



Edmund de Langley
&
Isabella de Castilla

KINGS LANGLEY PARISH COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held at 7:30pm on Tuesday 16th August 2022.

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

Also Present: Mr Paul Dunham, Clerk to the Council; Cllr(s) Sinclair; Mr George Coxshall, GNL Strategic (on behalf of Redington Developments (Apsley) Ltd and McCarthy and Stone Retirement Lifestyles Ltd)

1. Apologies for Absence.

1.1 None.

2. Declarations of Interest.

2.1 None.

3. Public Participation / Question Time.

3.1 Mr George Coxshall presented a brief statement on behalf of his clients regarding application 22/02333/MFA (Apsley Two, Brindley Way), a copy of which is attached as appendix I)

4. Minutes of Previous Meeting(s).

4.1 It was proposed, seconded and RESOLVED:

That the minutes of the meetings held on 19th July 2022 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)
22/02398/ROC	1 The Orchard	Proposal: Variation of condition 2 (Approved plans), 3 (Materials) and 5 (Vehicle access) attached to planning permission 21/02796/FHA - Removal of garage, reduction in ground level to create a level garden	Objection	The Council objects to this application in support of the reasons for which the current conditions were applied.



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		(maximum reduction 1400mm) and construction of 8m split level rear extension.		
22/02333/MFA	Apsley Two, Brindley Way, Hemel Hempstead, Hertfordshire, HP3 9BF	Proposed demolition of existing buildings, and redevelopment to provide within buildings up to 5 storeys, office floorspace (Use Class E(g)(i)), Retirement Living Plus (Extra Care) units (Use Class C2) and residential units (Use Class C3), together with widening of public footway, associated public realm, landscaping, car parking and servicing arrangements, cycle parking and stores, and all other associated and ancillary works	Noted	The Council is concerned with the following: <ul style="list-style-type: none"> • Whether sufficient alternative / additional green space will be provided • That there is not sufficient parking provision, and the Council would object very strongly if there was any suggestion of reducing it • The provision of affordable housing • The additional traffic

6.1 There was a constructive question and answer session on the above application prior to the committee's decision.

7. Planning Applications monthly update list.

7.1 This report was noted.

8. Other Planning and Licencing Matters.

8.1 Dacorum Borough Council

8.1.1 Notification of Planning Appeal. See enclosed.

Appeal At: 1 The Orchard

For: Extension of existing dwelling to create 4 dwellings.

8.1.1.1 The appeal was noted

8.1.2 South West Herts Joint Strategic Plan 'Realising Our Potential' (JSP) - consultation.

8.1.2.1 Cllr Anderson provided a brief explanation of the above. The plan involved a joint approach to deal with the local infrastructure. It was noted by Members.

8.2 Kings Langley Neighbourhood Plan 2020-2038 - the Independent Examiner's Report

8.2.1 It was proposed (Cllr Anderson), seconded (Cllr Johnson) and RESOLVED

That the Council accepts the Kings Langley Neighbourhood Plan 2020-2038 Independent Examiner's Report

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

9.1 None.

Meeting Closed at 7:56pm

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APPENDICES

Appendix I



Redington Developments (Apsley) Ltd: Network House

Kings Langley Parish Council Statement – August 2022

Good evening councillors.

Thank you for allowing us time to speak on our application for the future of Network House, which will revitalise the site to deliver 31,000sqft of modern office space, 65 Retirement Living Plus (C2 Extra Care) apartments and 69 high-quality new homes.

As you may know, Network House was once occupied by Hertfordshire County Council until February 2020. Since that point, the existing office space has been constantly marketed, however, has remained underutilised. Independent expert analysis has demonstrated that a simple refurbishment of these tired and underused offices is not a viable option.

The redevelopment of Network House offers a brilliant opportunity to deliver a high-quality, mixed-use development on a highly sustainable brownfield site, which will help reduce pressures to develop on Dacorum's Green Belt and will help meet the local demand for modern office space, specialist accommodation and provision of new homes.

The proposed flexible office space respects the employment history on the site. Our proposal will meet the needs of a variety of businesses following the COVID-19 Pandemic whether they are big, medium or small and provide a boost to support the area's entrepreneurial spirit.

The provision of 65 specialist accommodation units will help meet the current projection that 90% of the household growth until 2050 will be among the over 65 population. Retirement Living Plus apartments will help retirees downsize into supportive homes, which are specifically designed for later life and enjoy a reduced risk of health challenges, while receiving specialist care within their own home. Specialist retirement accommodation also enables the freeing up of existing family homes within the area, to the benefit of the surrounding community.

As you know, currently, local residents are being priced out of the area they call home. Our proposal will deliver 69 high-quality homes, increasing the local supply of starter homes and family-size homes.

With excellent transport links close by, the regeneration of the site additionally presents an opportunity to improve connectivity and create permeable pedestrian routes from the heart of the scheme to the towpath for new and existing residents to enjoy. Our proposal will additionally provide ample cycle storage to promote more active methods of transport throughout the site.

Our proposal will deliver 146 parking spaces, which meets local and national parking standards. During our period of public consultation, parking was raised as one of the biggest concerns held by



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local residents. Following this feedback, to maximise the total number of parking spaces on the site, parking spaces will have a hybrid allocation, enabling office spaces to be used by residents during the evenings and weekends, (at the time when parking stress within the area is at its greatest) ensuring that the onsite parking is used as efficiently as possible.

Our proposal has been heavily influenced by the character of the local area, as such, the proposed height, scale and massing are in line with the precedent set by neighbouring residential developments. This influence has extended to the material palette proposed, which comprises of yellow stock brick, and a mix of softer red brick and aluminium rainscreen to retain a visual connection with the local area.

We have placed sustainability at the heart of our proposal for the future of Network House, as such gas boilers will not be present on the site. Instead, air-source heat pumps, solar photovoltaic panels and immersion cylinders are proposed to help support Dacorum to become a greener borough. We have adopted a fabric-first approach to development, which means that all materials are carefully selected to increase energy efficiency.

Thank you again for allowing me to speak this evening. I trust we have provided information to give you the confidence to support this proposal.