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## CHIPPERFIELD PARISH COUNCIL

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### PLANNING COMMITTEE MINUTES

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**Minutes** of the **Planning Committee** meeting of Chipperfield Parish Council held on the 21<sup>st</sup> January 2020 in **The Blackwells 10 The Common WD4 9BS** at 7.15 pm.

Present:	Councillor	G Bryant	Chairman
	Councillor	E Flynn	
	Councillor	K Cassidy	
	Councillor	T McGuinness	

Also, in attendance; Mrs U Kilich Parish Clerk 9 members of public

**68/19 CHAIRMANS ANNOUNCEMENTS**

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

**69/19 APOLOGIES FOR ABSENCE**

Apologies received from Cllr Laverack

**70/19 DECLARATIONS OF INTEREST**

Cllr Flynn declared interest in application number 19/09091/LDE Birch Lodge Megg Lane

**71/19 MINUTES**

It was **PROPOSED** by Councillor Laverack and seconded by Cllr McGuinness and was **RESOLVED** that the minutes presented was a true account of the proceedings of the meeting on the 10<sup>th</sup> December 2019.

**72/19 CHAIRMANS REPORT & CORRESPONDENCE RECEIVED**

Potential Development on The Street  
Cllr Bryant informed members that Chipperfield Parish Council will be engaging with the developer to discuss pre-application.

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Councillor G Bryant

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Date

**PLANNING APPLICATIONS To discuss and comment on the following Planning Applications.**

**Ref: 19/03033/FUL The Orchard Alexandra Road WD4**

Garage and outbuildings and construction of 3 new detached dwellings.

CPC: Application deferred to special meeting on the 28<sup>th</sup> January 2020.

**Ref: 19/02712/FUL The Spice Village WD4** 9BH six 3-bedroom terraced dwellings with associated car parking provision of 15 spaces and landscaping. Separate parking spaces for restaurant and general public use.

CPC: OBJECTION objects to this application and in setting out the reasons below makes reference to previous applications (A) 4/01520/18 4 dwellings (supported by CPC) – decision Grant; (B) 4/02423/18 5 dwellings (opposed by CPC & DBC) Granted on Appeal.

CPC supported (A) after extensive pre-application discussions with the Applicants agents.

CPC recognised that in this location, within the conservation area, close to the iconic but busy crossroads that a sensitively designed scheme to be essential for this site. CPC encouraged the Applicant to provide adequate parking for both dwelling occupants, their visitors and for the Spice Village restaurant which operates both as a takeaway and seated restaurant. Car parking is important for restaurant staff who live outside the village. The adjacent busy crossroads requires that on-street parking in this vicinity be discouraged due to the high accident rate at the crossroads. Furthermore, as demonstrated successfully in other recent planning applications in the village, Chipperfield is wholly car dependent. Application (A) satisfies CPC recommendation and provided 3 parking spaces per dwelling and provided 13 spaces for restaurant staff, customers and take-away pick-ups.

CPC opposed (B) because the strengths of (A) had been diluted both visually (street scene) and in respect of reduced parking provision.

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Councillor G Bryant

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Date

The Applicant seeks to justify the subject application by citing selectively certain paragraphs from the Inspectors report on (B). However, this application reduces parking provision to 2.5 per dwelling and reduces restaurant parking to 9 spaces. Whilst the dwelling parking may well achieve DBC standard it will certainly result in overspill parking onto Chapel Croft and offer a significantly diminished street scene to (A) as well as overdevelopment on the basis of density generally in the conservation area. This scheme is inappropriate for this important site in the village and CPC recommends refusal.

**Ref: 19/03270/FUL The Spice Village 7 new dwellings with car parking spaces and Landscaping.**

**CPC: OBJECTION** to this application and in setting out the reasons below makes reference to previous applications (A) 4/01520/18 4 dwellings (supported by CPC) – decision Grant; (B) 4/02423/18 5 dwellings (opposed by CPC & DBC) Granted on Appeal.

CPC supported (A) after extensive pre-application discussions with the Applicants agents.

CPC recognised that in this location, within the conservation area, close to the iconic but busy crossroads that a sensitively designed scheme to be essential for this site. CPC encouraged the Applicant to provide adequate parking for both dwelling occupants, their visitors and for the Spice Village restaurant which operates both as a takeaway and seated restaurant. Car parking is important for restaurant staff who live outside the village. The adjacent busy crossroads requires that on-street parking in this vicinity to be discouraged due to the high accident rate at the crossroads. Furthermore, as demonstrated successfully in other recent planning applications in the village, Chipperfield is wholly car dependent. Application (A) satisfies CPC recommendation and provided 3 parking spaces per dwelling and provided 13 spaces for restaurant staff, customers and take-away pick-ups.

