



Edmund de Langley
&
Isabella de Castilla

KINGS LANGLEY PARISH COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held at 7:30pm on Tuesday 7th December 2021.

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

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

1. Apologies for Absence.

1.1 None.

2. Declarations of Interest.

2.1 Cllr Angiolini declared a Personal Interest item 5.1 (19 Abbots Rise – dropped kerb application) as he knew the applicant. Cllr Johnson declared a Personal Interest in planning application 21/04285/FHA (35 Watford Road) as he knows the applicant.

3. Public Participation / Question Time.

3.1 None.

4. Consideration of Planning Applications.

4.1 Current applications.

| Reference | Address | Details of Application | Submission | Reason (if any) |
|--------------|----------------|--|------------|---|
| 21/04264/LDP | 21 Abbots View | Demolition of existing outhouse to rear of property and construction of a single storey extension. Addition of new box dormer to rear of property, front porch, plus 2 velux windows to front elevation. | Objection | The Council considers that this application requires full planning permission, and questions why this is not the case. It maintains its objection to this application as submitted in respect of application reference 21/03594/FHA, viz. "The Council objects to this application because of the adverse impact the proposed development would have on the neighbouring property regarding loss of light and invasion of privacy". |



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| 21/02964/FUL | 118 Hempstead Road | Demolition of 4x existing garages and erection of 1x4 bedroom shallow bungalow with 4 dormers on roof slope including parking space, bin and bike stores. | Objection | The Parish Council maintains its previously submitted objection from its meeting of 17/8/21, as follows: The proposed building does not meet the very special circumstances for Green Belt development because: it causes substantial harm to the openness of the Green Belt, without contributing to meeting an identified affordable housing or housing need within the area of the local planning authority; the replacement building is materially larger and much more intrusive than the current buildings; and the siting and height of the building will have a greater impact on the openness of the Green Belt than the existing development. In addition, there are genuine material considerations including: parking, highway safety and traffic issues with two large, domestic buildings sharing a single access; the noise and air quality for the proposed building (similar comment has also been made by DBC environmental and community protection); the layout and density of the building in order to fit the footprint of the original garages; the design, location and appearance of this large, two-storey structure in a sensitive, open area. |
| 21/04195/FHA | 120 Chipperfield Road | Single storey front and rear extensions with new hipped roof over to incorporate habitable space within loft. New roof lights. | No objection | |
| 21/04288/LBC | The Old Hay Barn, Langley Lodge Lane | Installation of fire escape window to first floor bedroom. | No objection | |
| 21/04287/FHA | The Old Hay Barn, Langley Lodge Lane | Installation of fire escape window to first floor bedroom. | No objection | |
| 21/04285/FHA | 35 Watford Road | Demolition of conservatory and construction of single storey replacement extension. | No objection | |



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| 21/03742/FHA (Amended) | 17 Vicarage Lane | Single storey rear and side extension and loft conversion. | Objection | The Parish Council maintains its previously submitted objection to this application from its meeting of 2/11/21, as follows: The Council objects because of its size and design is not in-keeping with the other properties in the terrace and the balcony would have a serious impact upon the privacy of neighbouring properties. |
| 21/04361/FHA | 36 Hempstead Road | Single storey side extension | No objection | |
| 21/04374/FHA | 29 Hempstead Road | Two storey side extension, ground floor front extension and ground floor rear extension to single dwellinghouse. | No objection | |
| 21/04383/LDP | 1 The Orchard | Insertion of new ground floor windows and doors. Demolition of porch. | Objection | The Parish Council objects to these applications as 21/04401/FUL is a recreation of the same proposal previously objected to by the Parish Council, refused by Dacorum Borough Council and dismissed by the Planning Inspector. It continues to fail to meet several Planning Policies. |
| 21/04401/FUL | 1 The Orchard | Extension of existing dwelling to create 4 dwellings. | Objection | |

CLlr Johnson undertook to provide the Clerk the details appertaining to the Planning Policies that it is believed application reference 21/04401/FUL (above) failed to meet.

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| 21/04441/FHA | 8 Le Corte Close | Single storey rear extension. | No objection | |
| 21/04437/LDP | 33 Abbots Rise | Hip to gable roof extension and rear dormer window, with rooflights to front slope; single storey side extension and front porch canopy. | No objection | |
| 21/04407/FHA | Kingswick House, Love Lane | Construction of open front porch and detached garage/garden store. | No objection | |
| 21/04450/FHA | 72 Coniston Road | Single storey front extension and related works including removal of chimney and changes to existing building fenestration. | No objection | |



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5. Other Matters.

5.1 19 Abbots Rise – dropped kerb application.

5.1.1 The applicant had been told by HCC that he had to supply plans to support his application to the Parish Council. These had been issued with the agenda. The Council had no issues with the application.

5.2 Three Rivers Council.

Re: Town and Country Planning Act 1990 Section 78

Site: West Herts College, Home Park Mill Link, Kings Langley,

Proposed Development

Approval of Details: Demolition of existing college building and redevelopment for a residential development of up to 65 flats in a five storey building (Submission of Reserved Matters of appearance, landscaping, layout and scale for consideration pursuant to Condition 1 of Outline Planning Permission 18/1034/OUT)

Application Ref No 20/1858/AOD

DoE Appeal ref : APP/P1940/W/21/3274404

Appellant's name (s): Bellway Homes Ltd (North London)

Appeal Start Date: 18th November 2021

5.2.1 The appeal was noted.

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

6.1 The Clerk advised that the Case Officer for application reference 21/03882/LDP (36 Belham Road) had informed him that she was intending to recommend permission being granted despite the Parish Council's and neighbours' objections. Cllr Anderson had responded to this requesting that the lawful development claim was rechecked, which she agreed to do. We await the outcome.

6.2 Cllr Angiolini reported that he had been told that the development at Chiswell Pools had been granted. However, the Council has not received any notification of this.

Meeting Closed at 7:54pm.