02/2023
90 Trowley Rise Abbots Langley Hertfordshire WD5 0LW - Demolition of existing conservatory and existing side extension and construction of part single, part two storey side to rear extension and removal of front porch.
4. 23/0126/FUL Valid date: 27/02/2023
69 Orchard Avenue Abbots Langley Watford Hertfordshire WD25 7JG - Demolition of existing garage and utility and construction of single storey front, side and rear extension including front porch extension; internal alterations.
5. 23/0330/FUL Valid date: 24/02/2023
85 Abbots Road Abbots Langley Hertfordshire WD5 0BJ - Demolition of existing conservatory and partial conversion of garage; construction of part single, part two storey rear extension and first floor side extension; relocation of entrance door and side rooflights.
6. 23/0246/FUL Valid date: 22/02/2023
Beaufort Court Egg Farm Lane Kings Langley Hertfordshire WD4 8LR - Part Retrospective: Construction of pathway, gate, turbine generator sculpture and associated landscaping works.
7. 23/0270/FUL Valid date: 27/02/2023
54 Balmoral Road Abbots Langley Hertfordshire WD5 0ST - Demolition of existing conservatory and construction of single storey rear infill extension.
8. 23/0239/FUL Valid date: 01/03/2023
6 Langley Parade Langley Road Abbots Langley Hertfordshire WD5 0AB - Construction of external staircase to the rear and loft conversion including front and rear rooflights.
9. 23/0248/FUL Valid date: 02/03/2023
102 Kindersley Way Abbots Langley Hertfordshire WD5 0DQ - Demolition of detached garage, store and conservatory; erection of single storey rear extension and two storey side extension.
10. 23/0281/FUL Valid date: 27/02/2023
80 Station Road Kings Langley Hertfordshire WD4 8LB - Construction of first floor rear extension.

Planning applications to be considered on 22nd March 2023

Appendix B1

11. 23/0343/FUL Valid date: 27/02/2023
Shannon House Station Road Kings Langley Hertfordshire WD4 8SE - Variation of Condition pursuant to planning permission 20/1355/PDR (Prior Notification: Change of use from Office (Class B1) to 64 Residential Units (Class C3)) to allow extension of standard time limit for completion.
12. 23/0374/RSP Valid date: 02/03/2023
65 Braham Crescent Leavesden Watford Hertfordshire WD25 7NN - Retrospective: Erection of timber fencing.
13. 23/0294/FUL Valid date: 02/03/2023
3 Gill Orchard Abbots Langley Hertfordshire WD5 0FQ - Construction of single storey rear extension.
14. 23/0254/FUL Valid date: 06/03/2023
Hunton Park Essex Lane Abbots Langley Kings Langley Hertfordshire WD4 8PN - Internal alterations and refurbishment works to facilitate the creation of 10 additional bedrooms and installation of external vents, flue and AC units.
15. 23/0255/LBC Valid date: 06/03/2023
Hunton Park Essex Lane Abbots Langley Kings Langley Hertfordshire WD4 8PN - Listed Building Consent: Internal alterations and refurbishment works to facilitate the creation of 10 additional bedrooms and installation of external vents, flue and AC units.
16. 23/0315/FUL Valid date: 06/03/2023
12 Furtherfield Abbots Langley Hertfordshire WD5 0PL - Demolition of existing conservatory and construction of single storey rear extension; replacement of doors and windows; boundary treatment including timber fence and gate.
17. 23/0361/FUL Valid date: 07/03/2023
11 Hyde Lane Nash Mills Hemel Hempstead Hertfordshire HP3 8RY - Construction of first floor side extension and loft conversion including rear dormer window and front rooflight; alterations to side fenestration.
18. 23/0284/PDM Valid date: 27/02/2023
61 High Street Abbots Langley Hertfordshire WD5 0AE - Prior notification: Change of use of existing store/staff toilets to 2-bedroom flat with associated parking.
19. 23/0302/CLED Valid date: 07/03/2023
Kings Langley And Abbots Langley Station Station Road Kings Langley Hertfordshire WD4 8LF - Certificate of Lawfulness Existing Use: Installation of Click and Collect facility (Amazon).
20. 23/0408/FUL Valid date: 09/03/2023
45 Abbots Road Abbots Langley Hertfordshire WD5 0AY - Conversion of garage into habitable accommodation and replacement of rear window with a door; removal of rear chimney.
21. 22/2385/FUL Valid date: 09/03/2023
Englewood East Lane Bedmond Hertfordshire WD5 0QG - Demolition of existing dwelling and construction of two storey detached dwelling with associated parking and landscaping works.

Planning applications to be considered on 22nd March 2023

Appendix B1

22. 22/2315/FUL

Valid date: 14/03/2023

78 Gallows Hill Lane Abbots Langley Hertfordshire WD5 0BY - Demolition of existing dwellings and construction of 3 no. two storey detached dwellings with accommodation in the roof space served by rooflights with associated green roofs, heat pumps, garden sheds, access, parking and landscaping works.

23. 23/0325/LBC

Valid date: 13/03/2023

The Old Place 52 High Street Bedmond Abbots Langley Hertfordshire WD5 0RH - Listed Building Consent: Repairs to timber frame, replacement of infill panel and replacement of 2.no windows.

