



Chipperfield Parish Council,
The Village Hall
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CHIPPERFIELD PARISH COUNCIL

PLANNING COMMITTEE MINUTES

Minutes of the meeting of the Planning Committee of the Chipperfield Parish Council held on 20th August 2018 in The Village Hall The Common, Chipperfield at 7.15 pm.

Present: Councillor Geoff Bryant **Chairman**
 Councillor Eamonn Flynn **Deputy Chairman**
 Councillor Tony McGuinness
 Councillor Harry Laverack
 Councillor Kevan Cassidy

In Attendance Mrs Usha Kilich Clerk
 9 members of the public
 Borough Councillor S Riddick

64/18 CHAIRMANS ANNOUNCEMENTS

The Chairman announced details of the arrangements in case of fire or other events that might require the meeting room or building to be evacuated.

65/18 APOLOGIES FOR ABSENCE

No apologies to record.

66/18 DECLARATIONS OF INTEREST

There were none to report.

67/18 MINUTES

It was **PROPOSED** by Cllr Flynn and seconded by Cllr Laverack and was **RESOLVED** that the minutes presented was a true account of the proceedings of the meeting of 30th July 2018.

68/18 CHAIRMANS REPORT & CORRESPONDENCE RECEIVED

There were none to report.

Councillor G Bryant

Date

69/18

PLANNING APPLICATIONS

The following planning application(s) were considered, and appropriate comments made.

Ref: 4/01880/18/FUL Dell Cottage 85 Scatterdells Lane WD4 9EU – demolition of Bungalow and outbuildings, construction of new replacement 1.5 storey dwelling with detached garage

CPC: has no objection, however, places on record that the proposed shallow roof pitch, while contrary to Chipperfield VDS, has very special circumstances due to the rearward position of the dwelling within the site close to open countryside, and in close proximity to nearby dwellings of similar roof pitch to that proposed.

Ref: 4/01728/18/ROC Land Adj, Dunsford Chapel Croft WD4 – variation of condition 15 (approved plans) of planning permission 4/00228/17/FUL (construction of 4 two/three bed dwellings in a terraced block with parking provision for 7 cars, associated landscaping).

CPC: Objects. Contrary to conditions 14 & 15 in decision notice of planning permission 4/00228/17/FUL. In particular, condition 14 states *“any increase in its size would be contrary to policies to safeguard the visual amenity and openness of this site within the Green Belt and Conservation Area”*.

Ref: 4/01520/18 Royal Oak (revised drawings) – (Spice Village Restaurant) The Street WD4
Construction of 4 residential dwelling with associated car parking.

CPC: supports this application based on the revised drawings submitted but ask that approval if granted, be subject to conditions:

1. Development to be constructed strictly in accordance with approved drawings
2. All materials to be approved by the conservation team
3. Flint detail – we ask for a planning condition to ensure that the flint is executed properly and be benchmarked against known existing buildings nearby e.g. Flint Cottages facing the Common.
4. Site flooding – the site has a history of frequent flooding (including to the Royal Oak building). The detailed design of the proposed drainage channels to both entrances and the capacity of proposed soakaway(s) to be approved in conjunction with appropriated authorities.
5. Protection measures to be in place in respect of Oak Tree fronting Chapel Croft during the construction phase.

Ref: 4/02006/18/TCA St Paul’s Church The Common Chipperfield – works to Tree

CPC: Refer to Tree Officer

Ref: 4/02012/18/TPO Frenches Farm Tower Hill WD4 9LN – works to tree

CPC: Refer to Tree Officer

To discuss any applications received post issue

There were none.

Councillor G Bryant

Date

70/18

**DECISIONS MADE BY THE PLANNING AUTHORITY
PRIOR TO THE MEETING**

Ref: 4/01336/18/FHA Kingsford Kings Lane WD4 9EN – single storey infill rear extension, alterations to roof, a room over the double garage with two dormer windows and open porch

CPC: Supports
DBC: Granted

Ref: 4/00816/18/FUL The Paddock (formerly The Boot Tower Hill) WD4 9LN-
Construction of garden Gazebo

CPC: Supports
DBC: Granted

REF: 4/00419/18/FUL 2 Nunfield WD4 9EW demolition of existing detached garage and flat roof side extension construction of new 3-bedroom dwelling.

CPC: Supports subject to the DBC case officer being completely satisfied that The 45 deg rule be correctly applied.

DBC: Granted

Ref: 4/00421/18/FHA 2 Nunfield WD4 9EW two storey rear extension and internal alterations.

CPC: Supports
DBC: Granted

71/18

Plan/Housing Survey

- a. Neighborhood Plan for Chipperfield
Councillor Bryant talked about Neighborhood Plan for Chipperfield, he asked Planning Committee whether to have the item on the agenda for the next Council meeting on the 2nd October 2018, after deliberation it was agreed by majority that the item will not be included at the next full Council Meeting.
- b. Housing Needs Survey
Council Bryant talked about the Housing Needs Survey, again he asked if the item should be included at the next full Council meeting, it was agreed by majority to have the item on the next Council meeting.

Councillor G Bryant

Date

72/18

DATE OF NEXT MEETING

The next meeting will be held on the 11th September @ 7.15 pm.

The meeting closed at 8.10pm.

Councillor G Bryant

Date