

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. Wednesday 11th January 2023 in the Council Offices, Langley Road, Abbots Langley.

Those present:

Chairman: Councillor Jon Tankard

Councillors: Councillor Jane Lay
Councillor Robin Powell
Councillor Owen Roe
Councillor Roxanne Yau

Officers: Isabel Montesdeoca - Chief Officer & Clerk

Not Present: Councillor David Major
Councillor Mo Rattab
Councillor John Wyatt

The meeting opened at 7:30 pm.

309. Apologies for absence
Apologies were received, accepted and recorded from Councillor Mo Rattab (unavailable).
310. Declarations of interest
Councillor Jon Tankard declared a non-pecuniary interest in agenda items Appendix B1, 1 and 9.
311. Public participation
One member of the public attended and did not wish to speak.
312. Minutes of the Meeting
It was proposed by Councillor Jane Lay, seconded by Councillor Robin Powell and RESOLVED that the minutes of the meeting held on 2nd and 30th November, 7th and 21st December 2022, copies of which had been sent to all members of the Parish Council prior to the meeting, be taken as read and were signed by the Chairman as a correct record.
313. Planning Decisions from Three Rivers District Council
Planning decisions, as listed in Appendix A1 were noted by Members present.
314. 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.
315. Highways and Transport Matters
Members noted the temporary road closures and restrictions within the parish as listed in Appendix C1.

The meeting closed at 8.58 pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council
Reported on 11th January 2023

Appendix A1

1. 22/1333/FUL ALPC meeting 10/08/2022

Land Rear Of No. 9 Summerhouse Way Abbots Langley Hertfordshire WD5 0DY - Demolition of existing outbuilding and garage and construction of two semi-detached dwellings including provision of new vehicular access, associated car parking and amenity spaces..

ALPC Comment: No objection.

TRDC Decision: approved

Reason:

2. 22/1573/FUL ALPC meeting 28/09/2022

Little Liz Old House Lane Kings Langley Hertfordshire WD4 8RS - Change of use of land to provide for 4no. additional pitches for residential purposes together with the formation of hardstanding and driveway.

ALPC Comment: Following a presentation by the applicant, members appreciate the need for more plots within the site and acknowledge that the proposed development will not expand the site further into the green belt. As such, members support this application.

TRDC Decision: approved

Reason:

3. 22/1545/OUT ALPC meeting 02/11/2022

22 Hamilton Road Hunton Bridge Kings Langley Hertfordshire WD4 8PZ - Outline application: Demolition of existing dwellings and construction of 2 x two storey detached residential dwellings with loft accommodation including rear dormers and front roof lights; boundary treatment including fencing and brick piers; creation of new bin stores with associated access, parking and landscaping works (scale as a reserved matter).

ALPC Comment: Members have concerns the development of two dwellings on this site with off-street car parking for 4 cars would further aggravate an already congested road by removing parking spaces for cars on the road in front of the two new drives. Members also noted one of the two proposed drives impacts an existing bus stop directly outside the current property.

TRDC Decision: refused

Reason: 1- The proposed new vehicular access would directly conflict with the existing bus stop, located to the front of the application site, requiring its removal in an area where its replacement/repositioning may not be possible in the surrounding area. The proposal would therefore fail to minimise the impacts of travel by motor vehicle and would compromise the use of public transport and more sustainable modes of transport in the area, failing to enable continued provision for public transport. The proposal would be detrimental to the aims of sustainable travel and to the detriment of highway users and would be contrary to Policies CP1 and CP10 of the Core Strategy (adopted October 2011) and NPPF (2021).

4. 22/1916/FUL ALPC meeting 30/11/2022

Wisteria Cottage Langleybury Fields Langleybury Hertfordshire WD4 8RP - Construction of single storey rear extension and conversion of garage into habitable accommodation with rear rooflights.

ALPC Comment: No objection

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TRDC Decision: withdrawn

Reason:

