



Chipperfield Parish Council  
The Village Hall  
The Common, Chipperfield  
Herts.  
WD4 9BS

Tel : 01923 263 901  
Email : [parishclerk@chipperfield.org.uk](mailto:parishclerk@chipperfield.org.uk)  
website: [www.chipperfieldparishcouncil.gov.uk](http://www.chipperfieldparishcouncil.gov.uk)

## PLANNING COMMITTEE MINUTES

**Meeting held on Tuesday 17<sup>th</sup> October 2023 7.15 pm at The Blackwells The Common  
Chipperfield WD4 9BS**

Present:

Cllr's Geoff Bryant (Chairman), Kevan Cassidy, and Paul Foxall.

Five members of the public and Mrs U Kilich Proper Officer to the Council and Borough Cllr P Walker and Cllr G Adeleke.

### **78/23 CHAIRMAN'S ANNOUNCEMENTS**

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

### **79/23 APOLOGIES FOR ABSENCE**

**To accept and approve apologies for absence.**

**RESOLVED**, proposed by Cllr Bryant, seconded by Cllr Cassidy to accept apologies of absence from Cllr Hinton and Cllr Flynn for the reasons stated in the email.

### **80/23 DECLARATIONS OF INTEREST**

To receive any pecuniary interests relating to items on the agenda.

A member, when declaring their registrable pecuniary or significant interest in a matter must leave the meeting but may remain in the public room when the matter is being discussed.

Nothing to declare.

### **81/23 Public Participation**

The Chair may at their discretion and at a convenient time in the transaction of business invite members of the public to speak in relation to the business to be transacted at the meeting. Speeches may not exceed three minutes. If several residents wish to make a statement on the same matter, it is suggested that they agree by prior arrangement to a spokesperson to speak on their behalf. Anyone wishing to speak is invited to contact the Clerk prior to the start of the meeting and advise on which subject they wish to talk about. Alternatively, a short statement may be read out on the participant's behalf and in accordance with the above stipulations. Statements must be submitted to the Clerk before 12 noon on the day of the meeting.

### **82/23 MINUTES To approve the minutes of the meeting held 26<sup>th</sup> September 2023**

**RESOLVED**, proposed by Cllr Cassidy, seconded by Cllr Foxall to approve the Planning Minutes from 26<sup>th</sup> September 2023 as a correct record and, as such. Be duly signed by the Chair. Unanimously agreed.

**83/23 CHAIRMANS REPORT & CORRESPONDENCE RECEIVED**

The Yard To be discussed at Full Council Meeting following the Planning Meeting.

**84/23 PLANNING APPLICATIONS To discuss and comment on the following.**

**Planning Applications.**

**Reference: 23/02323/FHA**

Proposal: Modifications to existing converted garage to include a Bi Fold Door and roof lights

Address: Mulberry Chapel Croft Chipperfield Kings Langley Hertfordshire WD4 9EH

CPC: No comment

**Reference: 23/02351/TCA**

Proposal: T1 Ash - Fell

T2 Ash - Fell

T3 Ash - Fell

Address: Anchor Cottage The Common Chipperfield Kings Langley Hertfordshire WD4 9BU

CPC: Refer to Tree Officer

**Reference: 23/02339/FUL**

Proposal: Proposed detached double garage

Address: Flat 1 The Street Chipperfield Kings Langley Hertfordshire WD4 9BH

CPC: objects to this proposal because it is wholly inappropriate development both in the green belt and in the conservation area. The proposal is over-development of this already congested site and damages the 'street scene' through the elimination of the depicted landscaped green space between the housing scheme and Osteria restaurant (former Royal Oak and thereafter former 'Spice Village') as approved under 19/02712 presently under construction. The proposal is also in conflict with the extant approval 19/02712 by degrading the parking provision by making spaces 7,8,9 in 19/02712 less likely to be used because of the seeming obstruction of parking spaces of proposed garage. The proposal is, in effect, creating tandem parking (by stealth) which exacerbates the problems of parking provision for this site which requires vehicles to be able to exit forward facing. The parish council has consistently raised concerns over parking provision in and around the former 'Royal Oak' site. These concerns have been vindicated by the recent daily parking problems at the adjacent busy crossroads caused by the construction of the 6 bed scheme and the Osteria restaurant. It is now more important than ever that vehicles exit forward facing from the shared parking provision between the dwellings and restaurant.

