



Edmund de Langley
&
Isabella de Castilla

KINGS LANGLEY PARISH COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held at 7:30pm on Tuesday 18th February 2020 at the Council Hall, Charter Court, Vicarage Lane, Kings Langley.

Present: Cllrs Anderson, Angiolini (Chair), Button, Johnson, McLean and Rogers.

Also Present: Mr Paul Dunham, Clerk to the Council; Cllr Hubberstey; 20 members of the public.

1. Apologies for Absence.

1.1 Cllr De Silva.

2. Declarations of Interest.

2.1 Cllr Johnson declared a Personal Interest in planning application 20/00205/MFA (Unit 1 Rectory Farm Gade Valley Close) as he lived opposite the proposed development and with other Members had met with the applicant, and in planning application 20/00055/LBC (37 High Street) as he knew the applicant.

3. Public Participation / Question Time.

3.1 As most of the members of the public present were interested in planning application 20/00205/MFA (Unit 1 Rectory Farm Gade Valley Close), with the agreement of the Committee, the Chair brought its consideration forward to this point. He then asked if any members of the public wished to speak.

3.1.1 Mr Gary Ansell of Belham Road, representing the Kings Langley and District Residents Association spoke first, and switched on his recording device. Mr Ansell appealed to the committee to oppose the application for many reasons which he outlined. His chief concern was that it involved building on the Green Belt, and he felt that the arguments for so doing were flawed, especially those relating to "Special Circumstances". He also felt that the Council should maintain its public stance of opposition to building on the Green Belt.

3.1.2 Mr John Ingleby, of Waterside, representing "Food from Kings" (the TIK Community Farm) who grow food at Rectory Farm for sale at Kings Langley Monthly Market, acknowledged the benefits of what the developer had proposed to them, but sought the Council's help in safeguarding the on-going activity of the group, including moving its soil and the use of buildings.

3.1.3 Cllr McLean maintained that he still opposed the wholesale development of the Green Belt, but that the government stance is now such that it will impose its will for new builds and take control away from local councils, and that by managing small scale Green Belt development, which he felt was inevitable, it would be possible to maintain control locally.

3.1.4 Mrs Irene McGregor, of Kings Meadow, stated that she opposed Green Belt development in Kings Langley and urged the Council to do the same and object to the application.



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- 3.1.5 Cllr Anderson reminded Members that Dacorum Borough Council would shortly be releasing its Local Plan, and that when it carried out its assessment and prioritisation of the Green Belt in Dacorum, the Rectory Farm site came second last. He stated that despite fighting development of the Green Belt in Kings Langley for many years, he felt that he would be unable to object to this application, because, in his view it was a minor increase to the scheme already approved, the development would not impact on the openness of the Green Belt, and that there were “Special Circumstances”.
- 3.1.6 Cllr Johnson supported the case to object to this application put forward by Mr Ansell, above, but also wished to emphasise several points. In particular, he felt that many of the “Special Circumstances” for building on the Green Belt” were flawed, especially the inclusion of “Community Land” which would be extremely difficult to build on anyway, that there were inaccurate comments in the application, and that not enough effort had been put in to explore the use of brownfield sites already identified in Dacorum.
- 3.1.7 Cllr Hubberstey asked why he would not be able to vote as he had been asked by Cllr De Silva to be his substitute. The Clerk responded that the Council had reserves rather than substitutes. The purpose of reserves, as defined in the minutes of its Annual General Meeting in May 2019, was to ensure that the committee would be quorate, not to act as substitutes.
Cllr Hubberstey opposed the development because it was in the Green Belt and his constituents were opposed to it.
- 3.1.8 Cllr Rogers felt that the whole issue regarding the identification and use of Brownfield sites had not been properly explored by the Borough; he was unable to find a published list. He was strongly opposed to the application and felt that the Council should not simply “roll over at the first push”; it should oppose it too. He was also very concerned with the infrastructure implications and the huge gap in requirements and likely provision.
- 3.1.9 Cllr Button responded that he recalled a relatively recent assessment containing Brownfield sites in Dacorum, which included, for example the former builders’ merchants’ site in The Nap. However, he was very concerned that if that and similar sites were taken for housing, it would destroy much of the local employment.
- 3.1.10 Cllr Anderson added that this assessment was called the Strategic Housing Land Availability Assessment, “SHLAA” for short. He advised that to be included in the annual list of Brownfield sites, sites had to be deliverable, and that infrastructure considerations were not part of the planning process.
- 3.1.11 Cllr Rogers added his concerns that the developer would sell the land on to a builder who would then change the application, but Cllr Anderson responded that application included a means, a legal covenant, which the Council could use to control the subsequent development of the whole site.
- 3.1.10 The Chair suggested that the Council’s submission should be that it noted the application. This was proposed, seconded and RESOLVED by a majority of three votes to two.



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4. Minutes of Previous Meeting(s).

4.1 It was proposed, seconded and RESOLVED:

That the minutes of the meetings held on the 21st January and 4th February 2020 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	Address	Details of Application	Submission	Reason (if any)
20/00188/FHA	The Coach House, Hill Farm	Two Storey Side Extension and Installation of Velux Roof Windows to Existing First Floor Bedrooms.	No objection	
20/00055/LBC	37 High Street	Structural stabilisation works to façade, rebuilding and re-modelling of part of flank elevation, external and internal alterations.	Noted	
20/00241/FHA	77 Rucklers Lane	First floor side extension.	No objection	
20/00205/MFA	Unit 1 Rectory Farm Gade Valley Close	Hybrid planning application for Full planning permission for demolition of existing buildings, new vehicular and pedestrian accesses from Hempstead Road (including new roads) and associated works, relocation of the allotments within the site, community open space incorporating SuDS and including play equipment, provision of landscape and cycle and pedestrian pathways, parking, infrastructure and other works. Outline planning permission sought for the development of up to 89 dwellings, including affordable housing, internal circulation roads and car parking.	Noted	



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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 Cllr Johnson reported that the applicant for the proposed nursery at 1 Hempstead Road (bottom of Vicarage Lane), was in discussions with Herts Highways in respect of traffic and dropping-off at the site.

Meeting Closed at 8:25pm