



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 4th May 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 There were several members of the public present who were concerned about the works to trees being carried out at Rectory Farm. This was raised under item 6 by Cllr Rogers.

4. Consideration of Planning Applications.

4.1 Current applications.

Reference	Address	Details of Application	Submission	Reason (if any)
21/00910/FUL	1A High Street	Change of use from office to dwelling	No objection	
21/01529/LBC	1A High Street	Change of use from office to dwelling	No objection	
21/01465/FUL	19 Abbots Rise	Dropped kerb, driveway crossover, creating 3 off road car parking spaces and associated steps, retaining wall and railings.	No objection	
21/01363/FHA	12 Tooveys Mill Close	Two storey front extension.	No objection	
21/01530/FHA	18 Abbots Rise	Roof extension, alterations to fenestration, new crossover and formation of parking bay and construction of underground garage.	No objection	



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21/01583/FHA	38 Coniston Road	Single storey rear extension. Rooflight to existing flat roof. Alterations to windows to flank wall.	No objection	
21/01636/FHA	67 High Street	Rear dormer with roof light to rear. Internal alterations to incorporate new staircase and replacement window to rear.	No objection	
21/01637/LBC	67 High Street	Rear dormer with roof light to rear. Internal alterations to incorporate new staircase and replacement window to rear.	No objection	
21/01658/FHA	39 Jubilee Walk	Single storey rear extension, lantern skylight and replacement of timber boundary fence with brick wall.	No objection	

5. Other Matters.

5.1 None.

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

- 6.1 Cllr Button questioned for planning permission for dropped kerbs and driveways because there appeared to be some inconsistencies. Cllr Anderson responded that the permission of Herts Highways was required for a dropped kerb, although planning permission is required for driveways under certain circumstances, normally to ensure that rainwater does not run off into the road. It requires that the run-off is into the ground of the property, which may require the use of porous materials.
- 6.2 Cllr McLean reported that his recent application had been refused by Dacorum Borough Council although he believed he had satisfied all the necessary requirements. He was very unhappy about this and the way he had been treated, especially as he was not allowed to speak to his application at the Borough's Development Management Committee because it was wasn't referred to it, which he understood would be the case through Cllr Johnson request. Cllr Anderson added that Cllr McLean was fully entitled to appeal and to claim costs, which Cllr McLean said he would be doing. Cllr Johnson added that he would investigate why his request that the application to be "called in" was not met.
- 6.3 Cllr Rogers raised concerns, which had been highlighted of Facebook, about the removal of trees on the Rectory Farm site, especially as this was during the nesting season. He asked if there was anything the Council could do. Cllr Johnson responded that he had already contacted Rob Collett at Miller Homes. The Clerk asked whether Dacorum Borough Council's Enforcement should be contacted immediately, but Cllr Johnson wanted to gather further facts first. Cath Dickins of Hempstead Road that several trees have already been felled.



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Cllr Collins added his concerns and confirmed that there was a pile of felled trees already stacked up.

- 6.4 Cllr Rogers reminded Members of his objection to what appeared to be a loop-hole in the system whereby applicants could designate a space as a study or play area but then turn it into an additional bedroom, to flout the systems requirements for parking. He felt that this should be raised with Dacorum Borough Council. Cllr Anderson responded that both Cllr Johnson and the Clerk had already raised this with Planning. He added that, whilst he knows the answer, he felt that it should come directly from the Development Manager. However, he did provide a “provisional” response pending the official reply: His understanding is that there are two issues:

1. The size of rooms
2. The labelling of rooms

The planning system does not control the size of rooms as part of a development; it is not a material Planning consideration. These would only be a concern for the builder in terms of being able to sell and also for Building Regulations.

The labelling of rooms is also not a material Planning consideration and planning permission cannot be refused because of it.

- 6.4.1 Cllr Rogers felt that this issue could lead to a whole raft of developers using this “loop-hole” to start flouting the system and should be highlighted. Cllr Anderson responded that if this is a complaint about the Planning System, the recourse is to write to one’s MP; it is “what we have to live with”. Cllr Johnson repeated that it had been raised with the Borough’s senior planners and it was agreed that the Council should await the response.

Meeting Closed at 8:15pm.