The application erroneously states that the restaurant has 3 parking spaces to the front. This is not correct. Temporarily, during construction of 19/02712, CPC and the community have tolerated careless and dangerous parking to the front of the restaurant of 1, 2 or 3 cars. This causes problems for vehicles negotiating the adjacent crossroads and creates additional hazards for pedestrians (especially parents with small children, elderly) making it very difficult to cross. Once the designated 9 spaces are available for use it is the intention of the Parish Council to discourage parking adjacent to the crossroads. Parking is available at the nearby church car park in Dunny Lane.

The approved plans for 19/02712 depicted 'Existing Shed/Garage' within the restaurant curtilage. This was removed under 22/00608 which extended the restaurant seating area. It is wrong that this shortfall of space is being pursued to the detriment of the approved scheme 19/02712. The landscaping approved under 19/02712 must take precedence, be created as approved and we urge that the subject application be refused.

Reference:

4 bed scheme 4/01520/18

5 bed scheme 4/02423/18

6 bed scheme 19/02712 (under construction)

Proposed construction of detached building comprising 2 person maisonette over double garage 23/00999

Construction of detached maisonette 23/00205

Extensions to Osteria restaurant 22/00608

**Reference: 23/02374/FHA**

Proposal: Construction of a new pitched roof, raising of the ridges, with dormers & rooflights to the front & rear elevations. Re-cladding of the walls, new windows, doors & openings.

Address: Solong Stoney Lane Chipperfield Kings Langley Hertfordshire WD4 9LS

CPC: No comment defer the matter to the DBC Case Officer and Conservation Team

**Reference: 23/02281/LBC**

Proposal: Reinforce or replace rotted roof hip, battens and fascia board in two sections of Mulberry Cottage.

Address: 3 The Dell Dunny Lane Chipperfield Kings Langley Hertfordshire WD4 9DB

CPC: No comment defer the matter to the DBC Case Officer and Conservation Team

**Reference: 23/02277/LBC**

Proposal: Repair or replacement windows

Address: 3 The Dell Dunny Lane Chipperfield Kings Langley Hertfordshire WD4 9DB

CPC: No comment defer the matter to the DBC Case Officer and Conservation Team

**Reference: 23/02400/TCA**

Proposal: T1 - Red Oak - Fell to ground level T2 - Oak - works to tree

Address: The Old Forge The Street Chipperfield Kings Langley Hertfordshire WD4 9BH

CPC: Refer to Tree Officer

**Reference: 23/02414/FHA**

Proposal: Addition of 3 roof lights, side windows to stairwell and bathroom, high level windows in bedroom, replace front door with window, reduce roof height.

Address: Tyllwyn 129 Scatterdells Lane Chipperfield Kings Langley Hertfordshire WD4 9EY

CPC: No comment

**85/23 DECISIONS MADE BY THE PLANNING AUTHORITY  
PRIOR TO THE MEETING**

**Reference: 23/01654/UPA**

Proposal: Single storey roof extension measuring 7.27m deep with a maximum height of 8.82m. | Denbar

Address: 62 Scatterdells Lane Chipperfield Kings Langley Hertfordshire WD4 9EX

DBC: Granted (CPC: No comment)

**Reference: 23/02127/TCA**

Proposal: Works to tree.

Address: The Tile House The Street Chipperfield Kings Langley Hertfordshire WD4 9BH

DBC: Granted (CPC: Refer to Tree Officer)

**Reference: 23/02164/TCA**

Proposal: Felling of T2 and T3 and works to G1

Address: Copthall The Street Chipperfield Kings Langley Hertfordshire WD4 9BH

DBC: Granted (CPC: Refer to Tree Officer)

**86/23 Planning Appeal Town & Country Planning Act 1990**

**Reference: 23/00015/ENFORC**

Without planning permission, the construction of a detached structure to provide two semi-detached outbuildings.

Address: Martlets The Common Chipperfield WD4 9BS

CPC: In progress

**87/23 Date of next Development Management Committee (DMC) will be on 19<sup>th</sup> October 2023 at 7pm.**

**88/23 DATE OF NEXT MEETING 7<sup>th</sup> November 2023 at 7.15 pm at The Blackwells The Common Chipperfield WD4 9BS**

**The meeting concluded at 19.38**