



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

Meeting held on Tuesday 27th June 2023 7.15 pm at The Village Hall Common Chipperfield WD4 9BS

Also Present:

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

Also present Mrs U Kilich Proper Officer and three members of the public.

23/23 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.

24/23 APOLOGIES FOR ABSENCE

To accept and approve apologies for absence.

Resolved, proposed by Cllr Cassidy, seconded by Cllr Hinton, to approve apologies for absence from Cllr Flynn. Unanimously agreed.

25/23 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 record.

26/23 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.

The three members of the public were present for 3 Chantry View Chapel Croft as interested members.

27/23 MINUTES To approve the minutes of the meeting held 6th June 2023
Resolved, proposed by Cllr Foxall seconded by Cllr Cassidy to approve the Minutes of 6th June 2023 as a true and accurate recording. Unanimously agreed.

28/23 CHAIRMANS REPORT & CORRESPONDENCE RECEIVED
Nothing to report.

29/23 PLANNING APPLICATIONS To discuss and comment on the following.
Planning Applications.

Reference: 23/01442/FHA

Proposal: Retrospective Excavation Works and Replacement Landscape Scheme.
Address: 3 Chantry View Chapel Croft Chipperfield Kings Langley Hertfordshire WD4 9EH

CPC: The Parish Council were extremely concerned to hear of the works performed at this property given its position in the conservation area and its central position in the village and its potential impact on neighbouring properties. The excavation works had been brought to our attention by residents in neighbouring properties who were concerned over the structural implications to the dividing boundary walls/fences to neighbouring properties. DBC building control should be asked by Case Officer to become involved if not done so already. Additionally CPC has concerns over the exposed roots to the row of trees on rear boundary which may have been permanently damaged in the recent hot, dry weather – this is a matter on which DBC Trees & Woodlands could comment. CPC is pleased that this application has been submitted which seems to approximately reinstate the rear land similar to the as-built scheme that the occupier of this and adjacent cottages have purchased. We are surprised that this application does not state the reason for this unauthorised excavation having taken place and the reason for such deep excavation. The proposes reinstatement looks to achieve a level lawn whereas previously it was slightly sloping. We are informed that adjacent residents have been told verbally/in writing by the applicant that the intention is to erect a structure on the rear garden. Should the case officer be minded to grant/ recommend approval we urge that conditions be applied to remove PD rights and potentially consider an Article 4 direction, if appropriate, bearing in mind that this site is in the core of the village and is pivotal site in the Conservation Area. All decisions ought to be consistent with the approved application for this row of 4 dwellings and its associated planning conditions.

Reference: 23/01417/FHA

Proposal: Demolition of existing conservatory & replace with single storey rear extension.
Address: Holly Cottage Kings Lane Chipperfield Kings Langley Hertfordshire WD4 9EP

CPC: No comment

Reference: 23/01437/TCA

Proposal: Felling of tree.
Address: Corner Cottage Kings Lane Chipperfield Kings Langley Hertfordshire WD4 9EN

CPC: Refer to the Tree Officer

Reference: 23/01305/FHA

Proposal: Construction of a new pitched roof, raising of the ridge, 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: We have no objections in principle to an upward extension but have concerns that the flat roofed dormers look 'blocky' which could be amended such that the design reflects the guidance in the Village Design Statement. The DBC Conservation team made detailed comments to the recently withdrawn scheme for a replacement dwelling on the same site some of which could apply to this scheme and we look forward to their input. We are happy to receive modified drawings for further comment.

**30/23 DECISIONS MADE BY THE PLANNING AUTHORITY
PRIOR TO THE MEETING**

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

DBC: Refused (CPC: Objection)

Reference: 23/01171/TCA

Proposal: Fell trees.

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

DBC: Granted (CPC: Refer to Tree Officer)

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

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DBC: Granted (CPC: No comment)

31/23 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

32/23 Date of next Development Management Committee (DMC) will be on 13th July 2023 at 7pm.

33/23 DATE OF NEXT MEETING 18th July 2023 at 7.15 pm at The Village Hall Chipperfield WD4 9BS

Meeting concluded at 19.55