



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 16 May 2023 7.15 pm at The Village Hall Common Chipperfield WD4 9BS

Present:

Cllr's Geoff Bryant (Chairman), Kevan Cassidy, Tony McGuinness, Eamonn Flynn, Paul Foxall and Luke Hinton

Also present Mrs U Kilich Proper Officer and two member of the public

### 01/23 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.

### 02/23 APOLOGIES FOR ABSENCE

To accept and approve apologies for absence.

None

### 03/23 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.

There were no declarations of interest to report.

### 04/23 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 questions

### 05/23 MINUTES To approve the minutes of the meeting held 25<sup>th</sup> April 2023

Resolved, proposed by Cllr Flynn, seconded by Cllr Hinton that these Minutes be agreed as a true and accurate record of the proceedings and be duly signed by the Chairman. Unanimously agreed.

**06/23 CHAIRMANS REPORT & CORRESPONDENCE RECEIVED**

Cllr Bryant informed members that there is a possibility of having a meeting with the Case Officer on 1 the Street, Cllr Bryant has been liaising with Borough Coucillor Stewart Riddick.

**07/23 PLANNING APPLICATIONS To discuss and comment on the following.**

**Planning Applications.**

Reference: 23/01013/TCA

Proposal: Work to Trees

Address: Corner Cottage Kings Lane Chipperfield Kings Langley Hertfordshire WD4 9EN

CPC: Refer to Tree Officer

Reference: 23/00999/FUL

Proposal: Proposed construction of detached building comprising 2 person maisonette over double garage within the existing car parking area

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. The proposal is also in conflict with the extant approvals in respect of this site which forms part of the former 'Royal Oak' which became 'Spice Village' and is now 'Osteria' and degrades the parking provision and vehicle manoeuvrability within the approved parking provision of adjacent schemes.

There are 3 extant planning approvals for residential development in the former car park area. These 3 schemes do not permit any parking provision for the application site. CPC supported the first of these (4 bedroom scheme) but objected to the 5 & 6 bedroom schemes for reasons that included the reduction in parking provision to the then 'Spice Village' restaurant.

This proposed scheme depicts incursion into the site of the 3 approved extant schemes by allocating some of the parking provision to this application which creates conflict with the granting of planning approval for this site vs the 3 others. The parish council strongly opposes the degradation in parking provision of the 6 bedroom scheme presently under construction.

The parish council concerns over parking provision in and around the former 'Royal Oak' site 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 new 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 ability to exit forward facing will be compromised by the proposed tandem parking of vehicles under the dwelling to those in front which will significantly impair manoeuvrability.

Reference:

4 bed scheme 4/01520/18

5 bed scheme 4/02423/18

6 bed scheme 19/02712 (under construction)

Extensions to Osteria restaurant 22/00608

The proposed design with external staircase, roof shape/detail is inappropriate at this 'signature' site at one of the two major village crossroads in the heart of the conservation area.

Reference: 23/00261/FUL

Proposal: Construction of two self-build dwellings following the demolition of the existing nursery buildings.

Address: Land At Tulip Close Chipperfield Kings Langley Hertfordshire

CPC: Clarification on final drawings on the curtilage which does not show on the drawings.

Reference: 23/00988/FUL

Proposal: Replacement of approved parking area to the side of the dwellings with new parking area to the front. Resubmission of 22/03132/FUL

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

CPC Objects to this proposal as being totally inappropriate for this site in the core of the village at the heart of the conservation area fronting the Common, Village Hall and village church.

The site has extant approval for parking in a less prominent position and no grounds can be justified for this amendment which will in effect increase the vista of parked cars viewed from the Common/Street.

The access to the site is over land forming part of the Common but is a grant to pass over but not park or manoeuvre. This access is a shared access to the Village Hall and is thus essential for Hall users to set up and set down events. The 'swept analysis' renders nearly all of this access space to vehicle manoeuvres for the proposed site to the detriment of Hall users. DBC as owner of the Common has the responsibility to maintain access to this vital community space. CPC objects in the strongest terms to this proposal.

Reference: 23/01040/HPA

Proposal: Single storey rear extension measuring 6m deep with a maximum height of 4m and maximum eaves height of 2.7m

Address: 7 Croft Cottages, Croft Lane, Chipperfield, Kings Langley, Hertfordshire, WD4 9DX

CPC: No comment (not mandatory to provide plans for permitted development)

Reference: 23/01014/DRC

Proposal: Details as required by condition 2 (materials on external surfaces) attached to planning permission 23/00195/FHA (Garage Conversion, Replacement Windows and Doors, Smooth Rendered Finish to Existing and New Walls, Single Storey Rear Extension, Cladding / Rendering of Existing Out

Address: Russett View, Dunny Lane, Chipperfield, Kings Langley, Hertfordshire, WD4 9DD

CPC: No comment

## **08/23 DECISIONS MADE BY THE PLANNING AUTHORITY PRIOR TO THE MEETING**

Reference: 23/00500/NMA Martlets,

Proposal: Non-material amendment to planning permission 20/00887/FUL (Part single, part two storey side and rear extension and conversion of the dwelling into two cottages)

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

DBC: Grant (CPC: Comment)

Reference: 23/00691/FUL

Proposal: Demolition of existing detached buildings comprising cattery and erection of a single storey dwelling house including landscaping.

Address: Pilgrim Cottage Megg Lane Chipperfield Kings Langley Hertfordshire WD4 9J

DBC: NOT VALID DBC have not made a decision as yet.

**09/23 Planning Appeal Town & Country Planning Act 1990**

Reference: 23/00015/ENFORC

Proposal: Proposal: Addition of 3 parking spaces, separation of front footpath, adjustments to fencing and solar panels to side facing roof. (Previous proposals approved as part of; 20/00887/FUL – Full Planning Approval and 20/03016/DRC – Planning Conditions Approval)

Address: Martlets The Common Chipperfield WD4 9BS

CPC: In progress

**10/23 Date of next Development Management Committee (DMC) will be on 25th May 2023 at 7pm.**

**11/23 DATE OF NEXT MEETING 6<sup>th</sup> June 2023 at 7.15 pm at The Village Hall Chipperfield WD4 9BS**

**The meeting concluded at 19.46**