

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. Wednesday 22nd February 2023 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 7:31 pm.

343. Apologies for absence
None.

344. Declarations of interest
Councillor Jon Tankard declared an interest in agenda item 5, item 2, planning application 23/0117/FUL.

345. Public participation
One member of the public attended the meeting to address members on agenda item 5, in support of point 3, planning application 23/0049/FUL.

346. Planning Decisions from Three Rivers District Council
Planning decisions, as listed in Appendix A1 were noted by Members present.

347. 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.

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

349. Consultations

- i. TR Local Plan: Regulation 18 Additional Sites for Potential Allocation Consultation
Members noted the additional sites for potential allocation as part of the Three Rivers District Council Local Plan. Members felt more time was needed to discuss and agree a response to the consultation. Members agreed to meet ahead of the consultation deadline on 10th Mar 2023 to discuss further.
- ii. Consultation on revising the National Planning Policy Framework (NPPF)
Members noted the proposed changes to the National Planning Policy. Members noted that Three Rivers District Council is preparing a response to this consultation ahead of the 2nd Mar 2023 deadline.

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The meeting closed at 9.15 pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council
Reported on 22nd February 2023

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: unable to submit comments due to an error message on the portal
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:
5. 22/1995/LBC ALPC meeting 30/11/2022
23 High Street Abbots Langley Hertfordshire WD5 0AA - Listed Building Consent: Installation of new internal door and removal of balustrade to internal staircase.
ALPC Comment: Members saw no documented evidence of the existing handrail in the application. However, given the description provided, members welcome any improvements and trust the conservation officer's view on the suitability of the proposal.

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TRDC Decision: withdrawn

Reason:

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Planning applications considered on 22nd February 2023

Appendix B1

1. 22/2241/RSP Valid date: 09/12/2022
11 Langley Road Abbots Langley Hertfordshire WD5 0EH (AMENDED) - 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.
As per the comment previously submitted, members recognize the majority of the proposed development falls within permitted development.
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.
No comment.
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.
Members believe these dwellings further enhance the existing diverse character of Tom's Lane. Members note the previous appeal inspector's report stating the site would constitute infill development within Kings Langley. On this basis, members feel the reduced aspect of this application alleviates the previous reasons for rejection of the appeal. Members acknowledge the objections raised by 88 Tom's Lane but in this case feel the increase of dwellings within Tom's Lane is preferable to expansion in the greenbelt. If the Planning Officer is of mind to refuse, we request this application be brought to Committee.
4. 22/2374/FUL Valid date: 03/01/2023
27 Harthall Lane Kings Langley Hertfordshire WD4 8JW (AMENDED) - 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.
No objections as per previously submitted comment.
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.
No objection.
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.
In this case, members defer to the Conservation Officer's recommendations.

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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.
In this case, members defer to the Conservation Officer's recommendations.
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.
No objection.
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.
Members note the reduction in height of the rear extension and feel this alleviates the previous reasons for refusal.

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Road Closures and Restrictions within the Parish
Reported on 22nd February 2023

Appendix C1

Road closures and restrictions within the parish:

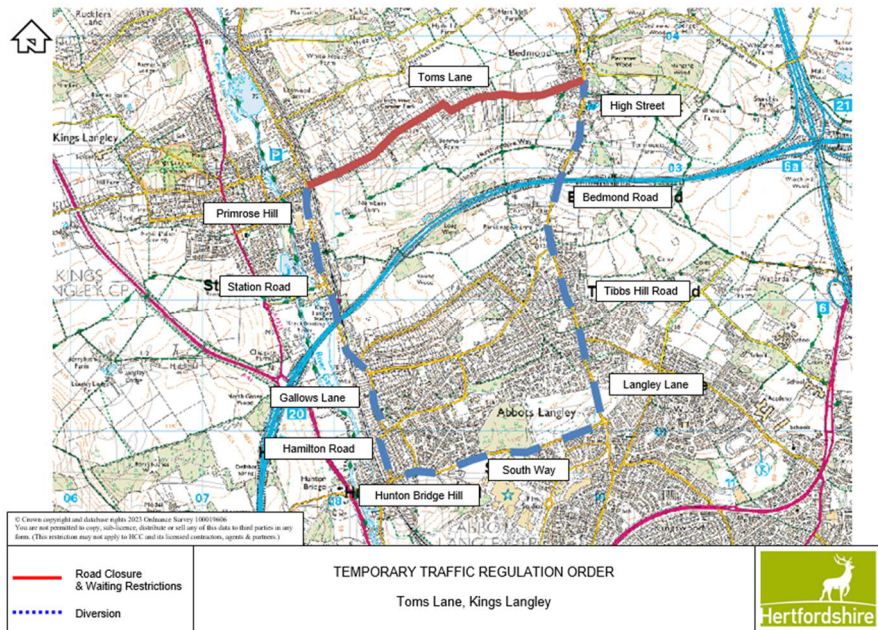
1. TRO21483 The Hertfordshire (Temporary Closing and Temporary Waiting Restrictions in Various Roads in Sarratt and Kings Langley)

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:-

[...]

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.

[...]

