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PLANNING COMMITTEE MINUTES

Meeting held on Tuesday 21st February 2023 at 7.15 pm at The Blackwells The Common
Chipperfield WD4 9BS

Present:

Cllr's Geoff Bryant (Chairman), Kevan Cassidy, Eamon Flynn, Tony McGuinness and Luke Hinton.

Also present Mrs U Kilich Proper Officer and two members of the public and Dan Stevens

104/22 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.

105/22 APOLOGIES FOR ABSENCE

To accept and approve apologies for absence.

There were no apologies of absence.

106/22 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 Cassidy declared interest as a near neighbour to application 'Land at Tulip Close'

107/22 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.

108/22 MINUTES To approve the minutes of the meeting held 17th January 2023

RESOLVED, proposed by Cllr Hinton, seconded by Cllr McGuinness to approve the Minutes of 17th January 2023 as a true and accurate record, and as such, be duly signed by the Chair. Unanimously agreed.

109/22 CHAIRMANS REPORT & CORRESPONDENCE RECEIVED

Nothing to report.

110/22 PLANNING APPLICATIONS To discuss and comment on the following.

Reference: 23/00195/FHA

Proposal: Garage Conversion, Replacement Windows and Doors, Smooth Rendered Finish to Existing and New Walls, Single Storey Rear Extension, Cladding / Rendering of Existing Out-building / Garage Block.

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

CPC: No comment

Reference: 23/00228/LDE

Proposal: The storage and containment of roof tiles and equipment, and siting of 2no shipping containers (used for further storage relating to roofing business).

Address: The Yard Chapel Croft Chipperfield Kings Langley Hertfordshire

CPC: OBJECTION, Inappropriate use and development of land in Green Belt and in close proximity of Conservation area. Until recently this site had been adjacent to the rear yard and overflow car park of the former garden centre. For more than 15 years the application site was inactive and contained a small quantity of roofing materials and signage for the applicant's roofing business. The site was overgrown but not obviously inappropriate in appearance bearing in mind it was adjoining the garden centre rear yard. Since the completion of the housing development activity on the application site has increased and in the context of the enhanced 'street scene' this use is inappropriate. Furthermore, there are limitations on vehicle access (prohibition of goods vehicles) on the access roads of Chapel Croft & Tulip Close following the redevelopment the former garden centre to residential housing.

Reference: 23/00205/FUL

Proposal: Construction of detached maisonnette.

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

CPC: 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.

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

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: 23/00385/TCA

Proposal: Works to trees

Address: Heath End The Common Chipperfield Kings Langley Hertfordshire WD4 9BL

CPC: Refer to Tree Officer

Reference: 23/00376/TCA

Proposal: Works felling of trees

Address: Chipperfield House Tower Hill Chipperfield Kings Langley Hertfordshire WD4 9LP

CPC: Refer to Tree Officer

Reference: 23/00381/TPO

Proposal: Tree works.

Address: Kingsford Kings Lane Chipperfield Kings Langley Hertfordshire WD4 9EN

CPC: Refer to Tree Officer

Reference: 23/00402/FHA

Proposal: Rear first floor extension, dropped kerb and construction of an outbuilding

Address: 19 Tower Hill Chipperfield Kings Langley Hertfordshire WD4 9LJ

CPC: No comment

111/22 DECISIONS MADE BY THE PLANNING AUTHORITY PRIOR TO THE MEETING

Reference: 22/03493/FUL

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

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

DBC: Refused (CPC: No comment)

Reference: Reference: 22/03470/LDE

Proposal: Residential garden land boundary extended . Single storey rear and side extensions.

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

DBC: Granted (CPC: No comment)

Reference: 22/03469/LDP

Proposal: Installation of glazed doors and windows to chimney breast to side elevation. Construction of swimming pool within garden to side of house.

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

DBC: Granted (CPC: No comment)

Reference: 22/03484/LDP

Proposal: Single storey side extension

Address: 42 Tower Hill Chipperfield Kings Langley Hertfordshire WD4 9LH

DBC: Granted (CPC: No comment)

Reference No. 22/03743/DRC

Proposal: Details as required by conditions 2d (Remediation) and 3 (Further Contamination) attached to planning permission 19/02788/FUL (Demolition of detached garage and construction of two new semi-detached houses in the rear garden of Molly Ash)

Address: 8 Alexandra Road, Chipperfield, Kings Langley, Hertfordshire, WD4 9DS

DBC: Granted (CPC: No comment)

Reference: 22/02646/FUL

Proposal: Removal of a section of a high brick wall to allow parking for disabled owner.

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

DBC: Refused (CPC: No comment)

Reference: 22/03550/FHA

Proposal: Construction of single/double storey rear/side/front extensions and front hip to gable roof extension. Construction of front and rear dormer roof extensions following demolition of rear dormers and front roof window.

Address: 74 Scatterdells Lane Chipperfield Kings Langley Hertfordshire WD4 9EX

DBC: Granted (CPC: No comment)

Reference: 22/03746/FHA

Proposal: Demolition of the cricket net, construction of new greenhouse and minor alterations to the cottage.

Address: Saddlebow The Common Chipperfield Kings Langley Hertfordshire WD4 9BL

DBC: Granted (CPC: No comment)

Reference No: 22/03719/ROC

Proposal: Removal of condition 3 (doors and windows) attached to planning permission 4/02635/03/FHA (Single storey rear extension)

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

DBC: Granted (CPC: No comment)

112/22 Planning Appeal Town & Country Planning Act 1990

Nothing to report

113/22 Date of next Development Management Committee (DMC) will be on 23rd February 2023 at 7pm.

Cllr Cassidy will be attending the DMC meeting to represent on

114/22 DATE OF NEXT MEETING 14th March 2023 at 7.15 pm at The Blackwells Chipperfield WD4 9BS

The meeting concluded at 19.45