



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 19<sup>th</sup> December 2023 7.15 pm at The Blackwells The Common  
Chipperfield WD4 9BS

Present:

Cllr's Geoff Bryant (Chairman), Kevan Cassidy, Eamonn Flynn, Paul Foxall and Malcolm Paton.

### 111/23 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.

### 112/23 APOLOGIES FOR ABSENCE

To accept and approve apologies for absence.

Resolved to accept apologies of absence from Cllr Hinton and Mrs Kilich Parish Clerk.  
Unanimously agreed.

### 113/23 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.

Cllr Flynn declared an interest in the Birch Lodge application. There were no further declarations of interest to record.

### 114/23 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.

There were no members of public present.

### 115/23 MINUTES To approve the minutes of the meeting held 28<sup>th</sup> November 2023

**RESOLVED**, proposed by Cllr Foxton, seconded by Cllr Flynn to approve the Planning Minutes from 28<sup>th</sup> November 2023 as a correct record and, as such, be duly signed by the Chair. Unanimously agreed.

## **116/23 CHAIRMANS REPORT & CORRESPONDENCE RECEIVED**

1. The chairman provided an update on the Baptist Church. Lead bidder has not yet exchanged contracts on the sale. No Plans available as yet.
2. The chairman updated the meeting on Dacorum's plan to introduce parking charges in many places across the villages including Kings Langley high street (charges expected to be £2 per hour).
3. There has been no planning update on the equestrian scheme at Chipperfield house.

## **117/23 PLANNING APPLICATIONS To discuss and comment on the following.**

### **Reference: 23/02830/TPO**

Proposal: Work to tree

Address: 1-6 Carter Row Chapel Croft Chipperfield Kings Langley Hertfordshire WD4 9FD

CPC: This has already been discussed with DBC who wrote to say they will monitor activity but the tree is not in good enough condition to be eligible for a TPO.

Refer to Tree Officer

### **Reference: 23/02826/DRC**

Proposal: Details required by Condition 2 (Approved Plans), 3 ( Materials), 4 (Hard Landscaping), 5 (EVC), 6 (Parking), 7 (Visibility Splays), 8 (Gate ), 9 (Water disposal), 11 (Tree Protection Plan) attached to planning permission 21/00209/FUL (Demolition of the existing dwelling house and replacement with a six-bedroom dwelling house.)

Address: Hazel Croft 47 Scatterdells Lane Chipperfield Kings Langley Hertfordshire WD4 9EU

CPC: Design of the gates is not clear from the plans submitted. Gate height and design (open, not close boarded design and max height 1.3m) should be consistent with the outline described in the Village Design Statement. Other issues described raised no additional comments from the Parish Council.

### **Reference: 23/02826/ROC**

Proposal: Variation of Conditions 2 (Approved Plans), 3 ( Materials), 4 (Hard Landscaping), 5 (EVC), 6 (Parking), 7 (Visibility Splays), 8 (Gate ), 9 (Water disposal), 11 (Tree Protection Plan) attached to planning permission 21/00209/FUL (Demolition of the existing dwelling house and replacement with a six-bedroom dwelling house.)

Address: Hazel Croft 47 Scatterdells Lane Chipperfield Kings Langley Hertfordshire WD4 9EU

CPC: See above

### **Reference: 23/02917/UPA**

Proposal: Additional storey over existing single storey dwelling house

Address: Birch Lodge Megg Lane Chipperfield Kings Langley Hertfordshire WD4 9JW

CPC: It is noted there are no floor plans associated with this application and no description of sections in order to gauge height and utility of the proposed design. It is assumed the ridge height will not exceed an additional height of 2.5m.

CPC object to the use of concrete roof tiles as this is considered inappropriate especially as the roof pitch will now be steeper and present more of significant impact on the street scene. DBC's conservation team have insisted on the use of clay tiles on some of the neighbouring properties and should be re-consulted on this aspect of this proposal.

**Reference: 23/02918/APA**

Proposal: Conversion of agricultural barn to a residential dwelling

Address: Tenements Farm Tower Hill Chipperfield Kings Langley Hertfordshire WD4 9LN

CPC: CPC have no concerns in principle over the building design but do have concerns over this development in the Green Belt, the concern raised by highways over fire appliance access and the impact on what is a right of way. CPC wish this application to be considered by the conservation team given the property is directly adjacent to the village conservation area. CPC remain concerned over the precedent of development on this parcel of land and the potential for further development after the recent transfer of ownership.

**118/23 DECISIONS MADE BY THE PLANNING AUTHORITY  
PRIOR TO THE MEETING**

Reference: 23/01533/ROC

Proposal: Removal of condition 2 (Approved Plans) attached to planning permission 20/00887/FUL (Part single, part two storey side and rear extension and conversion of the dwelling into two cottages).

Address: Martlets The Common Chipperfield Kings Langley Hertfordshire WD4 9BS

DBC: Refused (CPC: Object)

Reference: 23/02452/FHA

Proposal: Raise and alter the roof. Conversion of the existing garage. Construction of a timber porch. Construction of a two storey rear extension and alterations to the roof form of the existing single storey rear wing from hipped to gable.

Address: Lone Holly Chapel Croft Chipperfield Kings Langley Hertfordshire WD4 9EQ

DBC: Granted (CPC: No comment)

**119/23 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

**Reference 23/00050/REF**

Refusal of Planning Permission

Address: 1 Tower Hill, Chipperfield

CPC: In progress

**Reference: 23/00067/REFU**

Proposal: Construction of an additional storey from 4.7m to a maximum of 6.57m from ground level

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

CPC: In progress

**120/23 Date of next Development Management Committee (DMC) will be on 11<sup>th</sup> January 2024 at 7pm.**

Expect agenda 3<sup>rd</sup> January 2024

**121/23 DATE OF NEXT MEETING 9<sup>th</sup> January 2024 at 7.15 pm at The Blackwells The Common Chipperfield WD4 9BS**

The meeting concluded at: 19:55