



Edmund de Langley  
&  
Isabella de Castilla

# KINGS LANGLEY PARISH COUNCIL

## PLANNING AND LICENSING COMMITTEE

**MINUTES of the Meeting held on Tuesday 7<sup>th</sup> November 2017** at the Council Hall, Charter Court, Vicarage Lane, Kings Langley.

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

Also Present: Mr Paul Dunham, Clerk to the Council

1. Apologies for Absence.

1.1 Cllr McLean.

2. Declarations of Interest.

2.1 None.

3. Public Participation / Question Time.

3.1 There were no members of the public present who wished to speak.

4. Consideration of Planning Applications.

Reference No: 4/02552/17/FHA  
House & Road: 67, Vicarage Lane  
Proposal: New Timber Clad Detached Garage  
Submission: The Council had NO OBJECTION to this planning application.

Reference No: 4/02550/17/FHA  
House & Road: 67, Vicarage Lane  
Proposal: New Rear Patio Decking with Associated Balustrading and Steps  
Submission: The Council had NO OBJECTION to this planning application.

Reference No: 4/01845/17/MFA  
House & Road: 27-33, Hempstead Road  
Proposal: Demolition of Four Existing Dwellings. Redevelopment to Form 40 Units of Retirement Living (Category Ii Sheltered Housing) Apartments for the Elderly with Associated Communal Facilities, Parking and Landscaping  
Submission: The Council OBJECTS to this planning application, as before, as the proposal would be higher than the existing buildings, and would be visible from and have a detrimental impact on the Conservation Area to the rear.  
Regardless of the reduction in the number of road traffic access points, the council also objects as the proposal would involve an increase in the amount of traffic movements on a busy road with a history of fatal RTIs. The applicant's claim that the type of accommodation would not require



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as much parking, meanwhile, is incompatible with the goal of providing independent living for pensioners.

Finally, the council supports other objections which have referred to the impact on the character of the village, as there is no other residential accommodation in the village of this type and size. The proposal would therefore be out of keeping with the rest of the village, and is incompatible with the setting of a village.

Reference No: 4/02637/17/FHA  
House & Road: 35, Rockcliffe Avenue  
Proposal: Raised Patio Area and Side Access Ramp  
Submission: The Council OBJECTS to this application as the development has raised the ground level by at least three feet, which was not demonstrated in the original application plans, and, especially, as it introduces a material overlooking issue right into the rear private living rooms and gardens of the neighbouring property at 37 Rockcliffe Avenue.

Reference No: 4/02681/17/FHA  
House & Road: 13, Beechfield  
Proposal: Single Storey and Two Storey Rear Extensions  
Submission: The Council had NO OBJECTION to this planning application.

### 5. Other Matters.

5.1 Dacorum Borough Council.

5.1.1 Brownfield Land Register - Call for sites consultation 1st November - 13th December, and email from Abbots Langley Parish Council.

5.1.1.1 It was agreed that Members would send any suggestions to the Clerk and that no further comment would be made to Abbots Langley Parish Council.

5.1.2 Licensing Act 2003 – LA2003: Premises licence - New licence application – Kings Langley AFC [M044330].

5.1.2.1 The Council had no objection to this application.

### 6. Any Other Business.

6.1 None.

Meeting closed: 19:53