



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 2nd March 2021.

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

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

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)
20/03779/LBC	3-4 Una Way, High Street	Two storey side extension.	Noted	
20/03779/FHA	3-4 Una Way, High Street	Two storey side extension.	Noted	
21/00673/FUL	British Telecom, The Nap	Installation of tele-communications equipment on the roof of the existing telephone exchange building.	No objection	
21/00769/FHA	9 Langley Crescent	Rear loft conversion.	No objection	

- 4.1 Cllr Rogers questioned the frequent use of the same planning application reference number with a different suffix. Cllr Anderson explained that in the case of the above (Una Way), the planning system requires the submission of two applications for a Listed Building, one with the suffix LBC and the other with (eg) FHA although the details of the application would be the same. He added that there had been Green Papers in recent years recommending a rationalisation of the referencing, but it is still how the legislation requires it to be done, although he agreed that it can be very confusing. The Clerk added that the recent applications relating to Rectory Farm, where the latter had a suffix of RES which related to “Reserved Matters”, did mean different things.

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5. Other Matters.

5.1 Dacorum Borough Council.

5.1.1 Update on householder applications – proposals regarding the presentation of objections to the Development Management Committee (DMC).

Members had received an email and copies of a PowerPoint presentation from Sara Whelan, Group Manager, Development Management and Planning, with the agenda.

5.1.2 Cllr Anderson explained that this come about because of the overuse of the right to object by some town / parish councils within DBC which consumed a substantial amount of officers' time. Included in the proposed changes was an offer for planning officers to attend local council meetings to provide help and guidance. He didn't think that KLPC would see a planning officer or be affected by this. Cllr Button added that he would welcome the attendance of planning officer to one of the Council's meeting, with it being much easier to do so with Zoom.

5.1.3 The Clerk added that he felt that there was another point in the proposals where Councils were being asked to state, should they wish to object to an application, to indicate within their submissions whether they wanted it to be referred to the Development Management Committee or to remain at officer level. The Clerk undertook to clarify this further and it was agreed that it would be considered again the next time the situation arises. Cllr Johnson undertook to clarify the above with Sara Whelan.

5.2 Three Rivers District Council.

5.2.1 To consider any further responses to the following:

Town and Country Planning (Development Management Procedure) (England) Order 2015

Application: Outline Application: Construction of new Motorway Service Area (MSA) to comprise: amenity building, 80 bedroom lodge, drive-thru coffee unit, fuel filling station with retail shop, together with associated car, coach, motorcycle, caravan, HGV and abnormal load parking, alterations to the A41 including construction of a new roundabout and vehicular access, works to the local highway network and at Junction 20 of the M25 motorway. Provision of landscaping, signage, infrastructure and ancillary works. (Outline Application accompanied by an Environmental Statement with matters of Appearance, Landscaping and Scale reserved)

Address: Land South Of Junction 20 Of M25 And West Of A41 Watford Road Hunton Bridge

Application No: 19/0646/OUT

5.2.2 Members were surprised that this application had been re-presented using out of date traffic data and in the light that the Government prefers "on-line" service areas rather than "off-line" ones, which this application proposes. The Council felt that it should submit comments re-confirming its previous objections and emphasise the absurdities that this application still contains. Cllr Johnson stated that he was happy to draft a response and Members were very happy to agree to his offer.



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6. Any Other Business (not requiring formal decision).
- 6.1 Cllr Anderson reported on attending a Three Rivers Council meeting which considered the application to develop the former college building in Home Park. He spoke against the proposal as did Three Rivers District and Abbots Langley Parish Councillor Sara Bedford. The application was refused, but, he felt, it would now be appealed.
- 6.2 Cllr McLean asked that, given the discussion earlier about suffix acronyms earlier, would it be possible to have an updated list? It was noted that one had been issued recently by DBC, which some members would have seen. The Clerk undertook to send it again.
- 6.3 Cllr Johnson reported that another application for 16 Hempstead Road had been submitted for four two-bedroomed houses and addressing the parking and other issues with the previous applications.
- 6.4 Cllr Johnson suggested that having submitted its response to the draft local plan, the Council might like to consider whether it publishes it so that local people can see that the Council is supporting their interest, which was agreed.

Meeting Closed at 7:55pm