



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> January 2020** at the Council Hall, Charter Court, Vicarage Lane, Kings Langley.

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

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

1. Apologies for Absence.

1.1 None.

2. Declarations of Interest.

2.1 As Members of Dacorum Borough Council, Cllrs Anderson, Johnson and Rogers have a standing Declaration of Interest in matters which also concern the Borough Council, in this case Planning Application 19/02735/MFA (Land East of Hardwick, Barnes Lane, Coniston Road).

3. Public Participation / Question Time.

3.1 Mr Bennett and Mr Menezes (both of Barnes Lane), whose backgrounds were in civil engineering, were present to speak to planning application 19/02735/MFA (Land East of Hardwick, Barnes Lane, Coniston Road).

3.1.1 Mr Bennett felt that there was an opportunity for the Parish Council to influence a better designed development than that being proposed, and he raised several points, including:

- a) the lack of a site level drawing meant that it was not possible to validate one of the reasons for felling the poplar trees
- b) the proposed height of the buildings would overlook existing properties and impact on privacy
- c) there was inadequate parking, although there was space to provide more
- d) the site entrance would reduce the parking space in Coniston Road, exacerbating existing problems, particularly those at school drop-off and pick-up times, where there are safety issues.

3.1.2 Mr Menezes echoed Mr Bennett's concerns, highlighting the design of the roofing, which he felt was not in-keeping with the street scene, and the they were too high, impacting on the neighbouring properties and the green spaces. He was also very concerned regarding parking, access and traffic. Mr Bennett added that there had been no consideration of the local infrastructure.

3.1.3 Cllr Anderson responded that one needed to be mindful that issues raised were actually planning considerations, and that applications can only be refused on highways issues by Hertfordshire County Council. He added that the ratio of parking



Edmund de Langley  
&  
Isabella de Castilla

# KINGS LANGLEY PARISH COUNCIL

## PLANNING AND LICENSING COMMITTEE

spaces to dwellings was considered to be generous and that a lot of work had gone into the design.

3.1.4 Cllr Rogers, who also lived in Barnes Lane, supported the assertions of Mr Bennett and Mr Menezes. In particular, he felt that the ratio of parking spaces to bedrooms (rather than per dwelling) was inadequate, and was very concerned with parking and access, the proposed heights of the buildings and the loss of the trees.

3.1.5 Cllr Anderson responded that Dacorum Borough Council would soon be publishing its policy on parking priorities, which was expected to be around 1.5 per property, but that this figure would probably vary depending on location, and that, his understanding was, that the felling of the trees was to allow the development to be lowered.

#### 4. Consideration of Planning Applications.

Reference No: 19/02735/MFA  
House & Road: Land East of Hardwick, Barnes Lane, Coniston Road  
Proposal: Construction of 10 New Dwellings with Associated Access Road, Parking and Landscaping  
Submission: The Council OBJECTED to this application because:  
a) the poplar trees are being felled with, seemingly, little justification  
b) there is insufficient parking provision, especially to compensate for that being lost on Coniston Road to provide access to the development, exacerbating the already bad situation at school drop-off and pick-up times.

Reference No: 19/03140/FHA  
House & Road: 31A, Water Lane  
Proposal: Proposed Single Storey Front/Side Extension. Internal and External Alterations  
Submission: The Council had NO OBJECTION to this application

Reference No: 19/02951/FHA  
House & Road: 90, Chipperfield Road  
Proposal: New Entrance Gates to Dwelling  
Submission: The Council had NO OBJECTION to this application

Reference No: 19/02884/OPA  
House & Road: Apsley Two, Brindley Way  
Proposal: Change of Use of Apsley Two from Office to Residential (Class 0) Under the Town and Country Planning (General Permitted Development) Order 2015 (as Amended) to Deliver 58 Residential Dwellings  
Submission: The Council NOTED this application. The Clerk had informed the meeting that Dacorum Borough Council had already refused permission.



Edmund de Langley  
&  
Isabella de Castilla

# KINGS LANGLEY PARISH COUNCIL

## **PLANNING AND LICENSING COMMITTEE**

Reference No: 19/03196/TPO  
House & Road: Beechcroft, Barnes Lane  
Proposal: Fell Cherry Tree  
Submission: The Council had NO OBJECTION to this application, subject to at least two trees being planted in its stead.

Reference No: 19/03198/FHA  
House & Road: The Lodge, 25, Chipperfield Road  
Proposal: Extension at First Floor Level  
Submission: The Council had NO OBJECTION to this application

Reference No: 19/03064/FUL  
House & Road: 33, Water Lane  
Proposal: Crossover and Hardstanding to Property For Vehicle Access  
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 Cllr Johnson informed the meeting the application at 57, High Street (Demolition of 3 Former Garages and Shed and Construction of New Single Storey) had been refused by Dacorum Borough Council.

Meeting Closed at 20:05