



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 15th December 2020.

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

Also Present: Mr Paul Dunham, Clerk to the Council; Cllr Collins; Mr Rob Collett (re: 20/03722/RES Lisa and Stuart Coker (re: 20/03341/FHA), Ms Hayley Button (re: 20/03767/FUL)

1. Apologies for Absence.

1.1 Cllr De Silva.

2. Declarations of Interest.

2.1 Cllr Button declared a Prejudicial Interest in application 20/03767/FUL (34 High Street) as he owns the property, and all other Members present declared a Personal Interest in the same application for the same reason. Cllr Johnson declared a Personal Interest in application 20/03742/ROC (88 Vicarage Lane), as he knows the applicant.

3. Public Participation / Question Time.

3.1 Contributions from the members of the public present were taken under item 6.

4. Minutes of Previous Meeting(s).

4.1 It was proposed, seconded and RESOLVED:

That the minutes of the meetings held on the 17th November and 8th December 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)
20/03687/FHA	19 Blackwell Road	Replacement porch.	No objection	
20/03742/ROC	88 Vicarage Lane	Variation of conditions 2 (approved plans), 3 (materials), 6 (surface water) and 7 (bats) attached to planning permission 20/01640/FUL	Noted	There is an outstanding issue of concern relating to the driveway running over



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		- Replacement dwelling and garage with associated landscaping and revised parking (amended scheme). Condition Number(s): Conditions 2, 3, 6 & 7. Conditions(s) Removal: Improve the appearance of the dwelling and living conditions (no enlargements to floor space) Please change drawing numbers and remove pre-commencement requirements.		common (Manorial Waste) land.
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Ms Button spoke in support of the following application explaining the improvements they wish to make to convert the property into a family home whilst retaining all the original character and history of the building for the enjoyment of the whole community.

20/03767/FUL	34 High Street	Change of use from Doctors' Surgery to residential dwelling and consequent refurbishment.	No objection	
20/03792/FHA	17 Blackwell Road	Two storey rear extension	No objection	

Mr and Mrs Coker spoke in support of their application, below, explaining the changes they had made to the plans to overcome the previous objections and concerns that the Council had, whilst still being able to meet their needs for a family home.

20/03341/FHA	139 Rucklers Lane	Proposed ground floor front extension.	No objection	
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Mr Collett provided a brief presentation in support of the following application explaining the proposals in more details and responding to Members' questions. This included the mix of dwellings, choice of materials, landscaping, sustainability (insulation, solar energy, electronic vehicle points), arrangements for refuse bins, parking ratios to the number of dwellings and bedrooms, noise and disturbance management, and timescales.

Cllr Anderson asked to be kept informed if Herts Highways submitted any comments regarding (reductions in) parking provision.

20/03722/RES	Rectory Farm	Application for the approval of all outstanding reserved matters for the construction of 55 residential dwellings with associated parking, landscaping, open space and works (pursuant to outline consent 4/02282/18/MOA. (Demolition of existing buildings; redevelopment up to 55 residential units with related access and associated works (all matters reserved except access))	Noted	
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7. Planning Applications monthly update list.
 - 7.1 This report was noted.
8. Other Matters.
 - 8.1 None.
9. Any Other Business (not requiring formal decision).
 - 9.1 None.

Meeting Closed at 8:30pm