



Chipperfield Parish Council

Minutes of the meeting of the **Planning Committee** of the Chipperfield Parish Council held on Monday 14th April 2014 in the Village Hall, The Common, Chipperfield at 7.15 pm

Present:-
Councillor D Nobbs
Councillor E Flynn
Councillor P Ingram
Councillor H Laverack
Councillor S Mant

In Attendance: Mrs J Dawes, Clerk to the Council

- 267/13** **Chairman's Announcements** **Action**
The Chairman announced details of the arrangements in case of fire or other events that might require the meeting room or buildings evacuation
- 268/13** **Apologies for Absence**
There were no apologies for absence
- 269/13** **Declarations of Interest**
There were no declarations of interest.
- 270/13** **Minutes of the Last Meeting**
It was proposed by Councillor Flynn, seconded by Councillor Laverack and **RESOLVED** that the minutes of the meeting held on Monday 17th March 2014 be signed as a true Record.
- 271/13** **Planning Report and Correspondence Received**
Members of the Planning Committee had met with the resident of Scatterdells Lane and discussed his proposals, it had been a very useful meeting and the committee looked forward to seeing the planning application come through the system.
- A letter objecting to the Fir Trees, The Common planning application that the Parish had discussed last month had been received, the resident had been concerned that the notices had not been put up outside the property. The Clerk was asked to pass this information on to DBC. Clerk
- The Clerk informed the Council that the Sarratt Parish Council was also interested in creating a Neighbour hood Plan, it may be possible for the two Councils to share information and resources. The Clerk was asked to put an item on the agenda in the future when more information had been received. Clerk
- 272/13** **Planning Applications**
It was agreed that the following comments on the current list of planning applications should be forwarded to Dacorum Borough Council:-

Signed..... Dated.....

- 4/00522/14/FUL Whippendell Farm Bungalow Langley Road
- Proposal : Demolition of existing bungalow and construction of replacement chalet bungalow
- Observations : The Parish Council supports this application
- 4/00557/14/FUL The Paddocks Croft Lane
- Proposal : Replace Existing stables, manege and outbuildings with a new single storey dwelling with vehicular access via existing gated entrance to Croft Lane (Amended Scheme)
- Observations : The Parish Council supports this application
- 4/00606/14/FHA 12 Queen Street
- Proposal : Removal of existing Conservatory and the construction of a single storey extension
- Observations : The Parish Council supports this application
- 4/00669/14/TCA The White House The Common
- Proposal : Works to Trees
- Observations :

273/13 **Planning Decisions**
The Planning Decisions as made by DBC and attached to these minutes were noted.

274/13 **Date of Next Meeting**
The next meeting is Monday 14th April 2014 at 7.15 pm to be held in the **Village Hall**, The Common, Chipperfield.

The meeting closed at 7.45 pm

Signed..... Dated.....

Key

E – Endorsed

C – Contrary

Granted Planning Permission

	<u>Ref</u>	<u>Status</u>	<u>Address</u>	<u>Planning officer</u>
E	4/00177/14/FHA	Approved	Highcroft, Langley Lane	Sally Styles
C	4/01528/13/FHA	Approved	1 Kings Close	Paul Newton

Parish Council's Comments

The Parish Council objects strongly to this application on the grounds of overdevelopment of the site and that the proposed front extension extends too far forward which has a detrimental effect on the street scene. It was also felt that the total of increase in floor area exceeded a 50% increase

Borough Councils Conditions

- 1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

Reason: *To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.*

- 2. No development shall take place until full details of both hard and soft landscape works shall have been submitted to and approved in writing by the local planning authority. These details shall include:**

- **hard surfacing materials;**
- **means of enclosure;**
- **soft landscape works which shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;**
- **trees/hedges to be retained and measures for their protection during construction works;**

The approved landscape works shall be carried out prior to the first occupation of the development hereby permitted.

Reason: *To ensure a satisfactory appearance to the development, to safeguard the visual character of the immediate area and to accord with Policies CS11 and CS12.*

- 3. The roof space shall not be utilised for living accommodation and there shall be no further addition of rooflights or dormers without the prior approval of the local planning authority.**

Reason: *For the avoidance of doubt, to ensure the proposal does not result in overlooking of neighbouring properties and to accord with Policy CS12 of the Adopted Core Strategy 2013.*

Signed..... Dated.....

4. The development hereby permitted shall be carried out in accordance with the following approved plans:

- KCC/PL/01/C
- KCC/PL/02
- KCC/PL/03
- KCC/PL/04
- KCC/PL/05
- KCC/PL/06/C
- KCC/PL/07/C
- KCC/PL/08/C
- KCC/PL/09/C

Reason: *For the avoidance of doubt and in the interests of proper planning.*

5. No development shall take place until samples of the materials proposed to be used on the building including details of windows and doors shall have been submitted to and approved in writing by the local planning authority. The development shall be constructed in accordance with the approved details.

Reason: *To ensure a satisfactory appearance to the development and to accord with Policy CS12 of the Adopted Core Strategy 2013.*

Article 31 Statement

Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant at the pre-application stage and during the determination process which lead to improvements to the scheme. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.

Signed..... Dated.....