



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 18th 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 two members of the public present who wished to speak to applications 21/01831/FUL and 21/01852/FHA, both 7 Gade Valley Close, so these applications would be considered first. See below under item 6.

4. Minutes of Previous Meeting(s).

4.1 It was proposed, seconded and RESOLVED:

That the minutes of the meetings held on 20th April and 4th May 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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James Jacoby and Leigh Karavias of Gade Valley Close stated their objections to the two following applications and these were taken into account when Members considered the applications and in formulating their submission to Dacorum Borough Council. Cllr Anderson provided advice, particularly in explaining which points were valid material considerations that can be accepted when objecting.

Members added their views and agreed to object to the applications. Cllr Johnson undertook to summarise the committee’s views for the purpose of the minutes and the submission.

MINUTES 2021-05-18 p&l (May 2021)	Page 1 of 3	Signed:
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21/01831/FUL	7 Gade Valley Close	Construction of a proposed detached two storey, two bedroom cottage with associated parking and shared driveway in rear garden of existing semi-detached house.	Objection	See below
21/01852/FHA	7 Gade Valley Close	Reduction in size of garden, creation of shared driveway and alteration to approved parking layout	Objection	See below

Reasons for objection to 7 Gade Valley Close (genuine material considerations (as defined by BBC planning):

Effect on listed building and conservation area

This house is in the Green Belt and no special grounds are offered for allowing it to be built.

Layout and density of building

As will be apparent, the site is very cramped, the proposed dwelling will fill the plot and provide very little or no amenity space. The adjoining 5 Gade Valley Close and adjoining properties on Rectory Lane have all commented upon the impact it will have on their properties and their own lives. The shared drive is just 1 example of its poor layout due to lack of space.

Design, appearance and materials

The property will need to access the cesspit for the 2 existing properties, one of which has already been extended to 4 beds. The statutory consultees would consider adding a third property is likely to exacerbate what will become a serious health issue for all 3 properties were this to be countenanced.

Nature conservation

By stripping out the back garden at the rear of the existing property this has had already had a negative impact on local flora, fauna and wildlife on the adjoining Green Belt. This will be further threatened by the noise and pollution for this property.

Overlooking/loss of privacy

The rear of the properties on Rectory Lane will be significantly overlooked by this property which almost fills the site.

Loss of light and overshadowing

The adjacent property at 5 Gade Valley Close will be particularly badly affected to the rear of the property given the two-storey house being proposed.

Parking, highway safety and traffic

Fails to meet DBC parking standards for 2 separate properties by proposing a shared drive, but still falls short of the parking spaces required for a 4 bed property and a 2 bed property. There is little point Dacorum publishing standards if they are not met..

Noise

Given the proximity to family homes previously referred to, the increase in noise pollution with another family and 2 cars will be overwhelming not just for the adjoining properties but for any new householder.

21/01707/FHA	40 Vicarage Lane	Demolition of existing rear extension, conservatory and garage, the construction of a single storey rear and side extension.	No objection	
21/01538/FHA	26 Chipperfield Road	Two storey front, rear extension, single storey rear extension, part demolition of previous extensions, demolition of pool building and new porch.	Noted	
21/01766/FHA	5 Barnsway	Single storey front and rear extensions; first floor side and rear extensions.	No objection	



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21/01512/FHA	8 Archer Close	Loft conversion and single story side extension	No objection	
21/01865/FUL	The Barn, 1 Chipperfield Road	Demolition of existing dwelling and garage and construction of new residential dwelling and garage	Objection	The Council objects to the demolition / loss of an historical building
21/01868/FHA	35 Water Lane	Single storey rear extension	No objection	
21/01840/LDP	Berwood, 50 Langley Hill	Enlargement of rear dormer.	No objection	
21/01873/FHA	85 Rucklers Lane	Porch	No objection	
21/01866/FHA	26A Watford Road	Part double part single storey rear extension and garage conversion.	No objection	

6.1 Referring to application 21/01865/FUL (The Barn, 1 Chipperfield Road), Cllr McLean asked who could apply to get a property listed. Cllr Anderson undertook to find out.

7. Planning Applications monthly update list.

7.1 This report was noted.

8. Other Matters.

8.1 Dacorum Borough Council.

8.1.1 [M052438] Consultation – application for Pavement Licence – Fred & Gingers.

8.1.1.1 Cllr Button declared a Personal Interest in this item as he owned the property concerned and those adjacent to it.

8.1.1.2 Whilst Members had no objection to this application, it raised the following issues:

a) There are other business along the High Street that have also expanded on to the pavement, but have not applied for a licence

b) It is often the case that these businesses (and those in Hempstead Road Parade) and their customers fill the public litter bins with discarded materials from them (eg take-away cups) and it was felt that a condition of the licence should be that they take responsibility for their own rubbish.

It was agreed that the Clerk would write to Dacorum Borough Council accordingly.

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

9.1 None.

Meeting Closed at 7:59pm

MINUTES 2021-05-18 p&l (May 2021)	Page 3 of 3	Signed:
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