



Edmund de Langley
&
Isabella de Castilla

KINGS LANGLEY PARISH COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held “virtually” at 7:45pm on Tuesday 12th January 2021.

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

Also Present: Mr Paul Dunham, Clerk to the Council; Cllr Collins; Mr Tony Pearson, Love Lane.

1. Apologies for Absence.

1.1 Cllr Johnson.

2. Declarations of Interest.

2.1 All Members present declared a Personal Interest in application 20/03768/LBC (34 High Street) as the property owner is a Member of the Council.

3. Public Participation / Question Time.

3.1 None.

4. Consideration of Planning Applications.

Reference	Address	Details of Application	Submission	Reason (if any)
20/03820/FUL	16 Hempstead Road	Proposal for a small development (4 units) including demolition of the existing residential building at 16 Hempstead Road.	No objection	Although the Council has no objection in principle, the application does not detail a block plan for the site, openly admits there are no provisions for refuse arrangements, and does not declare the proposed increase in floorspace. The last two issues in particular need to be resolved whilst permission is granted.
20/03779/LBC	3-4 Una Way, High Street	Two storey side extension.	Objection	The Council objects on the grounds that the design proposed would be wholly out of keeping and materially harm both the existing building and the surrounding conservation area.
20/03778/FHA	3-4 Una Way, High Street	Two storey side extension.	Objection	The Council objects on the grounds that the design proposed would be wholly out of keeping and materially harm both the existing building and the surrounding conservation area.



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20/03887/LDP	Pipers Bench, Roundwood	Two storey rear extension.	Objection	The Council objects because it believes that the amount of development proposed goes beyond lawful development and requires planning permission to be sought. In any event, the increase in floorspace is greater than that permitted in rural settings of the Green Belt, the proposal would have a harmful impact on the openness of the Green Belt, and the proposal would have a harmful, jarring effect on the shape of the existing property.
20/03883/LDP	Pipers Bench, Roundwood	Side and rear extension.	Objection	The Council objects because it believes that the amount of development proposed goes beyond lawful development and requires planning permission to be sought. In any event, the increase in floorspace is greater than that permitted in rural settings of the Green Belt, and the proposal would have a harmful impact on the openness of the Green Belt.
20/03991/UPA	Pipers Bench, Roundwood	Construction of additional storey. Height with additional storey will be 9.04m	Objection	The Council objects because when rights were extended to cover upward development, it was not irrespective of the impact on surroundings. The increased height in this case would have such an impact on the openness of the Green Belt that in our view planning permission should be required. In any event, the proposal would have a harmful impact on the openness of the Green Belt, and would be wholly out of keeping with and harm both the existing building itself and the neighbouring properties on the surrounding development.



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Mr Pearson of Love Lane raised several points regarding the following application, including that the buildings appeared to be much larger than one would expect to be described as “chalet bungalows”, but he was particularly concerned that the dividing ancient hedgerow had been removed without approval and there did not appear to be any provision for it to be replanted.

20/03848/FUL	Darkwood, Rucklers Lane	Demolition of existing dwelling and construction of two new low-impact eco-homes (amended scheme).	Objection	The Council objects because it believes that the design is still exceptionally poor, as the proposal still involves new development in the Green Belt which would have a harmful impact on the openness of the Green Belt, and as the proposal would be wholly out of keeping with and harm the neighbouring properties on the surrounding development.
20/03730/TCA	1 Hempstead Road	Fell silver birch.	Objection	The Council objects as the tree contributes to the conservation area, as no justification relating to the tree itself has been given, and as the tree does not block any access or parking as shown on the plans when planning permission was granted for the nursery.
20/03768/LBC	34 High Street	Change of use from Doctors Surgery to residential dwelling and consequent refurbishment.	Noted	Members of the committee declared a Personal Interest in this application as the property is owned by a Member of the Council.
20/02125/RES	Land For Development Love Lane	Submission of reserved matters on appearance, Landscaping, Layout and scale attached to planning permission 4/00783/17/OUT - Construction of two chalet bungalows with associated access, parking and amenity Space.	Objection	Object as the landscaping is not sufficient to replace the ancient hedgerow which was ripped out without any authorisation or to screen the new development.
20/03992/CON	High Street	Installation of radio apparatus.	No objection	
20/03994/FHA	64 Vicarage Lane	Rear and side two storey extension. Side and rear single storey extension.	No objection	



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5. Other Matters.

5.1 Dacorum Borough Council

5.1.1 “Local Enforcement Plan (Planning): Call for priorities for LEP’s 2021 ‘Priorities & Projects’ section”.

5.1.1.1 This item was deferred from the meeting of 12th December 2020, however the Clerk reported that it was a temporary measure which would expire at the end of the month, although Members were concerned that the Kings Langley area was in the last tranche of this “focus”, and further that these measures might be extended.

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

6.1 None.

Meeting Closed at 8:06pm