CPC opposed (B) because the strengths of (A) had been diluted both visually (street scene) and in respect of reduced parking provision.

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The subject application reduces parking provision to 2.1 per dwelling and reduces restaurant parking to 7 spaces. This inadequate dwelling parking will certainly result in overspill parking onto Chapel Croft. To make matters worse the Applicant not only states that the restaurant parking be available for visitor parking but also 4 of the spaces are tandem (one behind the other) which is wholly inappropriate for non-domestic use? This inadequate parking provision for the restaurant will lead to additional on-street parking in a way that is wholly inappropriate for a conservation area. This scheme offers a significantly diminished street scene to (A) as well as overdevelopment on the basis of density generally in the conservation area. This scheme is inappropriate for this important site in the village and CPC recommends refusal.

**Ref: 19/03098/ROC Juniper 2 Nunfield WD4 9EW** variation of condition 4 (hard standing materials) and 5 (surface water) attached. To planning permission 4/00421/18/FHA 4/00421/18/FHA 2 Nunfield WD4 9EW two storey rear extension Internal alterations formation of new access to Kings Land and construction of hard standing.

CPC: No comment

**Ref: 19/03092/ROC Juniper 2 Nunfield WD4 9EW** variation of condition 2 (Approved plans) 3 (materials) 6 (external paint colour) attached to planning permission 4/00419/18/FUL (demolition of existing detached garage and flat roof side extension. Construction of new 2 bedroom dwelling.)

CPC: No comment

**Ref: 19/3204/ROC Juniper 2 Nunfield WD4 9EW** variation of condition 2 (Approved plans) 3 (materials) 6 (external paint colour) attached to planning permission 4/00419/18/FUL (demolition of existing detached garage and flat roof side extension. Construction of new 2 bedroom dwelling.)

CPC: No comment

**Ref: 19/03086/FHA Heath End The Common WD4 9BL** Infill rear extension

CPC: No objection

**Ref: 19/03052/ROC Top Common The Common WD4 9BN** variation of conditions 6 (roof/covered Structure) and 8 (development usage) attached to planning permission 4/01793/19/MFA (replacement covered menage re-submission)

CPC: not only supports this application but goes further to recommend that the two conditions be widened to 'any equestrian use.

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Date

Top Common has been a long-established equestrian property (pre-dating the occupation by Mr and Mrs Sattin). Previous owners pursued different equestrian disciplines and there is high likelihood that future owners would have equestrian interests but not necessarily only Dressage. The amendments to both conditions would substitute 'any equestrian use' in place of 'the purposes of training competition dressage horses.

**Ref: 19/03091/LDE Birch Lodge Megg Lane WD4 9JW** residential use of land surround existing dwelling.

CPC: No comment

**Ref: 20/00009/LDP Briery Hillsfield Wayside WD4 9JJ** rear extension of 3.5 meters.

CPC: No comment

**Ref: 20/00038/TCA High Winds The Common WD4 9BN** Fell Norway Spruce

CPC: Refer to Tree Officer

**Ref: 20/00045/LDP Sylvvanglade Wayside WD4 9JJ** rear and porch extension renewal of façade Materials and installation of flue to existing dwelling

CPC: No comment

**Ref: 20/00030/TCA Orchard Cottage The Common WD4 9BL** Works to trees

CPC: Refer to Tree Officer

**Ref: 20/00061/TCA Saddlebow The Common WD4 9BL** Fell pear tree (T3) because of low amenity value.

CPC: Refer to Tree Officer

**Ref: 20/00049/FHA Old Place Tower Hill WD4 9LN** single storey side link porch and boot room; internal alterations and installation of external doors to existing outbuilding single storey rear kitchen extension; enlargement of existing rear dormer window.

CPC: No comment

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**74/19 DECISIONS MADE BY THE PLANNING AUTHORITY  
PRIOR TO THE MEETING**

Nothing to report.

**75/19 Planning Appeal Town & Country Planning Act 1990 Appeal Lodged**

Ref: 19/00012/T The Old Stables Croft Lane construction of three bedroom detached dwelling with carport/garage. Alterations to landscape including new orchard/copse, wildflower meadow and wildlife pond.

Validated 11/11/2019; start date 16/12/19; overall expiry date 27-01-2020.

**76/19** Ref: 4/03231/18/FUL The Orchard Alexandra Road part demolition of semi-detached cottage,

garage and outbuildings. Construction of three new detached dwellings.

Validated 11/2019 start date 12/12/2019 overall expiry date 30/01/2020

**DATE OF NEXT MEETING**

**The next meeting will be held on the 28<sup>th</sup> January 2020 @ 7.15 pm, The Blackwells  
10 The Common WD4 9BS. The meeting closed at**

**The meeting closed at 20.10**

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Councillor G Bryant

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Date