



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 16th March 2021.

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

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

1. Apologies for Absence.

1.1 None.

2. Declarations of Interest.

2.1 Cllr Button declared a Prejudicial Interest in application 21/00760/TCA (Haverfield House) as he was the owner. All Members, therefore, declared a Personal Interest in the application.

2.2 Cllr McLean declared a Prejudicial Interest in application 21/00825/UPA (Hawkridge), as he was the owner and applicant. All Members, therefore, declared a Personal Interest in the application.

2.2 Cllr Johnson declared a Personal Interest in application 21/00820/FUL (16 Hempstead Road) as he knew the applicant.

3. Public Participation / Question Time.

3.1 None.

4. Minutes of Previous Meeting(s).

4.1 It was proposed, seconded and RESOLVED:

That the minutes of the meetings held on 16th February and 2nd March 2021 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)
21/00760/TCA	Haverfield House	Work to yew trees.	No objection	

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21/00799/LDP	106 Rucklers Lane	Loft conversion hip to gable, rear dormer.	No objection	
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Regarding the following application, Cllr McLean stated that he understood that the minor items of amendment required by the Planning Officer relating to the previously submitted application had been satisfied. However Cllr Rogers was concerned that although the application stated that it was for 2-bedroomed dwellings, the studies were large enough to convert into bedrooms and that, therefore, there would be insufficient parking. Cllr Anderson responded that the Council can only consider what is “on the table” rather than any speculation, and could not see any legitimate grounds for objecting. The Chair suggested that the Council should submit “No Objection”, but Cllr Rogers asked that there should be a vote. A vote was duly taken, the result of which was that a submission of “No Objection” was agreed with five in favour, one objection and one abstention.

21/00820/FUL	16 Hempstead Road	Demolition of existing buildings and construction of four 2 bedroom dwellings	No objection	
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Cllr McLean spoke in support of the following application, as the applicant. He stated that that he had ensured that the application complied with the requirements of an “Additional Storey Prior Approval (UPA)” type of application and was in-keeping with similar developments nearby, unlike some recent applications in the area, which clearly did not comply, and to which he had objected. He had hoped that Members would submit “No Objection”, but was happy to accept “Noted”.

21/00825/UPA	Hawkridge, Rucklers Lane	First floor extension of one additional storey to provide additional bedroom accommodation. Full height with additional storey will be 7.389m.	Noted	
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There was some discussion on the following application regarding the provision of sufficient parking, but it was noted that the whole of the frontage of the property had already been hardened for this purpose.

21/00874/FHA	42 Vicarage Lane	Proposal: Demolition of single storey rear extension and detached garage. Construction of part single, part two storey rear extension and single storey side extension. Loft conversion to include hip to gable and rear roof additions, rear dormers and front facing roof lights.	No objection	
21/00794/FHA	Maplecroft, Barnes Lane	Single storey rear extension. Installation of new side windows in lounge.	No objection	



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21/00950/FHA	Harcourt, Common Lane	Demolition of existing attached garage and construction of part-single storey and part-two storey wrap-around extension with roof lanterns; creation of hardstanding surface to front of dwelling; construction of detached garden room.	Objection	In the view of the Parish Council, the design is poor and inappropriate in its setting, particularly in a Conservation Area.
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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 Cllr Angiolini raised concerns that there was a large item of plant operating on the high bank at the rear of “Jolly’s”, Rucklers Lane. The Clerk responded that he had reported this to the Enforcement team at Dacorum Borough Council, adding that the large stumps and roots were being removed.. Cllr Anderson added Enforcement had stated that they were unable to take any action, but that he had also reported it to the head of Clean, Safe and Green because of the potential damage to the green space at the bottom of Abbots Rise. There is also a danger of damage to the gas pipes there.

Meeting Closed at 7:56pm