



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 20th April 2021.

Present: Cllrs 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 Cllr Anderson.

2. Declarations of Interest.

2.1 None.

3. Public Participation / Question Time.

3.1 There were several members of the public present, one of which, Mrs Nicola Isherwood, of Langley Hill, asked to speak regarding planning application 21/01303/FUL (Westmeon, 56 Langley Hill), and this was dealt with under item 6, below.

4. Minutes of Previous Meeting(s).

4.1 It was proposed, seconded and RESOLVED:

That the minutes of the meetings held on 16th March and 6th April 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)
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Mrs Isherwood wished to object to the following (amended) application on the grounds of overdevelopment of the site, including that it appeared that a fifth bedroom was being disguised as a study, but her biggest concern was the proposed access over the ancient foot path known as “The Drift”, which is used regularly by many dog-walkers, ramblers and schoolchildren.

The Clerk added that there were currently six objections on the Borough’s website, which expressed very similar concerns, including those related to the access. He then read out the Council’s submission

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regarding the previous application and asked Members if they had anything to add.

Cllr Johnson responded that he was also concerned with the first point Mrs Isherwood made regarding a “fifth bedroom”, adding that this was the second time this issue had arisen recently. Cllr Johnson was also concerned that the application papers suggested that this development would be “in-filling” and therefore permitted under the national planning policy framework. He didn’t see it as in-filling.

Moreover, the application also describes it as sub-dividing a garden lawn. He was concerned that this could set a precedent for similar developments in the village. Cllr Rogers felt that the Council should state its concerns regarding the “disguise” of bedrooms in the strongest possible way. It was agreed that the above concerns would be added the Council’s previous submission.

21/01303/FUL	Westmeon, 56 Langley Hill	Separation of existing residential garden, alteration to existing in-coming access track and the construction of 2 x four bedroom detached dwelling houses with external landscaping and parking	Objection	The Council objects on the grounds that because of the size and location of the proposed development it would have a detrimental impact on the openness of the Green Belt and on an historic Right of Way and would be overlooking nearby properties. Further, (A) the Council disputes the application’s assertion that the development is permissible in the Green Belt as it is “in-filling” previously developed land, whereas (as described in the application), it is “the sub-division of the existing lawn”. The site meets no other exceptions to the restrictions on Green Belt development, and (B) the Council is concerned that in comparing the previous and current plans, the floor space appears almost unchanged, yet the “bedroom” in the roof has become an “office/games room”, which can easily be converted back to a bedroom, and which still leaves the site cramped on three sides.
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Cllr McLean stated that he felt the following application had addressed the reasons for the Council’s previous objections.

21/01281/FHA	Pipers Bench, Roundwood	Front and rear extensions, loft conversion with roof extensions including new dormers and raising the eaves (amended scheme)	Noted	
21/01407/FHA	14 Abbots Rise	Single storey rear ground floor extension.	No Objection	

Cllr Button declared a Personal Interest in the following application as the property was on the other side of his garden.



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21/01415/FHA	Kings Toye, Common Lane	Single storey rear extension, solar panels to flat roof.	No Objection	
21/01375/FHA	6 Belham Road	Single storey part side and rear extension, roof canopy and alterations	No Objection	
21/01383/FUL	Langley Hill Independent School	Amendment to vehicle access gate and fenced entrance to school site to form dedicated entrance to Priory Cottage. Change of Use of Priory Cottage to residential class C3	Noted	

The Clerk stated that it appeared that the purpose of the following application was to make improvements to the orchard. For the purpose of the minutes, Cllr Johnson added that it appeared that an oak tree was being removed and replaced by something smaller, with no apparent justification. He added further that he would take the matter up direct with the Kings Langley Biodynamic group. The Clerk added that trees in a conservation area do have protection.

21/01484/TCA	Kings Langley Biodynamic Allotments Land Adj. to The Barn 1 Chipperfield Road.	Work to trees.	Noted	
21/01512/FHA	8 Archer Close	Loft conversion and single storey side extension.	No Objection	

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 McLean reported that he had been approached by three different neighbours that day regarding issues with trees on land at “Saffrons” in Rucklers Lane, the latest being a threat by the owner to cut down several large beech trees at the rear of the property. Cllr McLean and his neighbour wondered how they could obtain Tree Preservation Orders for these trees. The Clerk responded that they should approach Dacorum Borough Council. Cllr Johnson responded that he understood that Cllr Anderson had already approached Planning Enforcement on this issue.

9.2 Cllr Button thanked the members of the public for their attendance.

Meeting Closed at 7:56pm

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