



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

Tuesday 1st April 2025 7.15 pm The Blackwell, The Common, Chipperfield, WD4 9BS

Present:

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

One member of the public.

155/24 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.

156/24 APOLOGIES FOR ABSENCE

To accept and approve apologies for absence.

Apologies for absence received for the Parish Clerk, Cllrs E Flynn and P Walker

Resolved, proposed by Cllr Paton, seconded by Cllr Hinton to accept apologies of absence. Unanimously agreed.

157/24 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.

158/24 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.

There were no members of the public wishing to speak on agenda items.

159/24 MINUTES To approve the minutes of the meeting held 11th March 2025

Resolved, proposed by Cllr Foxall, seconded by Cllr Paton to accept the minutes of the meeting held on 11th March 2025 as a true and accurate record. Unanimously agreed.

160/24 CHAIRMANS REPORT & CORRESPONDENCE RECEIVED

With regard to the proposed development (in-fill) on Kings Lane, the case officer has now asked CPC to withdraw our objection to avoid this going to DMC. It was unanimously agreed to make our objection clearer in respect of the subject points highlighted by the Case Officer including but not limited to parking, affordable housing for in-fills, street view, heritage issues, conservation issues.

161/24 PLANNING APPLICATIONS To discuss and comment on the following.

Reference: 25/00636/FHA

Proposal: Conversion of existing detached garage into ancillary habitable accommodation, including new rear patio, ramped path access and associated landscaping works.

Address: Hillcrest Wayside Chipperfield Kings Langley Hertfordshire WD4 9JL

CPC: Comment, The CPC are uneasy about the development of an additional and separate dwelling in the Green Belt. CPC have concerns over the parking provision for the existing dwelling plus the additional parking need deriving from the proposed ancillary accommodation which could include visiting care and other support workers necessary for an older occupant. The current plans as submitted are missing some key details and there is no parking provision/ vehicle ingress/egress outline provided either current or proposed. CPC understand the need for support of aging relatives but consider this application should be considered conditional to the specified use with covenant or condition requiring reinstatement to existing use should the current relative no longer require it, or if the owner were to sell the property.

Reference: 25/00603/LDP

Proposal: Proposed outbuilding incidental to the dwellinghouse

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

CPC: No comment (same as previous scheme)

Reference: 25/00572/HPA

Proposal: Single storey extension measuring 8m deep with a maximum ridge height of 4m and a maximum eaves height of 2.850m

Address: 51 Scatterdells Lane, Chipperfield, Kings Langley, Hertfordshire, WD4 9EU

CPC: Whilst sympathetic to the need for a permanent dwelling CPC find it difficult to comment on these somewhat basic drawings and the multiple applications concerning this property. For example, the simple line drawings do not make it clear as to how and with what materials will be employed and the final finished presentation will look like in the street scene

Reference: 25/00573/UPA

Proposal: Additional storey extension, maximum height 7.5m

Address: 51 Scatterdells Lane, Chipperfield, Kings Langley, Hertfordshire, WD4 9EU

CPC: Whilst sympathetic to the need for a permanent dwelling CPC find it difficult to comment on these somewhat basic drawings and the multiple applications concerning this property. For example, the simple line drawings do not make it clear as to how and with what materials will be employed and the final finished presentation will look like in the street scene

**162/24 DECISIONS MADE BY THE PLANNING AUTHORITY
PRIOR TO THE MEETING**

Reference: 25/00154/FHA

Proposal: Proposed outbuilding

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

DBC: Application withdrawn (CPC: No comment)

Reference: 25/00495/TCA

Proposal: Fell trees

Address: Tillmans Croft, Dunny Lane, Chipperfield, Kings Langley, Hertfordshire, WD4 9DH

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

Reference: 25/00116/DRC

Proposal: Details required by Condition 3 (Materials) attached to Planning Permission 24/01387/FHA - Construction of replacement swimming pool; construction of two outbuildings; and erection of garden walling and gates, demolition of existing greenhouse, with hard and soft landscaping

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

DBC: Granted (CPC: No comment)

163/24 Planning Appeal Town & Country Planning Act 1990

24/00078/REFU - 40 Tower Hill – Refusal of Planning Permission

164/24 Date of the next Development Management Committee (DMC) will be on 10th April 2025 at 7pm.

Currently nothing from CPC on the agenda.

165/24 DATE OF NEXT MEETING 22nd April 2025 at 7.15 pm at The Blackwells The Common Chipperfield WD4 9BS