



Edmund de Langley
&
Isabella de Castilla

KINGS LANGLEY PARISH COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Tuesday 16th May 2017 at the Council Hall, Charter Court, Vicarage Lane, Kings Langley.

Present: Cllrs Angiolini (Chair), Button, De Silva (Vice-Chair), Johnson and Rogers.

Also Present: Paul Dunham, Clerk to the Council; Cllr Collins and Jackson

1. Apologies for Absence.

1.1 Cllrs Anderson and McLean.

2. Declarations of Interest.

2.1 Cllr Johnson declared a Personal Interest in planning application 4/00972/17/FHA (4, Vicarage Lane) as he knows the applicant

2.2 All Members declared a Prejudicial Interest in planning application 4/00842/17/FUL (Land r/o, 45, Watford Road) because one of the directors of the development company, Beechwood Homes, is a major sponsor of Council events.

3. Public Participation / Question Time.

3.1 Presentation on behalf of McCarthy & Stone – Proposed development 27-33 Hempstead Road.

3.1.1 Mr Gavin Cooper provided hand-outs and spoke on behalf of the company. 40 “sheltered housing” apartments were proposed which typically were occupied by people with an average age of 78. The build would be in a “T” shape with three-storeys fronting Hempstead Road, in the line of the existing buildings, and two-storeys at the rear. There would be communal areas / facilities and 30 parking spaces. The trees fronting Hempstead Road would be retained as would many others to the rear. Mr Cooper also presented a list of “Benefits of the Scheme”, “Traffic and accessibility”, parking and (aging) population information.

3.1.2 In response to concerns regarding the parking provision, Mr Cooper responded that the evidence was that the provision proposed was more than adequate, adding that the staffing would be a duty manager and some carers.

3.1.3 Cllr Collins was concerned with the increasing urbanisation of the village and that this development would bring further pressure on the infrastructure and services, such as doctors. Mr Cooper responded that in the company’s experience, many of the buyers came from the local community and therefore, it did not impact greatly. The Clerk added that, however, the new occupancies of the properties released by these moves, might do so.

3.1.4 In response to Cllr Jacksons question regarding one of the quoted benefits being new employment opportunities for local people, Mr Cooper stated that these would include building trades during the construction, and, such as, maintenance, cleaning and gardening work thereafter.



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- 3.1.5 Mr Cooper concluded that the next steps were to meet neighbours for individual discussions on Thursday 25th May, followed by a public exhibition in mid-June, the application then being submitted in mid-July.
- 3.1.6 Mr Matt Clarke of Hempstead Road expressed his concerns with the proposed development because of the intensification of the site with a development that was out of character / not in-keeping with the street. He was further concerned with parking, traffic issues with a single access and urbanisation. The Chair thanked Mr Clarke.
- 3.1.7 The Chair thanked Mr Cooper for his presentation, adding his concerns regarding parking which he said was already a major issue in the village.

4. Minutes of Previous Meeting(s).

- 4.1 It was proposed, seconded and RESOLVED:

That the minutes of the meetings held on 18th April and 2nd May 2017 be adopted as a true record.

5. Matters Arising (not elsewhere on the agenda).

- 5.1 There were none.

6. Consideration of Planning Applications.

Reference No: 4/00928/17/LDP
House & Road: 82, Rucklers Lane
Proposal: Loft Conversion with Rear Dormer
Submission: NO OBJECTION

Reference No: 4/00878/17/FHA
House & Road: 33, Watford Road
Proposal: Single Storey Rear and Front Extensions
Submission: NO OBJECTION

Reference No: 4/02876/16/MFA
House & Road: Shendish Manor, London Road
Proposal: Construction of a Free Standing Building to Provide 30 Guest Bedrooms, 8 Staff Bedrooms, Spa, Leisure Club and Additional Function Facilities with Car Parking, Together with Landscaping Restoration For the Historic Grounds.
Submission: NOTED



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Reference No: 4/00842/17/FUL
House & Road: Land r/o, 45, Watford Road
Proposal: Construction of Detached Dwelling
Submission: NOTED

Reference No: 4/00972/17/FHA
House & Road: 4, Vicarage Lane
Proposal: Alterations to Roof and Replacement of Two Windows to Existing Single Storey Rear Extension
Submission: NO OBJECTION

Reference No: 4/00986/17/FHA
House & Road: 9, Langley Crescent
Proposal: Single Storey Rear Extension
Submission: NO OBJECTION

Reference No: 4/00957/17/FHA
House & Road: 37, Abbots Rise
Proposal: Removal of Chimney. Roof Extension to Include Four Front Roof Lights and Rear Dormer. Single Storey Rear Extension. Rear Decking and Garden Steps
Submission: OBJECTION – overdevelopment of plot

Reference No: 4/00165/17/FUL
House & Road: Land adj. Kings Langley Football Club, Hempstead Road
Proposal: Construction of 200 Seater Spectator Stand (Revised Site Area)
Submission: NOTED

7. Planning Applications monthly update list.

7.1 The report was noted.

8. Other Matters.

8.1 Dacorum Borough Council:

8.1.1 Town & Country Planning Act 1990

Appeal by: Ms Cherie Todd

Location: Barnes Croft, Barnes Lane, Kings Langley

Development: Appeal against enforcement notices – extensions

8.1.2 The appeal was noted. The Members felt that the matter was being dealt with properly by Dacorum Borough Council.



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9. Any Other Business (not requiring formal decision).
- 9.1 Cllr Button reported that the hardstanding in the car park formerly part of the Eagle PH was being broken up, which was probably related to the Planning Enforcement requiring restitution.
- 9.2 Cllr Buttons asked whether Members felt that the owners of “Inspired” in Hempstead Road (who had asked him) would require planning permission for a temporary cover to the rear of the property. He was advised that as it was a Listed building, the owners should contact Dacorum Borough Council direct.

Meeting Closed at 8pm