5. 22/1996/FUL ALPC meeting 30/11/2022
95 Primrose Hill Kings Langley Hertfordshire WD4 8HX - Construction of single storey rear infill extension.
ALPC Comment: No objection
TRDC Decision: approved
Reason:
6. 22/1689/FUL ALPC meeting 30/11/2022
57 And 59 Tibbs Hill Road Abbots Langley Hertfordshire WD5 0EE - Erection of two, two storey detached residential dwellings including accommodation in the roofspace served by rooflights, provision of new vehicular access to Creasy Close, associated car parking and amenity space on land to the rear of 57 and 59 Tibbs Hill Road..
ALPC Comment: Members acknowledge the concerns of the residents of Creasy Close regarding parking and access. Members also have concerns with regards to parking and the further displacement of cars on to Tibbs Hill. Members object to the overbearing nature of the architecture. Given the topography, the proposed development would result in the new dwellings overlooking existing dwellings. Members also note no information has been provided stating how the concerns raised by officers in the previous application have been addressed. If Officers are minded to approve this application, members request it be called to committee.
TRDC Decision: withdrawn
Reason:
7. 22/1988/FUL ALPC meeting 30/11/2022
47-49 High Street Abbots Langley Hertfordshire WD5 0AA - Change of use from retail shop Class E(a) to a mixed use consisting of bakery, cafe/restaurant and take away (Sui Generis)..
ALPC Comment: Members have no objection to this change of use as per previous comments on application 22/1435/FUL. We support this use of the High Street.
TRDC Decision: approved
Reason:
8. 22/1854/FUL ALPC meeting 30/11/2022
60 Balmoral Road Abbots Langley Hertfordshire WD5 0ST - Demolition of existing conservatory and construction of single storey rear extension.
ALPC Comment: No objection
TRDC Decision: approved
Reason:
9. 22/1993/CLED ALPC meeting 30/11/2022
25-27 High Street Abbots Langley Hertfordshire WD5 0AA - Certificate of Lawfulness Existing Use: Installation and replacement of windows to the walls of No 25 High Street.
ALPC Comment: No objection.
TRDC Decision: approved
Reason:

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10. 22/2024/FUL

ALPC meeting 30/11/2022

12 Adrian Road Abbots Langley Hertfordshire WD5 0AQ - Construction of single storey rear extension.

ALPC Comment: No objection.

TRDC Decision: approved

Reason:

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Planning applications considered on 11 January 2023

Appendix B1

1. 22/2022/FUL (Amendment) Valid date: 22/11/2022
73 Trowley Rise Abbots Langley Hertfordshire WD5 0LN - Construction of part single, part two storey front and side extensions; single storey rear extension and roof alterations; alterations to external materials including timber cladding and render; alterations to fenestration (AMENDMENT).
7/12/22 - Members have concerns regarding the scale of the building due to the crown roof but wish to raise to the planning officer's attention that the elevations and plan do not correlate as crown roof is shown on one but not the other.
11/1/23 - Members maintain the scale of the building and proximity to neighbouring houses continues to pose a risk of the development dominating neighbouring rear gardens.
2. 22/2185/FUL Valid date: 13/12/2022
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.
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.
3. 22/2207/FUL Valid date: 09/12/2022
44 Fraser Crescent Abbots Langley Hertfordshire WD25 0BF - Construction of single storey rear extension and conversion of garage into habitable accommodation.
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.
4. 22/2222/FUL Valid date: 09/12/2022
37 Hamilton Road Hunton Bridge Hertfordshire WD4 8PY - Construction of single storey side and rear extension.
Members note the concerns of No. 35 however the issues raised are building regulations and party structure issues which is a civil matter. None the less to be diligent, members request Planning Officers secure confirmation of boundary treatment and how surface water will be taken off the roof to allay concerns. Members feel the plans look excessive for the scale of the plot but acknowledge it is not outside the scale of permitted development.
5. 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.
Members recognize the majority of the proposed development falls within permitted development.
6. 22/2142/FUL Valid date: 13/12/2022
13 Avalon Close Garston Hertfordshire WD25 9TW - Demolition of existing front porch and construction of part single, part two-storey rear extension and single

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storey front extension linking dwelling to garage; garage extension and relocation of entrance door; internal alterations and new window to the side elevation.

Members appreciate the proposed is a large extension but there appears to be no detrimental affect to neighbours and therefore have no objections.

7. 22/2225/FUL Valid date: 15/12/2022
117 Coates Way Garston Hertfordshire WD25 9PF - Demolition of existing garage and construction of two storey side extension and front porch extension; internal alterations.
No comment
8. 22/2296/FUL Valid date: 16/12/2022
5 High Street Bedmond Hertfordshire WD5 0QP - Construction of single storey front extension and conversion of garage into habitable accommodation.
No comment
9. 22/2250/FUL Valid date: 15/12/2022
North View Farm Bell Lane Bedmond Hertfordshire WD5 0QT - Subdivision of the site and the construction of 2no. two storey detached dwellings with rooflights and associated accesses, parking, landscaping and ancillary works.
No objection. Although this development is in the greenbelt, members feel it is a good use of the land for infill dwelling within the greenbelt. The proposed development is in keeping with neighbouring dwellings and members consider the location falls within the curtilage of the village.
10. 22/2319/FUL Valid date: 21/12/2022
48 Hamilton Road Hunton Bridge Hertfordshire WD4 8PZ - Construction of single storey side extension and alterations to fenestration.
No comment

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

Appendix C1

Road closures and restrictions within the parish:

- i. TRO21271 (Temporary Closing of Various Roads and Public Footpaths in Watford, Langleybury, Chandlers Cross, Sarratt and Abbots Langley during the 'Watford Half Marathon')

