



Edmund de Langley
&
Isabella de Castilla

KINGS LANGLEY PARISH COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Tuesday 18th June 2019 at the Council Hall, Charter Court, Vicarage Lane, Kings Langley.

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

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

1. Apologies for Absence.

1.1 Cllrs Anderson and Rogers.

2. Declarations of Interest.

2.1 All Members declared a Personal Interest in planning application 4/01022/19/FUL (Installation of Sundial on the Common) as it was the Council's application.

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 16th April and 21st May 2019 be adopted as a true record.

4.2 The Chair then signed the minutes.

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

5.1 None.

6. Consideration of Planning Applications.

Reference No: 4/01304/19/LDP

House & Road: Meadow Barn, Shendish Drive

Proposal: Side extension to be used as a utility room of which the roof extends further than the outside elevation to produce a covered area immediately outside its exit

Submission: The Council had NO OBJECTION to this application.



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Reference No: 4/01275/19/FUL
House & Road: The Old Stables, Shendish Drive
Proposal: Construction of Detached Dwelling and Garage
Submission: The Council OBJECTS to this application as because the proposed development is in a Conservation Area and in the Green Belt.

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 amended application as follows:

1. The amended plans do nothing to resolve the intense cramming of 100 dwellings per hectare on the lower density edge of a settlement, and in this respect would be just as out of keeping/harmful to the surroundings.
2. The removal of the roof-spaces makes the design of these buildings look even worse/even more out of keeping with their location - nothing could be more alien at this location than a modern box of flats. Accurate comparison of the building heights, meanwhile, would demonstrate that one cannot put three storey buildings on a par with two storey buildings.
3. The amended plans do nothing to resolve our various detailed objections concerning the layout.

Further to the comment on the original proposal made by the owner of the road on which the development site is actually located, there is no road access to the development site/it is access locked. The development site is not on London Road, as claimed by the applicants, who should have checked the location and road ownership details before embarking on the planning process.

Reference No: 4/01309/19/FHA
House & Road: The Coach House, Hill Farm, Love Lane
Proposal: Two storey side extension and porch
Submission: The Council OBJECTS to this application as it believes it would be a cramming and inappropriate over-development of the site.

Reference No: 4/01313/19/FHA
House & Road: The Granary, Barnes Farm, Barnes Lane
Proposal: Single storey side and rear extension
Submission: The Council had NO OBJECTION to this application.



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Reference No: 4/00977/19/FHA
House & Road: 55, Coniston Road
Proposal: Demolition of Existing Single Storey Rear Extension,
Construction of Single Storey Rear Extension and Enlargement
of Existing Porch (Amended/Additional Plans/Information)
Submission: The Council had NO OBJECTION to this application.

Reference No: 4/01394/19/LDP
House & Road: 27, Shendish Edge
Proposal: Hip to Gable Loft Conversion, Rear Dormer & Two Velux
Windows to Front Elevation
Submission: The Council had NO OBJECTION to this application.

Reference No: 4/01022/19/FUL
House & Road: The Common, Love Lane
Proposal: Installation of Sundial on the Common
Submission: As this is the Parish Council's application, it submits NO
COMMENT.

Reference No: 4/01419/19/LDP
House & Road: 39, Langley Hill
Proposal: Loft Conversion including Dormer to Rear Elevation and Roof
Lights to Front Elevation with Juliet Balcony
Submission: The Council had NO OBJECTION to this application.

7. Planning Applications monthly update list.

7.1 The report was not available.

8. Other Matters.

8.1 None.

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

9.1 Cllr Morrish reported that James Good of Angle Property, the company planning to develop Rectory Farm, had been in touch, to say that the existing tenants of the "barns" had been issued with notices, that the Section 106 agreements had been signed and that planning permission was expected next week. He added that this meant that Transition in Kings would now have to make a decision regarding its "hub" which is used for storage etc, and it may also need to decide whether to maintain the land that is used for food production during building works or to move elsewhere.



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- 9.2 Copies of a letter received by Cllr Angiolini from Extra MSA Group was circulated informing that its planning application for a new Motorway Service Area (MSA) between junction 16 and 17 of the M25 would be submitted by the end of June. It was noted that the application by Moto for an MSA at Junction 20 had received objections from Herts Highways and Highways England.

Meeting Closed at 7:43pm