



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

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PLANNING COMMITTEE MINUTES

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

Present:

Cllr's Geoff Bryant (Chairman), K Cassidy, L Hinton, and P Foxall and Borough Councillor P Walker.

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

166/23 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.

167/23 APOLOGIES FOR ABSENCE

To accept and approve apologies for absence.

Resolved, proposed by Cllr Cassidy, seconded by Cllr Hinton to accept the apologies of absence from Cllr Paton Cllr Flynn and Cllr Adeleke for the reason stated in the email.

168/23 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.

There were no declarations of interest to record.

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.

The members of the public voiced their thoughts on 40 Tower Hill.

170/23 MINUTES To approve the minutes of the meeting held 12th March 2024

Resolved, proposed by Cllr Bryant, seconded by Cllr Hinton to approve the Minutes of 12th March 2024 as a correct record and, as such be duly signed by the Chair.
Unanimously agreed.

171/23 CHAIRMANS REPORT & CORRESPONDENCE RECEIVED

Nothing to report.

172/23 PLANNING APPLICATIONS To discuss and comment on the following.

Reference: 24/00654/DRC

Proposal: Details as required by Condition 3 (Rear Wall) and Condition 4 (Front Elevation Works) attached to planning permission 23/01820/FHA (Internal and external repairs/alterations to the property, new greenhouse and associated landscaping works)

Address: The Street, Chipperfield, Kings Langley, Hertfordshire, WD4 9BJ

CPC: Defer to DBC Conservation Team for their comment. CPC no comment.

Reference: 24/00683/LDP

Proposal: Single storey side extension to existing lounge, single storey side extension to existing garage, dormer on rear elevation, outbuilding to be used as a swimming pool

Address: Ridge End 106 Scatterdells Lane Chipperfield Kings Langley Hertfordshire WD4 9EZ

CPC: No comment

Reference: 24/00692/HPA

Proposal: Single storey rear extension measuring 8m deep with a maximum height of 3.3m and a maximum eaves height of 3.3m

Address: Ridge End 106 Scatterdells Lane Chipperfield Kings Langley Hertfordshire WD4 9EZ

CPC: No comment

Reference: 24/00600/FHA

Proposal: Internal alterations of the existing ground floor, reconfigured windows and doors, replacement of fixed garage door with new window to front elevation and new bi-folding doors to rear elevation.

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

CPC: No comment

Reference: 24/00727/FUL

Proposal: Redevelopment of the site for the construction of a bungalow

Address: The Cow Shed Tenements Farm Tower Hill Chipperfield Kings Langley Hertfordshire

CPC: No comment

Reference: 24/00747/OUT

Proposal: Outline planning application, with all matters reserved aside from access, for the construction of three dwellings, and conversion of the existing building from two flats into a single dwelling.

Address: 40 Tower Hill Chipperfield Kings Langley Hertfordshire WD4 9LH

CPC: Objection: Site is close to conservation area. The proposed scheme is inappropriate development in green belt – and constitutes over development of the site and no reasons have been cited to seek justification for such development in

green belt. Egress to Tower Hill is poor. Sight lines cannot be achieved because of multiple cars parked in front of adjacent dwellings, few of which have on-site parking. At best these nearby dwellings have front road space on Tower Hill of 1 car length which is wholly inadequate for a car dependent village such as Chipperfield. Access is poor for both vehicles and pedestrians.

Proposed scheme has inadequate parking provision. CPC always urges one space per bedroom subject to a minimum of 2 spaces. On the basis of 3+1 3-bed dwellings – 12 spaces will be required each with the ability for vehicle to exit the site forward facing. There is no provision for delivery vehicles.

CPC has concerns over fire emergency access, bearing in mind the increasing incidence of EV/car/bike/scooter fires during charging.

There is inadequate space for 3 x refuse bins (& food caddy) per dwelling. (linear space required for 3 bins is 2.2m (total for 4 dwellings = 8.8m). DBC requires all bins to be on road (Tower Hill) frontage by 7.45am on collection day – there is no space on footway for this.

173/23 DECISIONS MADE BY THE PLANNING AUTHORITY PRIOR TO THE MEETING

Reference: 23/02339/FUL

Proposal: Proposed detached double garage

Address: Flat 1 The Street Chipperfield Kings Langley Hertfordshire WD4 9BH

DBC: Refused (CPC: Objection)

Planning Applications.

Reference: 23/02323/FHA

Proposal: Modifications to existing converted garage to include a Bi Fold Door and roof lights

Address: Mulberry Chapel Croft Chipperfield Kings Langley Hertfordshire WD4 9EH

DBC: Granted (CPC: No comment)

174/23 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

Reference: 23/00067/REFU

Proposal: Construction of an additional storey from 4.7m to a maximum of 6.57m from ground level

Address: Hillcrest Stoney Lane Chipperfield Kings Langley Hertfordshire WD4 9LS

Appeal status: Allowed

175/23 Date of next Development Management Committee (DMC) will be on 18th April 2024 at 7pm.

176/23 DATE OF NEXT MEETING 30th April 2024 at 7.15 pm at The Blackwells The Common Chipperfield WD4 9BS

The Meeting Concluded at: 19.48