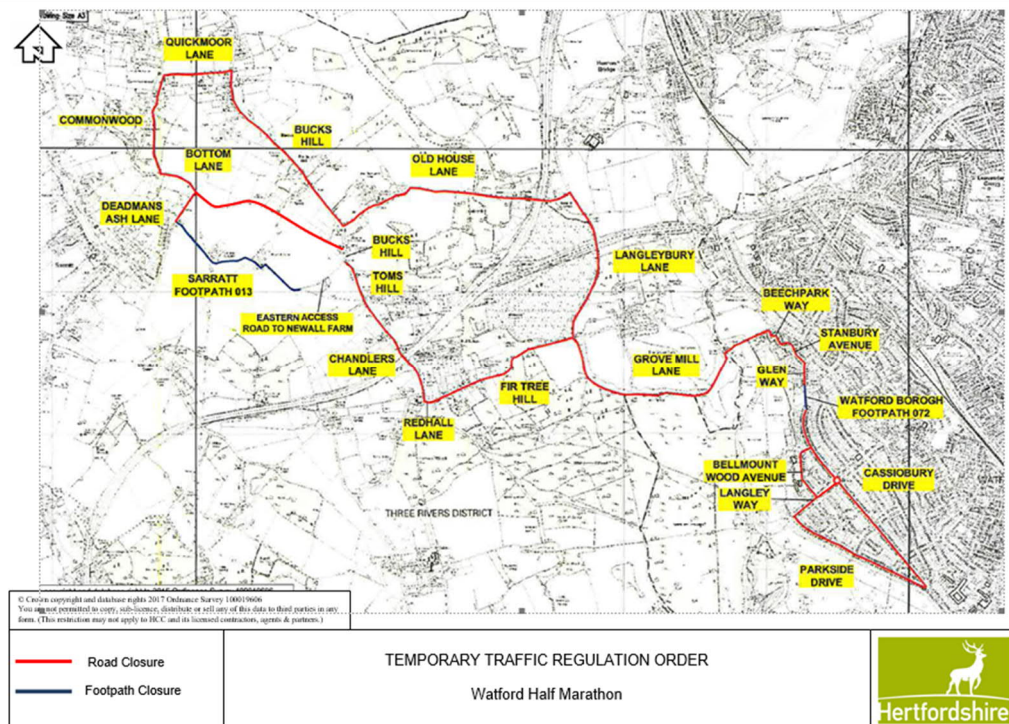
NOTICE is given that the Hertfordshire County Council intends to make an Order under Section 16(A) of the Road Traffic Regulation Act 1984, the effect on the following lengths of roads and public footpaths will be:

1. To prohibit all vehicular traffic from using the following lengths of roads, except for access:-

(NB: Extract of Abbots Langley & Langleybury areas only)

- j) that length of Langleybury Lane, Langleybury from its junction with Fir Tree Hill north eastwards and north westwards to its junction with Old House Lane, a distance of
- t) that length of Old House Lane, Abbots Langley from its junction with Bucks Hill north eastwards and eastwards to its junction with Langleybury Lane, a distance of approximately 1700m.

There are no alternative routes available for vehicles or pedestrians for the duration of the event. However vehicular and pedestrian access to properties in these roads will be maintained whenever possible. The lengths of roads and Public Footpaths will be closed on Sunday 5 February 2023, when signs are in place. The purpose of the Order is to ensure public safety and prevent accidents for the duration of the 'Watford Half Marathon'.



ii. TRO21281 The Hertfordshire (Temporary Traffic Management Measures on Various Roads in 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 the following lengths of roads ("the Roads"), except for access:-

1. the southbound carriageway of Upper Highway, Abbots Langley from a point 20m north of its junction with Hunton Bridge Hill southwards to its junction with Hunton Bridge Hill, a distance of approximately 20m.

An alternative route will be via Upper Highway, Hamilton Road and Hunton Bridge Hill.

2. that length of South Way, Abbots Langley from its junction with Upper Highway eastwards and south eastwards to its junction with Long Elms, a distance of approximately 64m.

An alternative route will be via Hunton Bridge Hill, Bridge Road, A41 (Watford Road/ Hempstead Road/North Western Avenue/Gadeside), Aerodrome Way, Langley Lane and South Way or via South Way, Langley Lane, Aerodrome Way, Ashfields, High Road, A41 (North Western Avenue/Hempstead Road/Watford Road), Bridge Road and Hunton Bridge Hill.

ADDITIONALLY the existing one way traffic system on Gypsy Lane, Abbots Langley from its junction with South Way south eastwards and south westwards for its entire length will be temporarily suspended to enable all vehicles to travel in both directions within this length of road, whilst works are in progress.

The Order is needed because water service connection works are proposed to be executed on or near the Roads. If the Order is made, it shall come into force on 14 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 Roads.

