



CHIPPERFIELD PARISH COUNCIL

PLANNING COMMITTEE MINUTES

Minutes of the meeting of the Planning Committee of the Chipperfield Parish Council held on 9th July 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 Kevan Cassidy
 Councillor Harry Laverack

In Attendance Mrs Carole Butcher Clerk to the Council
 9 members of the public

35/18 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.

36/18 APOLOGIES FOR ABSENCE

There were no apologies

37/18 DECLARATIONS OF INTEREST

There were none

38/18 MINUTES

It was **PROPOSED** by Cllr Flynn & seconded by Cllr Laverack and was **RESOLVED** that the minutes presented was a true account of the proceedings of the meeting of 18th June 2018

Chipperfield Parish Council,
The Village Hall
The Common, Chipperfield
WD4 9BS
Tel: 01923 263 901
email: parishclerk@chipperfield.org
website: www.chipperfieldparishcouncil.gov.uk

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

39/18 CHAIRMANS REPORT & CORRESPONDENCE RECEIVED

Correspondence received

- 1. Cllr Bryant spoke of the correspondence received regarding the Garden Scene development and said this would be discussed at a separate meeting following the full council meeting.
- 2. A letter was received from residents of Milford, Croft Lane on the 3/7 /18 being an objection to The Orchard application in respect of overlooking/loss of privacy and noise and disturbance resulting from use/adequacy of parking
- 3. A letter was received from collective residents of Alexandra Road on the 8/7/2018 . This was a copy of a letter sent to DBC planning as an objection to ' The Orchard' planning application

40/18 PLANNING APPLICATIONS

The following planning applications were considered and appropriate comments made.

4/01520/18/FUL ROYAL OAK (Spice Village Restaurant) THE STREET WD4 9BH CPC Objects

Construction of 4 residential dwellings with associated car parking

OBJECTON REASONS

In principle we support a four dwelling scheme on this site but wish to see detail improvements as follows :

- 1. Pedestrian Access – the scheme would benefit from a footway adjacent to road kerb between the 2 vehicle accesses.
- 2. Building line- as drawn is approx. 5 to 6m from kerb .We would support moving the dwellings back into the site by approx. 2m and reducing the garden size. The large size, height and spread of the retained Oak tree needs to be considered.We would support staggered set back of the dwellings, for example either Plot 3 set back from 4; 2 set back from 3; 1 set back from 2 or Plots 1 & 2 as a pair set back from 3 & 4.In any event a study on this particular tree is required to both protect the tree and the building from structural disturbance.
- 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, eg Flint Cottages facing The Common.

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4. Brick detailing – for relatively narrow front elevations the brick detail might look overfussy (in particular, the over-window arches with horizontal brick coursing underneath looks contrived).
5. Refuse bin storage - the DBC 3 bin system + food caddy requires a compound with internal dimensions off 2200mm wide x 800mm deep x 1100 mm high. Such a compound works best for everyday use with no top to allow bin lids to be accessed without pulling the bin out of the compound. Cllr Laverack requested that the issue of refuse bins be put in the strongest terms possible in that “ Under the current plan a total of 12 bins (4x3) + 4 food caddies will be visible on the street front which is already very close to the roadside. This is unacceptable particularly in the heart of the village”
6. Site flooding – the site has a history of frequent flooding (including to the Royal Oak Building). The proposed vehicle adjacent to Spice Village was previously a second access to Royal Oak carpark but was stopped-up due to frequent flooding. The applicant has included a proposed soakaway and drainage channels .The size/capacity requires proper assessment by Highways/others to ensure that the capacity has been thoroughly calculated.

4/01452/18/FUL THE ORCHARD, ALEXANDRA ROAD, WD4 9DS
 Demolition of semi-detached cottage. Garage & outbuildings. Construction of 2 x 3 bed and 2 x 4 bed semi-detached dwellings

CPC Objects

Representatives from the applicant and residents of Alexandra Road were in attendance and given three minutes each to present their cases.

The Applicant

The applicant stated that he had been consulting with both CPC and the direct neighbours. As a result, he had made changes to the original plan to accommodate their concerns.

Alexandra Road residents

The representative of the Alexandra road residents pointed out that Alexandra road is a private Road and voiced a number of concerns including

- a) Insufficient parking, leading to illegal parking by encroachment onto residents limited parking facility.
- b) Increased vehicular traffic along the very narrow road.
- c) Insufficient space for access by waste collection vehicle.
- d) Concerns relating to the structure of five balustrades along the flank wall of the demolished semi.
- e) Bland appearance at the end of the road.

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OBJECTION REASONS

1. CPC are strongly opposed to the demolition of the existing semi. The resulting expanse of solid brick wall (to ridge height) with buttressed supporting piers is a design detail that would not be acceptable on a new dwelling and therefore should not be acceptable on an altered dwelling. This will be in view of properties on the surrounding roads (The buttress detail has been omitted on the submitted plans which gives a misleading representation of driveway space.
2. Four dwellings is overdevelopment of the site. We would prefer the scheme to be modified to include the existing semi (extended and remodelled) plus no more than a pair of semi-detached 3 bed two – storey houses to be an acceptable compromise.
3. Parking provision to be minimum 2 spaces per dwelling plus visitor parking.
4. Refuse bin storage needs to be detailed. The DBC 3 bin system + food caddy requires a compound with internal dimensions of 2200mm wide x 800mm deep x 1100mm high. Such a compound works best for everyday use with no top to allow bin lids to be accessed without pulling the bin out of the compound.

4/01543/18/FUL GLENDALE HOUSE, WHIPPENDELL FARM, LANGLEY ROAD, WD4 9JG **CPC Supported**
Demolition of existing house and construction of a new 2 storey dwelling

4/01240/18/FHA CHIPPERFIELD HOUSE, TOWER HILL WD4 9LP **CPC Supported**
Conversion of open main entrance porch. Conversion of the ground floor of outbuilding (Garage, tack room and workshop) to use as staff accommodation, ancillary to the main dwelling house and installation of balustrading at first floor to create a terrace with access from the first floor bedroom.

4/01215/18/RET WINDERMERE, 121, SCATTERDELLS LANE WD4 9EY **CPC Supported**
BBQ area .Cladding and pitched roof to existing store.

4/01529/18/FHA PENKRIDGE, COURTAULDS, WD4 9JR **CPC Supported**
First floor extension & porch

4/01515/18/TCA SADDLEBOW, THE COMMON, WD4 9BL **Referred to Tree Officer**
Works to trees

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

4/00961/18/FHA 19 Queen Street, wd4 9bt
Removing two timber sheds and constructing
a detached garden room.

GRANT
CPC Supported

4/00906/18/FHA 19,Queen Street, wd4 9bt
Replacement windows,altered rear door opening
and a new door and window to flank

GRANT
CPC Supported

4/00524/18/FHA Pentwyn, Courtaulds,wd4 9jr
Two storey extension,single storey rear extension
and detached single storey garage

GRANT
CPC Objected due to excessive
increase in floor area to original
' as built '

4/00892/18/FHA Mahogany Hall,The Common,
Various amendments to previous PP 4/02791/16/FHA

GRANT
CPC Supported

42/18 DATE OF NEXT MEETING

**The next meeting will be held on the 30th July @7.15
In the Village Hall,The Common, WD4 9BS**



Carole Butcher Clerk to the Council

The meeting closed at 7.58

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Minute	Action Due	Who by	Date due:	Completed

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