



Chipperfield Parish Council,
The Village Hall
The Common, Chipperfield
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PLANNING COMMITTEE MINUTES

Tuesday 18th November 2025 7.15 pm The Blackwell, The Common, Chipperfield, WD4 9BS

Present: Cllr's G Bryant (Chair), E Flynn, P Foxall, M Paton, K Cassidy, and L Hinton.

Also present: Mrs U Kilich (Parish Clerk). There were also eight members of the public present.

78/25 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.

79/25 APOLOGIES FOR ABSENCE

To accept and approve apologies for absence.

Apologies of absence received from Cllr Phil Walker.

80/25 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 in application for the Land At Chapel Croft Tulip Close Kings Langley Hertfordshire. Cllr Cassidy abstained from any decision making.

81/25 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 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.

Members of the public were present for the Tulip Close.

82/25 MINUTES To approve the minutes of the meeting being held on 28th October 2025

Resolved, proposed by Cllr Flynn seconded by Cllr Paton to approve the minutes of 28th October 2025 as a true and accurate representation of the meeting. Unanimously agreed.

83/25 CHAIRMAN'S REPORT & CORRESPONDENCE RECEIVED

Cllr Foxall thanked Cllr Paton for attending the monthly DBC Planning meeting and for providing a subsequent update.

84/25 PLANNING APPLICATIONS To discuss and comment on the following.

Reference: 25/02723/LDP

Proposal: Single storey side infill extension adjoining an existing side extension.
Replacing existing flat roof with a flat ply deck and joisted roof.
Address: The Bungalow Croft Lane Chipperfield Kings Langley Hertfordshire WD4 9DX

CPC: No comment, refer to Conservation team

Reference: 25/02722/TCA

Proposal: Works to trees
Address: Orchard Cottage The Common Chipperfield Kings Langley Hertfordshire WD4 9BL

CPC: No Report from Tree Specialist (as recommended by DBC application form) - CPC recommends that the DBC Validation Team should routinely request report from tree/arborilogical specialist prior to validation of such applications

Reference: 25/02760/FUL

Proposal: Construction of four dwellings following the demolition of the existing nursery buildings.
Address: Land At Chapel Croft Tulip Close Chipperfield Kings Langley Hertfordshire

CPC: Regular sewerage issues in Tulip Close and Croft Road both inside dwellings and outside adjoining amenity spaces have been a regular frequent issues over last 4 years. CPC urges DBC to condition the adoption of private sewage treatment plant to each dwelling eg Kingspan Klargestor or similar.

Reference: 25/02774/FHA

Reference: 25/02775/LBC

Proposal: Part single storey part two storey rear extension.
Address: Broughtons Cottage The Common Chipperfield Kings Langley Hertfordshire WD4 9BL

CPC: Objection – Overdevelopment of site; property was previously extended circa 2015 and was deemed at the time to be the max size that the site could permissibly take.

Reference: 25/02648/FHA

Proposal: Proposed detached carport/outbuilding.
Address: Old Stocks 86 Scatterdells Lane Chipperfield Kings Langley Hertfordshire WD4 9EX

CPC: No comment.

Reference: 25/02785/TCA

Proposal: Fell and works to trees.
Address: The Two Brewers Inn The Common Chipperfield Kings Langley Hertfordshire WD4 9BS

CPC: – Support – Good Arborilogical Report

**85/25 DECISIONS MADE BY THE PLANNING AUTHORITY
PRIOR TO THE MEETING**

Reference: 25/02702/TCA

Address: Chipperfield Common The Common Chipperfield Kings Langley Hertfordshire

Proposal: Works to trees

DBC: Granted (CPC: Refer to the Tree Officer)

86/25 Planning Appeal Town & Country Planning Act 1990

Reference: 25/00023/REFU

Appeal At: Tuffs Farm Tower Hill Chipperfield Kings Langley Hertfordshire WD4

Proposal: Demolition of existing agricultural buildings, construction of 4 new dwellings, associated parking and landscaping.

Appeal status: In progress

Reference: 25/00045/REFU

Appeal at: Brambles The Common Chipperfield WD4 9BY

Proposal: Demolition of existing garage and construction of replacement garage/studio.

Appeal status: In progress

87/25 Date of the next Development Management Committee (DMC) will be on 11th December 2025 at 7pm.

88/25 DATE OF NEXT MEETING 9th December 2025 at 7.15 pm at The Blackwells The Common Chipperfield WD4 9BS

The meeting concluded at 20:05