



Edmund de Langley
&
Isabella de Castilla

KINGS LANGLEY PARISH COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Tuesday 22nd January 2019 at the Council Hall, Charter Court, Vicarage Lane, Kings Langley.

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

Also Present: Mr Paul Dunham, Clerk to the Council.

1. Apologies for Absence.

1.1 Cllrs Anderson and McLean.

2. Declarations of Interest.

2.1 None.

3. Public Participation / Question Time.

3.1 There were no members of the public present.

4. Minutes of Previous Meeting(s).

4.1 It was proposed, seconded and RESOLVED:

That the minutes of the meetings held on 18th December 2018 and 8th January 2019 be adopted as a true record.

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

5.1 None.

6. Consideration of Planning Applications.

Reference No: 4/03251/18/MFA

House & Road: Yew Cottage and Springwood, London Road

Proposal: Demolition of Existing Buildings. Construction of Two Apartment Buildings, comprising 2 Three Bed Dwellings, 7 Two Bed Dwellings and 7 One Bed Dwellings with Associated Access, Landscaping, Parking and Refuse Storage.

Submission: The Council OBJECTS to this proposal as it involves:

1. Excessive, intense, cramming on the building footprints, which would create undesirable properties. Moreover, contrary to the claim made in the application, the proposal would be wholly out of keeping with neighbouring buildings, as it would introduce three storey apartment buildings, at a density of roughly 100 dwellings per hectare, next to two cottages



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and in the vicinity of semi-detached properties, already at a density of roughly 50 dwellings per hectare.

Given the new buildings would have their own roof space and so be much higher than the nearby semi-detached properties, one cannot reasonably and sustainably argue that the third storeys of the new buildings would be the equivalent of developing the roof space of the semi-detached properties.

2. Poor design, which would harm the street scene, as well as the neighbouring properties.

The attempt to disguise the apartment buildings as semi-detached properties is noted, but one cannot do this with apartment buildings of this type and size without simply creating unattractive out-sized buildings, which only stand out and harm the location more, especially when the opportunity has been missed to design smaller, attractive buildings that fit in with the surroundings.

3. Poor layout, which would cause a series of problems:

- a) As a result of the layout and topography of the site, the new properties would be affected by the proximity of the adjacent single storey properties "High Trees" and "The Lodge". The problem would be mutual in that the new buildings would over-bear the single storey properties, and "The Lodge" is of historical importance.
- b) The amount of car parking proposed is welcome, but placed in front of the new buildings at this location it would dominate and harm the street scene, and push the buildings to the back of the plot, so that living rooms are located immediately adjacent to the noise and vibration of the railway.
- c) Contrary to another claim in the application, there is no meaningful greenspace included in the proposal, and there is no greenspace for the public to use in the vicinity.
- d) It appears that no realistic provision is made for refuse recycling arrangements, or the existing electricity supply sub-station on the site.

Reference No: 4/00058/19/TPO
House & Road: 1, Jubilee Walk
Proposal: Works on Sycamore Tree
Submission: The Council had NO OBJECTION to this application

Reference No: 4/00002/19/FHA
House & Road: 17, Great Park
Proposal: Single Storey Rear Extension
Submission: The Council had NO OBJECTION to this application



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7. Planning Applications monthly update list.
 - 7.1 The report was noted.
8. Other Matters.
 - 8.1 None.
9. Any Other Business (not requiring formal decision).
 - 9.1 None.

Meeting Closed at 7:40pm