



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

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## PLANNING COMMITTEE MINUTES

Meeting held on Tuesday 9<sup>th</sup> July 2024 7.15 pm at The Blackwells The Common  
Chipperfield WD4 9BS

Present:

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

Also present: Mrs U Kilich (Proper Officer) and three members of the public

### 34/24 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.

### 35/24 APOLOGIES FOR ABSENCE

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

Resolved, proposed by Cllr Hinton, seconded by Cllr Paton to accept apologies of absence from Cllr Cassidy and Cllr Flynn. Unanimously agreed. Cllr Walker also sent his apologies.

### 36/24 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.

### 37/24 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.

The members of the public were at the meeting for the Puffing Field and 106 Scatterdells Lane.

**38/24 MINUTES To approve the minutes of the meeting held 18<sup>th</sup> June 2024**

Resolved, proposed by Cllr Foxall, 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.

**39/24 CHAIRMANS REPORT & CORRESPONDENCE RECEIVED  
Three Rivers District Council**

**24/0139/RSP The Puffing Field - Support comment from Chipperfield Parish Council (CPC)**

Whilst the application field is not in CPC or DBC boundary, the access track is located in said boundary. Therefore, CPC should have been included as a statutory consultee. CPC has belatedly received information about the revised site plan that redlines the site including the access track.

The facility of The Puffing Field and the activity within it is widely supported by residents, of all ages, across the village. It is rare and unique. The puffing field activity is a notable historic asset for the village which is uniquely run on a voluntary basis and we want to encourage not discourage its continuation. Its Open Day at the late Queen's Jubilee festivities was the outstanding success of the day.

On behalf of the whole village, CPC expresses support for the Applicant's activities and their continuation. There is strong interest from the Village school to have access in a controlled way for pupils to enjoy and learn 'how things work'.

We would support some planting to screen the containers.

Such containers have the advantage of being temporary in nature and, if and when removed, allow for easy restoration of the land below.

In Chipperfield, there has been previous use of former shipping containers including within the Conservation area. In the long term their use does not set planning precedent for more intrusive use and hopefully in the forthcoming national planning regime we can ensure this site stays 'green' and is not categorised as 'brown' or 'grey'.

**40/24 PLANNING APPLICATIONS To discuss and comment on the following.**

**Reference: 24/00967/FUL**

Proposal: Proposed replacement dwelling (self-build)

Address: Ridge End 106 Scatterdells Lane Chipperfield WD4 9EZ

Request to reconsider the application

CPC: No comment

**Reference: 24/01375/NMA**

Proposal: Non material amendment attached to planning permission 22/02805/FUL (Replacement dwelling)

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

CPC: has no objection in principle to the non-material amendments to maximise internal space within the unchanged external dimensions. CPC has concerns over the changed appearance of front/rear elevations arising from the use of multiple double *velux* type roof windows which may not meet the definition of non-material.

Comments made by members 'looks like a hotel', 'looks like a railway carriage'. CPC suggests that input be sought from DBC conservation team. Possible solutions might be single, not double roof windows and/or fewer on front elevation.

**Reference: 24/01394/LBC**

Proposal: Replacement windows

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

CPC: No comment

**Reference: 24/01355/FHA**

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

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

CPC: No comment

**Reference: 24/01387/FHA**

Proposal: Construction of replacement swimming pool; construction of two outbuildings; and erection of garden walling and gates, demolition of existing greenhouse. Hard and soft landscaping.

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

CPC: No comment

**Reference: 24/01320/FHA**

Proposal: storey rear and side extension, replacement of the roof, existing roof angle increase to match the existing front ridge, existing dual pitch roof and gable end extended over new extension, alterations to the fenestration

Address: Rosemont Cottage The Street, Chipperfield, Kings Langley, Hertfordshire, WD4 9BH

CPC: Objection, the proposed front elevation will have minimal impact to 'street scene' due to narrow visibility splay from The Street bearing in mind this site is located in the core of the Conservation Area. The proposed left & right elevations, having a significantly higher ridge height (circa 1.4m+ higher), have an appearance that is bland, blocky, ugly and exhibits excessive scale and bulk that is not in the spirit of the Village Design Statement and the Conservation Area guidance. We request referral to the DBC conservation team.

**Reference: 24/01426/DRC**

Proposal: Details required by Condition 5 (Updated contamination) attached to planning permission 21/03912/ROC (Variation of Condition 4 (Vehicle Parking Facilities) and Condition 8 (Approved Plans) Attached to Planning Permission 19/03033/FUL (Part demolition of semi-detached cottage, garage and outbuildings and construction of 3 new detached dwellings)

Address: The Orchard, Alexandra Road, Chipperfield, Kings Langley, Hertfordshire, WD4 9DS

CPC would like to comment with regard to Condition 5: We note the detailed contamination report however it does not mention that the material tested is 'all new'

to a depth of 600mm recently installed. To achieve this, 6 weeks of highly disruptive earthworks consisting of excavation, carting away, carting in of new material, grading, levelling – all this achieved using multiple 35T trucks to the detriment to the lane surface shared by the residents in this private unadopted road. The applicant has still not performed reparations to the road surface to restore it to its condition prior to commencement of the Orchard scheme.

With regard to Condition 4 and Condition 8 there is no supporting documentation.

We note that the installed gate which has been refused planning permission is also clearly still in use.

**41/24 DECISIONS MADE BY THE PLANNING AUTHORITY  
PRIOR TO THE MEETING**

**Reference: 24/01297/TCA**

Proposal: Removal of Cotoneaster tree and remaining stump to be ground out.  
Address: Cophall The Street Chipperfield Kings Langley WD4 9BH

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

**Reference: 24/00382/OUT**

Proposal: Demolition of existing property and construction of four dwellings. Approval sought for access  
Address: 40 Tower Hill, Chipperfield, Kings Langley, Hertfordshire, WD4 9LH

DBC: Refused (CPC: Objection)

**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

DBC: Refused (CPC: Objection)

**42/24 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: 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

**43/24 Date of next Development Management Committee (DMC) will be on 11<sup>th</sup> July 2024 at 7pm.**

**44/24 DATE OF NEXT MEETING 30<sup>th</sup> July 2024 at 7.15 pm at The Blackwells The  
Common Chipperfield WD4 9BS**

The meeting concluded at 20.26