24. 23/0371/LBC

Valid date: 09/03/2023

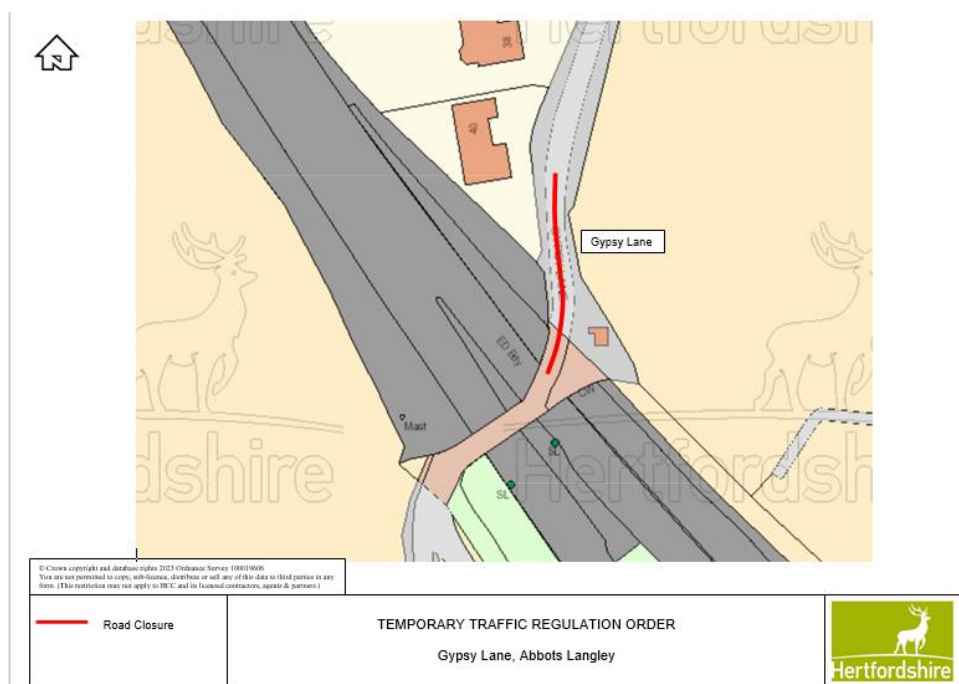
23 High Street Abbots Langley Hertfordshire WD5 0AA - Listed Building Consent: Partial demolition of existing outbuilding and construction of single storey rear extension; replacement of window with a door to the rear.

Appendix C1

Road closures and restrictions within the parish:

1. TRO21580 - The Hertfordshire (Temporary Closing of Gypsy Lane, Abbots 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 Gypsy Lane, Abbots Langley from a point 40m north east of its junction with Abbots Langley Bridleway and Public Footpath No.040 north eastwards for a distance of approximately 45m ("the Road"). There is no alternative route available for vehicles when the works are being carried out. However vehicular access to properties in this road will be maintained whenever possible throughout the duration of the works. 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 28 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 Road.

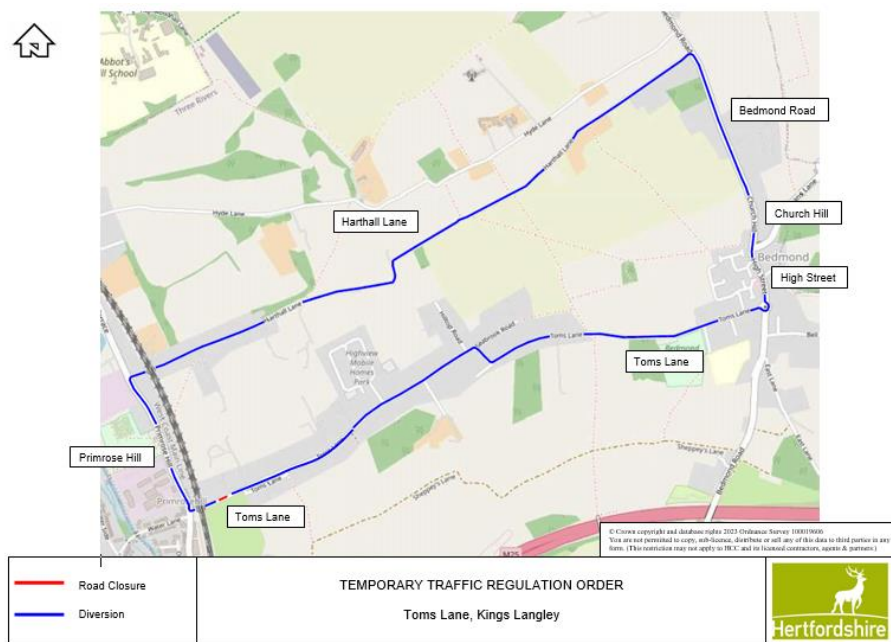


2. TRO21727 - The Hertfordshire (Temporary Closing of Toms Lane, Kings Langley)

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 eastern boundary of No.7 Toms Lane south westwards to a point in line with the western boundary of No.3A Toms Lane, a distance of approximately 48m ("the Road"), except for access. An alternative route will be via Toms Lane, High Street, Church Hill, Bedmond Road, Harthall Lane, Primrose Hill 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 17 April 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.

Road Closures and Restrictions within the Parish
Reported on 11th January 2023

Appendix C1



3. TRO21730 - The Hertfordshire (Temporary Closing of Lauderdale Road, Hunton Bridge during a 'King's Coronation Street Party')

NOTICE is given that Hertfordshire County Council intends to make an Order under Section 16(A) of the Road Traffic Regulation Act 1984, to prohibit all vehicular traffic from using that length of Lauderdale Road, Hunton Bridge from its junction with Hunton Bridge Hill north westwards to its junction with Hamilton Road, a distance of approximately 300 metres, except for access. An alternative route will be via Hunton Bridge Hill and Hamilton Road. The section of road will be closed between the hours of 11.00am and 9.00pm on Sunday 7 May 2023, when signs are in place. The purpose of the Order is to ensure public safety and prevent accidents for the duration of the 'King's Coronation Street Party'.

