



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

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## PLANNING COMMITTEE MINUTES

**Meeting held on Tuesday 30 April 2024 7.15 pm at The Blackwells The Common  
Chipperfield WD4 9BS**

Present:

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

Also present: Mrs U Kilich (Proper Officer). Five members of the public

### **177/23 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.

### **178/23 APOLOGIES FOR ABSENCE**

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

Resolved, proposed by Cllr Foxall, seconded by Cllr Hinton to accept the apologies of absence from Cllr Flynn. Unanimously agreed. Also, apologies received from Borough Councillor's, Cllr Walker and Cllr Riddick

### **179/23 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.

Nothing to report.

### **169/23 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.

### **180/23 MINUTES To approve the minutes of the meeting held 9<sup>th</sup> April 2024**

Resolved, proposed by Cllr Hinton, seconded by Cllr Foxall to approve the Minutes of 9<sup>th</sup> April 2024 as a correct record and, as such be duly signed by the Chair.

Unanimously agreed.

### **181/23 CHAIRMANS REPORT & CORRESPONDENCE RECEIVED**

Nothing to report.

**182/23 PLANNING APPLICATIONS** To discuss and comment on the following.

**Reference: 24/00874/TCA**

Proposal: Fell tree.

Address: Old Oak The Common Chipperfield Kings Langley Hertfordshire WD4 9BL

CPC: Refer to Tree Officer

**Reference: 24/00754/FUL**

Proposal: Development of a single infill residential house with all ancillary works

Address: Land Off Kings Lane Chipperfield Kings Langley Hertfordshire

CPC objects to this application, as submitted, for the reasons outlined below however CPC has sought engagement with the applicant and a meeting took place 30 April 24 at which CPC understood that the applicant is willing to revise the scheme to address the concerns of CPC and the concerns of residents in the vicinity.

On-site parking provision is inadequate. Chipperfield is a wholly car dependent village and it is not possible to access place of work, further education, town centre and/or supermarket shopping by public transport at outward/return times to meet the work/home needs. CPC developed its recommended on-site parking provision 5 years ago in respect of new and/or replacement dwellings in Chipperfield. CPC seeks to achieve 1 on-site parking space per bedroom subject to a minimum of 2 spaces. Increasingly CPC is able to engage pre-app with developers and most recent developments have achieved the CPC on-site parking requirement. The application street, Kings Lane, has no space for on-street parking, therefore adequate on-site parking provision is essential. For this application (5 bed), 5 on-site spaces are necessary. The developer has indicated the possibility of amendments to improve the on-site parking provision.

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'.

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'.

Nearby residents have questioned the absence of a 'Right of light survey' in the application submission.

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 design is modern which seems incongruous in the Conservation Area however the applicant is willing to make changes to eliminate this concern.

**183/23 DECISIONS MADE BY THE PLANNING AUTHORITY  
PRIOR TO THE MEETING**

**Reference: 22/01672/FHA**

Proposal: Roof extensions including a raised front gable and side and rear dormers, first floor cantilevered front extension, porch, two storey rear and single storey rear extensions, alterations and replacement garage (resubmission following approval of 20/01204/FHA)

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

DBC: Grant (CPC: No comment)

**Reference: 24/00407/FUL**

Proposal: Replacement Dwelling

Address: The Woodlands Wayside Chipperfield Kings Langley Hertfordshire WD4 9JJ

DBC: Refused (CPC: In support of the application)

**Reference: 24/00103/LBC**

Proposal: Replacement windows.

Address: Broughtons Cottage The Common Chipperfield Kings Langley Hertfordshire WD4 9BL

DBC: Refused (CPC: No comment)

**184/23 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

Appeal status: In progress

**185/23 Date of next Development Management Committee (DMC) will be on 30<sup>th</sup> May 2024 at 7pm.**

**186/23 DATE OF NEXT MEETING 14<sup>th</sup> May 2024 at 7.15 pm at The Blackwells The Common Chipperfield WD4 9BS.**

**The meeting concluded at 20: 04**