



Edmund de Langley
&
Isabella de Castilla

KINGS LANGLEY PARISH COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Tuesday 2nd October 2018 at the Council Hall, Charter Court, Vicarage Lane, Kings Langley.

Present: Cllrs Anderson, Angiolini (Chair), De Silva (Vice-Chair), Johnson and McLean

Also Present: Mrs Beverley Ross, Administrative Assistant; Cllrs Collins & Jackson; 5 members of the public

1. Apologies for Absence.

1.1 Cllrs Button and Rogers

2. Declarations of Interest.

2.1 Councillor Anderson entered a Personal Interest on behalf of the Council. Given the scale and importance of the planning application, most of the Council had at some point been in some kind of communication with the Rectory Farm applicants. Whilst Councillors had made previous comments, which were felt to be in the public interest, these were merely initial observations, as opposed to final decisions, and the Councillors had at all times retained open minds. The Council therefore reserved its right to discuss and to make a decision on its opinion towards the planning application."

3. Public Participation / Question Time.

3.1 Mr Rob Bright (a former Parish Councillor), spoke about three matters:

1) Street Market. He thought it was a great idea that should be supported and expanded.

2) High Street Shops. There are too many shops doing the same thing. Mr Bright proposed that Dacorum Borough Council should regulate and only let useful shops open. Cllr Angiolini pointed out that people would only open shops doing something that would make money and Cllr Anderson reported that the Borough Council do keep an eye on the changes of use.

3) Parking. There is too much traffic on the road especially at rush hour. He proposed painting double yellow lines on one side of the High Street. Cllr Angiolini stated that shopkeepers would complain if we take away parking spaces. Cllr Anderson said that the council was active in plans to sort out the pinch point in the High Street and referred Mr Bright to County Councillor Richard Roberts. Cllr Mclean stated that there was work underway to get the canal towpath improved at the Dacorum end, but it was for leisure activities and not a super highway.

3.2 As the interest of the members of public present was in planning application 4/02282/18/MOA (Rectory Farm), the Chair stated that the committee would consider this application first.



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3.2.1 There ensued a discussion on the Rectory Farm plans. Cllr Jackson asked if the council could be certain that only the brown field site would be built on. Cllr Anderson stated that Angle Properties had become aware of local opposition and had agreed to maintain ownership of the land until the application had been built as they wanted a successful project. Mr Gary Ansell asked if Dacorum Borough Council would declassify the site to which Cllr Anderson explained that the whole site was in the Green Belt, but buildings can be re-developed within the Green Belt. It was noted that there did not appear to be enough parking for the flats. Mr Ansell then asked if the public could be assured that the Council will object to further development of the site to which Cllr Anderson replied that the council would be open minded and cannot pre-determine at this stage however he reiterated that the Council was opposed to building on the green belt in principle.

4. Consideration of Planning Applications.

Reference No: 4/02282/18/MOA
 House & Road: Rectory Farm, Gade Valley Close
 Proposal: Demolition of Existing Buildings. Redevelopment Up to 55 Residential Units with Related Access and Associated Works.
 Submission: The Council has no objection in concept but is concerned about the changes that have been made to the previously produced masterplan for the whole of the Rectory Farm site.

Moving and increasing the size of the flats building would allow very nearly all of the application to be located on the previously developed land and increase the number of residential units. But, making the flats building higher and moving it further up the slope, would unnecessarily increase the intrusion into the landscape and effect the character of the village, when the alternative development between the previously developed land and Gade Valley Close, as envisaged in the masterplan, would be wholly non-material and have far less impact on the openness of the Green Belt.

The Council is also concerned about increasing the number of residential units whilst reducing, rather than increasing, the amount of car parking, which was included in the masterplan - just five additional flats is not a price worth paying for creating parking problems on and adjacent to the development, as has been experienced elsewhere in the Borough.

In summary, therefore, the Council would hate to see the phase I part of the masterplan significantly harmed, and would like to appeal to DBC and applicant to revert back to it.



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If, however, DBC officers are minded to recommend that the current application is granted without amendment, the Council would be grateful if the whole of these comments could be referred to the DBC Development Management Committee when they consider this major outline application.

Reference No: 4/02345/18/FHA
House & Road: 16, Gade Valley Close
Proposal: Single Storey Extension to Rear with Skylights. Front Door Relocation with Porch Cover
Submission: The Council had NO OBJECTION to this application.

Reference No: 4/02161/18/FHA
House & Road: 11, Jubilee Walk
Proposal: Single Storey Side Extension. Garage Conversion
Submission: The Council had NO OBJECTION to this application.

5. Other Matters.

5.1 None.

6. Any Other Business (not requiring formal decision).

6.1 None.

Meeting Closed at 8:00pm