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## **PLANNING COMMITTEE MINUTES**

**Tuesday 18<sup>th</sup> February 2025 7.15 pm The Blackwell, The Common, Chipperfield, WD4 9BS**

### **Present:**

Cllr's G Bryant (Chairman), E Flynn, P Foxall, M Paton and L Hinton.

Mrs U Kilich Parish Clerk.

### **133/24 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.

### **134/24 APOLOGIES FOR ABSENCE ACCEPT AND APPROVE.**

**Resolved, proposed by Cllr Flynn, seconded by Cllr Foxall to approve apologies of absence from Cllr Cassidy and Cllr Paton. Unanimously agreed. Apologies also received from Cllr Walker and Adeleke.**

### **135/24 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.

### **136/24 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.

Nothing to record.

### **137/24 MINUTES To approve the minutes of the meeting held 7<sup>th</sup> January 2025**

**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.**

### **138/24 CHAIRMANS REPORT & CORRESPONDENCE RECEIVED**

A request for pre-app meeting which has been arranged for 21<sup>st</sup> February 2025.

**139/24 PLANNING APPLICATIONS** To discuss and comment on the following.

**Reference: 25/00154/FHA**

Proposal: Proposed outbuilding

Address: 13 Tower Hill Chipperfield Kings Langley Hertfordshire WD4 9LJ

CPC: No comment

**Reference: 25/00157/FUL**

Proposal: New Dwelling

Address: Land Off Kings Lane Chipperfield Kings Langley Hertfordshire WD4

CPC objects to this application, as submitted, for the reasons outlined below. CPC acknowledges that this scheme has some improvements in comparison with the previous withdrawn scheme.

On-site parking provision meets CPC recommendation at 4 spaces (1 per bedroom). It is important to note that this section of Kings Lane has no on-street parking and indeed it is extremely rare to see a car parked in Kings Lane due to the volume of through traffic. There is no specific visitor parking on the site but typical of other dwellings in Kings Lane on-site visitor parking is possible by double/tandem parking in front of the 4 designated spaces. Assuming that this development is speculative in nature ie for resale, it is important that the parking provision is honestly portrayed in sales/contract documentation and makes clear with no ambiguity that on-street parking is not possible in this busy thoroughfare of Kings Lane.

The DBC Chipperfield Conservation Area Appraisal refers in considerable detail to the heritage and historic importance of the core area bounded by Kings Lane/ Chapel Croft/ The Street. This core area is referenced to the historic 'Royal Park' in the Area Appraisal and has been referenced in previous planning applications in, or adjacent to, this core area. The Area appraisal also refers to the importance of 'gaps' in the street scene as being an essence of the Conservation Area implying the importance of such gaps being retained as an intrinsic part of the street scene. The application site is such a 'gap'. From the conservation and historic heritage viewpoints there are compelling reasons to keep this site as a 'gap' of pivotal importance to the street scene.

The application site is noted in the Area Appraisal as 'an important sliver of land (which) still preserves access through to the farm from Kings Lane'.

Highway access (egress from site) has been flagged up as a concern by Herts Highways. This could be solved by removing vegetation to the frontage of the site however this would be undesirable both conservation-wise and to the street scene. Other properties along this section of Kings Lane have long established similar egress limitations with no known accidents arising. Also, the pedestrian footway is on the opposite side of Kings Lane separated from the highway by a hedge.

The house design and stated materials are improved in comparison with previous scheme but could be improved by following village vernacular. CPC urges the Conservation team to 'test' the proposal against both Conservation Guide and Village Design statement because it is CPC view that the design could be improved.

The site is unequivocally 'green belt' and there are no reasons to justify reallocation to the forthcoming 'grey belt'. Significantly, there are no special circumstances put

forward with the application to justify development of this site. In recent years there have been attempts to secure approval on single dwelling infill sites in Chipperfield but without success.

In conclusion CPC objects to this scheme however should the case officer be minded to recommend approval, then CPC will request as a Condition the submission of a Construction Management Plan produced in partnership with CPC.

**Reference: 25/00255/TCA**

Proposal: Work to trees.

Address: Frenches Farm Tower Hill Chipperfield Kings Langley Hertfordshire WD4 9LN

CPC: Refer to the Tree Officer

**140/24 DECISIONS MADE BY THE PLANNING AUTHORITY  
PRIOR TO THE MEETING**

**Reference: 24/01915/FUL**

Proposal: Demolition of existing barns, improvement to setting of Listed cottages and barn. Construction of 4 new residential barns, associated parking and landscaping.

Address: Tuffs Farm Tower Hill Chipperfield Kings Langley Hertfordshire WD4 9LW

DBC: Refused (CPC: Supported the application)

**Reference: 24/01916/LBC**

Proposal: Demolition of existing barns, repair to the Listed barn

Address: Tuffs Farm Tower Hill Chipperfield Kings Langley Hertfordshire WD4 9LW

DBC: Granted (CPC: Supported the application)

**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

DBC: Granted (CPC: No comment)

**Reference: 24/02574/FHA**

Proposal: Construction of single storey rear infill extension.

Address: Oak Bluffs Chapel Croft Chipperfield Kings Langley Hertfordshire WD4 9EQ

DBC: Granted (CPC: No comment)

**Reference: 24/02818/TCA**

Proposal: Works to trees

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

DBC: Application withdrawn (CPC: Refer to the Tree Officer)

**Reference: 24/02672/DRC**

Proposal: Details as required by condition 5 (Arboricultural method statement) attached to planning permission 22/01672/FHA

Address: Meadowlands, 99 Scatterdells Lane, Chipperfield, Kings Langley, Hertfordshire, WD4 9EU

DBC: Granted (CPC: No comment)

**Reference: 24/02533/DRC**

Address: Keymers Chapel Croft Chipperfield Kings Langley Hertfordshire WD4

Proposal: Details as required by condition 7 (Contamination) attached to planning permission 4/02407/17/FUL (Detached dwelling).

DBC: Granted (CPC: No comment)

**141/24 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

Appeal status: Dismissed

**Reference: 24/00063/REFU**

Proposal: First floor side extension with dormers. Two storey rear extension with dormers

Address: Lyme Lodge New Road Chipperfield Kings Langley Hertfordshire WD4 9LL

Appeal status: In progress

**142/24 Date of the next Development Management Committee (DMC) will be on 27<sup>th</sup> February 2025 at 7pm.**

**143/24 DATE OF NEXT MEETING 11<sup>th</sup> March 2025 at 7.15 pm at The Blackwells The Common Chipperfield WD4 9BS**

**The meeting concluded at 19.44**