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CHIPPERFIELD PARISH COUNCIL

PLANNING COMMITTEE MINUTES

Minutes of the **Planning Committee** meeting of Chipperfield Parish Council held on the 2nd April 2019 in **The Blackwells 10 The Common WD4 9BS** at 7.15 pm.

| | | | |
|----------|------------|-----------------|----------|
| Present: | Councillor | Geoff Bryant | Chairman |
| | Councillor | Eamonn Flynn | |
| | Councillor | Tony McGuinness | |

Also, in attendance: Mrs U Kilich Parish Clerk, and 9 members of the public.

136/19 CHAIRMANS ANNOUNCEMENTS

The Chairman announced details of the arrangements to evacuate the meeting room or building in case of fire or another event.

137/19 APOLOGIES FOR ABSENCE


Councillor Cassidy sent his apologies.

138/19 DECLARATIONS OF INTEREST

There was no declaration of interest to record.

139/19 MINUTES

It was **PROPOSED** by Councillor McGuinness and seconded by Councillor Bryant and was **RESOLVED** that the minutes presented was a true account of the proceedings of the meeting of 12th March 2019.



Councillor G Bryant

23 April 2019

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CHAIRMANS REPORT & CORRESPONDENCE RECEIVED

Dacorum Draft Parking Standards Councillor Bryant informed members that the proposed standards (issued for consultation) are worse than the existing ones. The proposed standards for a village like Chipperfield are:

1 bedroom = 1

2 bedrooms = 1.3

3 bedrooms = 1.7

4 bedrooms = 1.97

More than 5 bedrooms determined on a case by case basis. Requirement for visitors' spaces would increase this by 20%. Additionally, the standards for commercial premises are reduced, for example, this would impact on the proposed shop/PO in Garden Scene and would reduce the number of spaces from 4 to 3.

Garden Scene Meeting - Councillor Bryant informed members that a meeting took place on the 26th March 2019 with the 'Chipperfield Together' residents' group to receive feedback on the revised scheme informally presented to the group by the developer, Marchfield.

The Orchard: Councillor Bryant notified that the DBC Case Officer has changed.


141/19

PLANNING APPLICATIONS to discuss and comment on the following planning applications;

Ref: 4/03231/18/FUL The Orchard Alexandra Road WD4 9DS part demolition of semidetached cottage garage and outbuildings. Construction of three new detached dwellings.

CPC: Nothing to report, Case Officer has changed for the application.

Ref: 4/00592/19/FUL The Spice Village The Street construction of 6 new terraced houses and associated car parking and landscaping.



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CPC: OBJECTION, The provision of 6 dwellings in this location would constitute inappropriate development in a Green Belt area and a Conservation area. Furthermore, the proposals, in view of their scale, layout and site coverage detract from the open character and appearance of the Green Belt. No very special circumstances have been advanced to show why planning application should be granted. The proposal is therefore contrary to Policy CS6 of the Core Strategy. The inclusion of 2 affordable units is insufficient to justify such 'special circumstances'.

The proposed development in view of its layout, access arrangements and landscaping are considered to result in a poor-quality residential scheme contrary to Policies CS8, CS12 and CS13 of the Core Strategy and Saved Appendices 3 and 5 of the Dacorum Borough Local Plan.

Ref: 4/00611/19/FHA 74 Scatterdells Lane WD4 9EX construction of double storey side/front extension, demolition of existing rear single storey conservatory. Replacement single storey rear extension and front hip to gable roof extension. Installation of 4x rear roof windows. Installation of a doorway to left side elevation.

CPC: OBJECTION The proposed development would be overbearing and cause significant harm to the residential amenity of adjoining properties. The proposed front extension will significantly increase the bulk, massing, prominence of the property caused by the dominant double gables. Should the scheme be amended to two hip rather than two gables, CPC would be willing to withdraw the objection.

Ref: 4/00610/19/FUL The Paddock Public House Tower Hill WD4 9LN construction of four new dwellings land adj The Paddock

CPC: OBJECTION on the basis it is in Green Belt and Conservation area, has insufficient parking, has excessive bulk and ridge height in relation to properties adjoining both sides and is not sympathetic to the adjoining Grade 2 listed building.

Ref: 4/00658/19/MFA Garden Scene Chapel Croft WD4 9EG demolition of existing building construction of 15 dwellings (class C3) and one retail (class A1 shop) unit and parish store room alterations to vehicle and pedestrian accesses


CPC: No objection CPC welcomes that the Applicant is proposing an alternative foul connection to that in the previous refused scheme. CPC would like to see DBC applying conditions to ensure that this alternative is genuinely deliverable and avoids any discharge to the failing foul sewer serving nearby properties in Croft Lane.

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DECISIONS MADE BY THE PLANNING AUTHORITY PRIOR TO THE MEETING

Ref: 4/00067/19/LDP 76 Scatterdells Lane WD4 9EX single storey rear extension.

CPC: No comment
DBC: Grant



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Ref: 4/00212/19/TCA 10 The Common WD4 9BS fell trees

CPC: Refer to Tree Officer

DBC: Raise no objection

Ref: 4/03257/18/FHA The Thatch Dunny Lane WD4 9DD replacement of all the UPVC white Exterior windows and doors with anthracite solidor and anthracite aluk windows

CPC: No comment

DBC: Grant

Ref: 4/00146/19/FUL Conway 83 Scatterdells Lane WD4 9EU demolition of existing building and construction of a 4-bed dwelling together with cycle and refuse storage parking and landscaping

CPC: No Objections. CPC Planning Committee would like it noted that such a design would be objected to in the majority of locations in the village. This did not apply in this single case due to location and the exceptional circumstances cited by the Applicant. *Councillor Bryant called case Officer who confirmed that no objections had been received; one comment of strong support had been received"*

DBC: Grant

Ref: 4/02861/18/FUL Brambles The Common WD4 9BY detached bungalow (amended scheme)

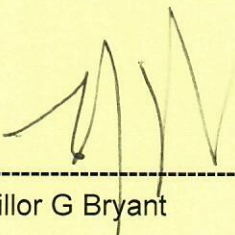
CPC: Has strong **OBJECTION** on the planning application, it is an inappropriate development in the green belt, the position is set forward in the site in a way that is not sympathetic to adjoining dwellings.

DBC: Refuse

Ref: 4/02006/18/TCA St Paul's Church The Common fell T1 Birch Tree

CPC: Refer to Tree Officer

DBC: Raise no objection



Councillor G Bryant

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APPEAL LODGED TO DBC UNDER TOWN AND PLANNING ACT 1990

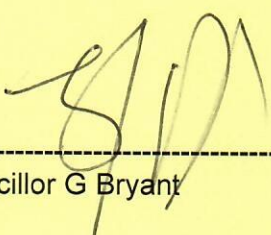
Ref: 4/02249/18/MFA Garden Scene WD4 9EG demolition of existing buildings construction of 17 dwellings (class C3) and one retail (class A1 shop) unit and parish store room formation of layby to Chapel Croft and alterations to vehicle and pedestrian accesses.

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DATE OF NEXT MEETING

The next meeting will be held on the 23rd April 2019 @ 7.15 pm, The Blackwells
10 The Common WD4 9BS.

The meeting closed at 8.50 pm.



Councillor G Bryant

23 APRIL 2019

Date

