



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 1<sup>st</sup> October 2024 7.15 pm at The Blackwells The Common  
Chipperfield WD4 9BS**

Present:

Cllr's G Bryant (Chairman), K Cassidy, M Paton and L Hinton. Also present Cllr P Walker.

Also present: Mrs U Kilich (Proper Officer), and three members of the public

### **78/24 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.

### **79/24 APOLOGIES FOR ABSENCE**

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

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

### **80/24 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.

### **81/24 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.

### **82/24 MINUTES To approve the minutes of the meeting held 10<sup>th</sup> September 2024**

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

### **83/24 CHAIRMANS REPORT & CORRESPONDENCE RECEIVED**

Nothing to report.

**84/24 PLANNING APPLICATIONS To discuss and comment on the following.  
Reference: 24/02060/TCA**

Proposal: Fell tree.

Address: St Pauls Church The Common Chipperfield Kings Langley Hertfordshire  
WD4 9BS

CPC: Refer to the Tree Officer

**Reference: 24/02050/FUL**

Proposal: Refurbishment and conversion of former church building including the demolition of the single storey rear extension. New build rear extension to provide access stair. Provision of 4 x 2 bedroom flats with associated parking, landscaping, bin and cycle storage.

Address: Chipperfield Baptist Church The Street Chipperfield Kings Langley Hertfordshire

CPC was invited by the applicant to engage in pre-application discussions which commenced November 2023, initially with the applicant only, then later with the architect/ planning agent (Wakelin). At the early stages CPC learned about the applicant's speciality of repurposing the use of historic buildings. CPC viewed before and after images of such previous schemes. This gave CPC confidence that should the applicant be able to move from preferred bidder through to purchase, that the site would be in sympathetic hands. This is important because the church building is the iconic image forming part of the street scene in the core of the village from several vantage points.

CPC became aware of other bidders that may not have been able to repurpose the site in a way that would be supported by the community. In this regard CPC's role in dealing with potential applicants is to reflect the wishes of the community.

On-street parking is a major problem on 'The Street' which is close to the busiest crossroads in the village which suffers numerous minor traffic incidents and occasional serious ones hence the requirement to discourage on-street parking in the roads linked to the crossroads.

During the consultation process CPC made a number of suggestions to the applicant and design team many of which have been taken on board. One such suggestion was to achieve CPC's preferred parking provision, one space per bedroom subject to a minimum of 2. This has been incorporated into the site plan with 8 spaces.

Unknown to CPC (and probably most town/parish councils in Dacorum) is the revised parking policy of HCC highways introduced in recent months. This became known to CPC on 27-9-24 by HCC lodging their objection to this scheme and recommendation of refusal on the basis that the new policy has increased the minimum size of parking spaces which has 2 effects (reducing number of spaces in given site space and making it impossible to provide adequate turning space to enable forward facing exit from site). HCC's comments also pointed out the loss of manoeuvring space to the adjoining property The Old Manse.

The applicant's designer/agent has produced a revised proposed site plan (Rev B) with 6 parking spaces plus manoeuvring space to permit forward facing exit for both site users and occupants of The Old Manse.

This revised plan falls short of CPC's required parking provision of 8 spaces however this is mitigated by the numerous other benefits to the scheme. These include sympathetic preservation of the historic building, careful attention to detail such that changes/additions match the original, improved elevations through removal of 1960's rear extension and addition of modest extension matching the historic structure.

There are concerns with regard to the addition roof windows which CPC suggests should be referred to DBC conservation team.

In summary, CPC considers the scheme to be excellent and provides a welcome addition of modest size dwellings which have been scarce in recent years. The reduced parking provision is disappointing, but the nearby RC church does allow other users of its parking provision which is generally underused except for special events such as weddings, baptisms and funerals.

In conclusion CPC supports this revised scheme and believe the 'positives' outweigh the 'negatives'.

#### **85/24 DECISIONS MADE BY THE PLANNING AUTHORITY PRIOR TO THE MEETING**

**Reference: 24/00727/FUL**

Proposal: Redevelopment of the site for the construction of a bungalow  
Address: The Cow Shed Tenements Farm Tower Hill Chipperfield Kings Langley Hertfordshire

DBC: Granted (CPC: No comment)

**Reference: 24/01394/LBC**

Proposal: Replacement windows  
Address: Frenches Farm , Tower Hill, Chipperfield, Kings Langley, Hertfordshire, WD4 9LN

DBC: Granted (CPC: No comment)

**Reference: 24/01288/LDE**

Proposal: Existing family dwelling, with the addition of 3 no Velux roof windows  
Address: Keymers Chapel Croft Chipperfield WD4 9EQ

DBC: Application Withdrawn (CPC: No comment)

**Reference: 24/02008/TCA**

Proposal: 5 Day Notice fell trees  
Address: Tower Hill Garage Tower Hill Chipperfield Kings Langley Hertfordshire WD4 9LR

DBC: Granted (CPC: Refer to Tree Officer)

**Reference: 24/02060/TCA**

Proposal: Fell tree.  
Address: St Pauls Church The Common Chipperfield Kings Langley Hertfordshire WD4 9BS

DBC: Granted (Refer to Tree Officer)

**Reference: 24/01715/LDP**

Proposal: Conversion of existing outbuilding into an ancillary residential annexe.

Address: Pingelsgate The Common Chipperfield Kings Langley Hertfordshire WD4 9BN

DBC: Refused (CPC: Objection)

**86/24 Planning Appeal Town & Country Planning Act 1990**

**Reference: 24/00022/REFU**

Proposal: Variation 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 WD4 9BS

Appeal status: In progress

**Reference: 24/00035/REFU**

Proposal: Replacement of approved parking area to the side of the dwellings with new parking area to front. Planning application ref 23/00988/FUL

Address: Martlets The Common Chipperfield WD4 9BS

Appeal status: In progress

**Reference: 24/00020/REFU**

Proposal: Retention of the construction of a 1.52 metre high gate and associated hardstanding.

Address: Land Adj to Fir Croft Alexandra Road Chipperfield WD4 9DS

Appeal status; In progress.

**87/24 Date of next Development Management Committee (DMC) will be on 3<sup>rd</sup> October 2024 at 7pm.**

**88/24 DATE OF NEXT MEETING 22<sup>nd</sup> October 2024 at 7.15 pm at The Blackwells The Common Chipperfield WD4 9BS**

The meeting concluded at 20:20