



Edmund de Langley  
&  
Isabella de Castilla

# KINGS LANGLEY PARISH COUNCIL

## PLANNING AND LICENSING COMMITTEE

**MINUTES of the Meeting held “virtually” at 7:30pm on Tuesday 6<sup>th</sup> October 2020.**

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

Also Present: Mr Paul Dunham, Clerk to the Council; Cllr Collins; Messrs James Good, Mike Denness, Jonathan Best (all representing Angle Property)

1. Apologies for Absence.
  - 1.1 None
2. Declarations of Interest.
  - 2.1 None.
3. Public Participation / Question Time.
  - 3.1 None.
4. Consideration of Planning Applications.

Reference	Address	Details of Application	Submission	Reason (if any)
20/02704/FHA	66 Blackwell Road	Proposed two storey rear extension	No objection	
20/02633/FUL	Langley Lodge Barn, Langley Lodge Lane	Alterations to existing Listed barn to facilitate conversion into 1 No. dwelling with associated car parking and landscaping (Amended Scheme)	Noted	
20/02634/LBC	Langley Lodge Barn, Langley Lodge Lane	Alterations to existing Listed barn to convert into 1 No. dwelling with associated car parking and landscaping (Amended Scheme)	Noted	
20/02718/FHA	20 Hempstead Road	Extension to front of existing garage	No objection	
20/02706/AGD	Balls Pond Farm Chipperfield Road	Alteration of existing private road for agricultural / forestry use.	No objection	



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### 5. Other Matters.

#### 5.1 Dacorum Borough Council.

##### 5.1.1 Regulation 18 (Draft Local Plan) Consultation / Update.

Extracts from the plan of the parts relating to Kings Langley had been summarised in a document issued with the agenda, and this was noted. Cllr Anderson provided some additional information, in that the “Regulation 18” document is not yet the draft local plan and that this would follow in what would be called “Regulation 19”. It contains more issues for consultation, the time for which will be announced after it has been through Dacorum Borough Council’s Cabinet and Full Council. Additionally, he advised that he had an issue with the statement in the document that Sunderland’s Yard would be protected as a “general employment area”, mainly because of its inappropriate location in a residential area, which he had been lobbying against for many years. There was a further discussion relating to achieving the right balance of local employment and the appropriate use of the Yard.

##### 5.1.2 Update in respect of Rectory Farm.

5.1.2.1 James Good of Angle Property had been invited to the meeting to provide an update on his company’s latest proposals for Rectory Farm. He was pleased that the site had been included for development of up to 200 dwellings in the Regulation 18 document and outlined the current status and Angle’s vision and plan to complete the development of the 20-acre site. As before, this includes the 55 dwellings already approved, access from Hempstead Road (thus avoiding disturbance to the residents of Rectory Lane and Gade Valley Close), a large public open space (40% of the site), with a recreational area, an orchard and provision for the local food allotments and a hub for the Sunnyside Trust. James added that he anticipated that the sale of the 55-unit scheme would be completed by the end of the year.

Further, he raised the questions that had been put on hold for several months, viz:

1. Is the Council still interested in taking on the freehold of the community land on the site? He had been continuing his discussions with Sunnyside Trust who were still keen to manage this on the Council’s behalf.
2. Some of the feedback received relating to the previous scheme suggested that there was perhaps too much play area and he wondered whether the Parish council might have some other ideas, and whether the Members would like to be involved in a small working group to explore this in more detail, and
3. There had been a mixed response the question of the demand / requirements for a retirement or care home, and he wondered if the Council would consider whether it would be appropriate to have (say) a public consultation on this.

He reiterated that he was very keen to work with the Parish Council and to discuss in detail the updated master plan and to present it to the local community when, hopefully, the allocation for the site is confirmed.



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- 5.1.2.2 Cllr Collins asked where the entrance in Hempstead Road would be, to which James and Cllr Johnson responded that it would be approximately opposite No. 55. Further, Cllr Collins asked whether there would be a mini roundabout, to which James responded that Hertfordshire Highways had stated that their preference was a normal junction so that the flow of traffic on Hempstead Road was maintained. Cllr Johnson suggested that Cllr Collins checked these details on the previous planning application (as the plan for the junction had not changed) which was still available on the Dacorum Borough Council website.
- 5.1.2.3 Cllr Collins suggested that it would be better to leave detailed discussions until the consultation is issued.
- 5.1.2.4 In order to respond to the questions posed by James in 5.1.2.1 above, Cllr Anderson asked what impact the inclusion of a care home would have on the density of the development, being mindful that one of the key requirements, in his view, is that the community would expect that the character of the village is preserved. James responded that a care home would be a bulkier building and to be viable would need to be 70 to 80 beds, and if included would mean that the plan would need to be redesigned to remain within the 200-dwelling allocation.
- 5.1.2.5 James and his colleagues were thanked for their attendance and in providing a useful update.
- 5.2 Three Rivers District Council.
- 5.2.1 Town and Country Planning (Development Management Procedure) (England) Order 2015
- 5.2.1.1 Application: Approval of Details: Demolition of existing college building and redevelopment for a residential development of up to 65 flats in a five storey building (Submission of Reserved Matters of appearance, landscaping, layout and scale for consideration pursuant to Condition 1 of Outline Planning Permission 18/1034/OUT) Address: West Herts College Home Park Mill Link Kings Langley Application No: 20/1858/AOD.
- 5.2.1.2 As the date for submission of comments was today, this item was mainly for information, although Cllr Anderson advised that he had registered an objection as a Dacorum Borough Council Member, primarily because of the very poor allocation of parking spaces proposed.
6. Any Other Business (not requiring formal decision).
- 6.1 None.

Meeting Closed at 7:58pm