

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. Wednesday 1st February 2023 in the Council Offices, Langley Road, Abbots Langley.

Those present:

Chairman: Councillor David Major

Councillors: Councillor Jane Lay
Councillor Owen Roe

Officers: Isabel Montesdeoca - Chief Officer & Clerk

Not Present: Councillor Robin Powell
Councillor Mo Rattab
Councillor Jon Tankard
Councillor John Wyatt
Councillor Roxanne Yau

The meeting opened at 7:30 pm.

324. Apologies for absence

Apologies were received, accepted and recorded from Councillor Robin Powell, Councillor Mo Rattab, Councillor Jon Tankard, Councillor John Wyatt and Councillor Roxanne Yau (all unavailable).

325. Declarations of interest

None.

326. Public participation

None.

327. Planning Decisions from Three Rivers District Council

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

328. Planning Applications as received from Three Rivers District Council

Members discussed the planning applications list and RESOLVED the comments to be submitted to the District Council as listed in Appendix B1.

329. Highways and Transport Matters

Members noted the temporary road closures and restrictions within the parish as listed in Appendix C1.

The meeting closed at 8.40 pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council
Reported on 1st February 2023

Appendix A1

1. 22/1776/FUL ALPC meeting 19/10/2022
31A Trowley Rise Abbots Langley Hertfordshire WD5 0LN - Construction of a single storey rear extension.
ALPC Comment: No comment
TRDC Decision: approved
Reason:
2. 22/2065/RSP ALPC meeting 07/12/2022
45 Abbots Road Abbots Langley Hertfordshire WD5 0AY - Respective: Extension to existing driveway and landscape alterations; boundary treatments including brick walls and piers..
ALPC Comment: No objections, however members would like to ensure the drainage is completed as a condition of application approval.
TRDC Decision: approved
Reason:
3. 22/2085/FUL ALPC meeting 07/12/2022
2 Fullers Avenue Garston Hertfordshire WD25 9BU - Construction of an outbuilding.
ALPC Comment: Members have no objections and believe the proposed development would fall within permitted development.
TRDC Decision: approved
Reason:
4. 22/2102/RSP ALPC meeting 07/12/2022
2 The Crescent Abbots Langley Hertfordshire WD5 0DS - Conversion of a garage into a habitable accommodation.
ALPC Comment: Members only concern is that the planning officer ensure there is sufficient off-street parking space allocated.
TRDC Decision: approved
Reason:
5. 22/2126/FUL ALPC meeting 07/12/2022
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.
ALPC Comment: 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.
TRDC Decision: approved
Reason:
6. 22/2127/LBC ALPC meeting 07/12/2022
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.

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ALPC Comment: 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.

TRDC Decision: approved

Reason:

7. 22/2193/FUL ALPC meeting 21/12/2022

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.

ALPC Comment: No objection.

TRDC Decision: approved

Reason:

8. 22/2099/RSP ALPC meeting 21/12/2022

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.

ALPC Comment: 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.

TRDC Decision: approved

Reason:

9. 22/2133/FUL ALPC meeting 21/12/2022

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.

ALPC Comment: 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.

TRDC Decision: approved

Reason:

10. 22/1991/FUL ALPC meeting 21/12/2022

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.

ALPC Comment: Members note that the application looks to enclose existing structures and therefore feel that this does not affect the openness of the Greenbelt. They also note that one of the two buildings already has residential status, and whilst they do not object to the extension and change of use contained within the current apparent footprint. Members are concerned that if the scheme be approved, then potentially it could be subdivided in the future and members feel it would be prudent to protect such an approval with a condition.

TRDC Decision: withdrawn

Reason:

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11. 22/2207/FUL

ALPC meeting 11/01/2023

44 Fraser Crescent Abbots Langley Hertfordshire WD25 0BF - Construction of single storey rear extension and conversion of garage into habitable accommodation.

ALPC Comment: Members have no comment on the overall scale of the extension however conversion of the garage requires knowledge of the number of bedrooms which is not shown. Members are therefore unable to determine if the remaining off-street parking capacity post conversion of the garage is sufficient.

TRDC Decision: approved

Reason:

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Planning applications considered on 1st February 2023

Appendix B1

1. 23/0008/FUL Valid date: 04/01/2023
19 The Graylings Abbots Langley Hertfordshire WD5 0JQ - Construction of single storey rear extension.
No objection
2. 22/2224/FUL Valid date: 04/01/2023
Rose Barn Harthall Acres 60 Harthall Lane Kings Langley Hertfordshire WD4 8JH - Replacement of existing outbuilding with a single storey outbuilding.
No objection
3. 22/2374/FUL Valid date: 03/01/2023
27 Harthall Lane Kings Langley Hertfordshire WD4 8JW - Alterations to the roof extension including addition of hip roof ends to the side elevations.
No objection
4. 23/0024/FUL Valid date: 06/01/2023
94-105, 217-228, 229-240, 268-273 Boundary Way Watford WD25 7SW - Replacement of existing communal windows and smoke vent rooflights.
No objection
5. 22/1777/RSP Valid date: 11/01/2023
Riverside Old Mill Road Hunton Bridge WD4 8QT - Construction of rear fence extension with increase in height.
Members note the ecological report regarding the impact of the fence panel across the river on local river birds and recommendation that this panel be revised to enable free passage of bird life. Members request the views of the Canal and River Trust officers before coming to a decision.
6. 22/1785/RSP Valid date: 11/01/2023
Riverside Old Mill Road Hunton Bridge WD4 8QT - Retrospective: Construction of a bridge across the stream.
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.
7. 22/2302/FUL Valid date: 21/12/2022
164 Toms Lane Kings Langley Hertfordshire WD4 8NZ - Conversion of garage into habitable accommodation.
No objection
8. 22/2331/FUL Valid date: 16/01/2023
99 Breakspere Road Abbots Langley Hertfordshire WD5 0ER - Construction of pitched roof over front bay window and removal of chimney stack; alterations to side fenestration.
No objection
9. 23/0057/FUL Valid date: 17/01/2023

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41 The Crescent Abbots Langley Hertfordshire WD5 0DR - Construction of first floor side and rear extensions, alterations to roof form of the existing single storey rear projection including installation of roof lights and internal alterations..

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 on plan shows a gap of only .8m between the properties.

10. 23/0056/FUL

Valid date: 18/01/2023

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.

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.

11. 23/0095/FUL

Valid date: 19/01/2023

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

No objection

12. 23/0071/FUL

Valid date: 23/01/2023

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.

No objection

13. 23/0006/FUL

Valid date: 24/01/2023

5 Langley Lane Abbots Langley Hertfordshire WD5 0LS - Construction of single storey rear extension, conversion of garage into habitable accommodation and alterations to the entrance door.

No objection

Road Closures and Restrictions within the Parish
Reported on 1st February 2023

Appendix C1

Road closures and restrictions within the parish:

i. TRO21327 (TEMPORARY CLOSING OF CHEQUERS LANE, ABBOTS 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 that length of Chequers Lane, Abbots Langley from a point in line with the western boundary of 'Trotsdem' south eastwards for a distance of approximately 285m ("the Road"). An alternative route will be via Chequers Lane, Woodside Road, College Road, Horseshoe Lane, A405 St Albans Road and Chequers Lane or via A405 (St Albans Road/North Orbital Road), the M25 roundabout, A405 (North Orbital Road/St Albans Road), Horseshoe Lane, College Road, Woodside Road and Chequers Lane. The Order is needed because the replacement of an existing telephone pole is proposed to be executed near the Road. If the Order is made, it shall come into force on 24 February 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.

