



Chipperfield Parish Council,  
The Village Hall  
The Common, Chipperfield  
Herts.  
WD4J 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**

**Tuesday 3<sup>rd</sup> December 2024 7.15 pm The Parish Rooms The Common WD4 9BS**

### **Present:**

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

Mrs U Kilich Parish Clerk and a member of the public,

### **111/24 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.

### **112/24 APOLOGIES FOR ABSENCE**

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

Resolved, proposed by Cllr Cassidy, seconded by Cllr Hinton to accept apologies for absence from Cllr Flynn for the reasons stated in the email. Unanimously agreed. Apologies for absence also received from Borough Councillor's S Riddick and P Walker.

### **113/24 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.

Nothing to record.

### **114/24 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.

### **115/24 MINUTES To approve the minutes of the meeting held 12<sup>th</sup> November 2024**

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

### **116/24 CHAIRMANS REPORT & CORRESPONDENCE RECEIVED**

**24/02227/APA - The Cow Shed, Tenements Farm** - Request from Applicant's agent to withdraw our comment. CPC will object on Q1h

1 to 6 Carter Road View. If the planting is not completed by May 2025, the Enforcement Team at DBC will open the case again.

Tuffs Farm the Case Officer is determined to refuse the application.

**117/24 PLANNING APPLICATIONS** To discuss and comment on the following.

**Reference: 24/02574/FHA**

Proposal: Construction of single storey rear infill extension.

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

CPC: No comment

**Reference: 24/02672/DRC**

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

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

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).

CPC: No comment

**Reference: 24/02683/FHA**

Proposal: Construction of a carport, alterations to fenestrations of existing garage and installation of solar panels

Address: 5 Nursery Gardens Chipperfield Kings Langley Hertfordshire WD4 9FA

CPC: This property is one of 9 constructed in 2022/3 on a former nursery site. The developer, Rockwell, engaged positively with Chipperfield Parish Council (CPC) during the application process of ref 20/02033 which was validated 20 July 20 and granted 11 Feb 21.

Revised drawings submitted Oct 20, following the developer's engagement with CPC, took on board a number of recommendations/ suggestions by CPC including that of parking provision for each dwelling. For 5 years, CPC has sought to achieve parking provision on all applications relating to new or altered dwellings of 1 parking space per bedroom subject to a minimum of 2. This level (higher than DBC requirement) recognises that Chipperfield is wholly car dependent with no usable public transport on a daily basis for work/education/shopping purposes. The success of the 9-dwelling scheme is testament to the success of this parking provision policy particularly bearing in mind that Stoney Lane is unsuitable for on-street parking and that generally cul-de-sacs or 'closes' rarely have on-street parking provision due to a fan-like layout.

The subject planning application seeks to reduce the parking provision from the current 5 parking spaces to an unacceptable level and should this be replicated across all 9 dwellings would permanently damage the overall scheme.

On this basis CPC urges refusal in the strongest terms.

**118/24 DECISIONS MADE BY THE PLANNING AUTHORITY  
PRIOR TO THE MEETING**

**Reference: 24/02341/TCA**

Proposal: Works to tree

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

DBC: Granted (CPC: Refer to Tree Officer)

**Reference: 24/02306/TCA**

Proposal: Tree Works

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

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

**119/24 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: 24/00063/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

**120/24 Date of the next Development Management Committee (DMC) will be on 12<sup>th</sup> December 2024 at 7pm.**

**121/24 DATE OF NEXT MEETING 7 January 2025 at 7.15 pm at The Blackwells The Common Chipperfield WD4 9BS  
The meeting concluded at 8.00 pm.**