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## CHIPPERFIELD PARISH COUNCIL

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### PLANNING COMMITTEE MINUTES

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Minutes of the meeting of the **Planning Committee** of the Chipperfield Parish Council held on 11<sup>th</sup> September 2018 in Blackwells 10 The Common, Chipperfield at 7.15 pm.

Present:                   Councillor Geoff Bryant                   Chairman  
                              Councillor Tony McGuinness  
                              Councillor Harry Laverack  
                              Councillor Kevan Cassidy

In Attendance       Mrs Usha Kilich Clerk  
                              2 members of the public

**64/18           CHAIRMANS ANNOUNCEMENTS**

The Chairman announced details of the arrangements in case of fire or other events that might require the meeting room or building to be evacuated.

**65/18           APOLOGIES FOR ABSENCE**

No apologies to record.

**66/18           DECLARATIONS OF INTEREST**

There were none to report.

**67/18           MINUTES**

It was **PROPOSED** by Cllr Cassidy and seconded by Cllr Laverack and was **RESOLVED** that the minutes presented was a true account of the proceedings of the meeting of 20<sup>th</sup> August 2018.

**68/18           CHAIRMANS REPORT & CORRESPONDENCE RECEIVED**

- i. Maxwell Haus –unauthorised sign placed on Common - (where The Common becomes Windmill Hill conservation area).  
Councillor Laverack informed the Planning Committee he is aware of the situation and the matter is being dealt with by Dacorum Borough Council.

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Councillor G Bryant

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Date

- ii. Badgerdell update by Cora Watson Enforcement Officer on the 11<sup>th</sup> October 2018. Councillor Bryant informed the Planning Committee that an application has been received for installation of swimming pool, the application will be heard on the 2<sup>nd</sup> October 2018, application no 4/03605/15/FUL is currently being investigated by Enforcement Officer Cora Watson, there will be an update on the application by 11<sup>th</sup> October 2018.
- iii. Garden Scene Development  
Councillor Bryant reported to the Planning Committee that the Clerk had received an email from Mr Iles stating that he had met with Richard James of Marchfield Homes and alleging Richard James had informed Mr Iles that he was due to meet CPC members to discuss the outbuilding in the garden centre as storage for CPC. The Clerk replied to Mr Iles's email with the following:

*My earlier email to you this afternoon was not correct, CPC has not received a copy of the planning application for the Garden Scene Development. Last Friday CPC received notification from Marchfield's agent that a planning application has been submitted to Dacorum BC. We were copied with SOME but not all of the supporting documents of the application. Based on this information we assume that the application is now undergoing the verification process at DBC for it to be registered as a valid planning application. Once registered the statutory consultation period commences. Usually verification can take up to ten days, but it is possible in a large application such as this the process may take longer. Tentatively our date for considering the application for the 2<sup>nd</sup> October we are assuming that it will be registered prior to that date, until it is registered, and we see the full official supporting documents we cannot start to consider the matter. We will however, be having informal discussion once we have closed the formal agenda for tonight's planning meeting.*

*For the record the last meeting between CPC and either Marchfield or its agents was 23<sup>rd</sup> July 2018. For the record our last meeting with Richard James of Marchfield was in year 2013.*

69/18

**PLANNING APPLICATIONS**

The following planning application(s) were considered, and appropriate comments made.

**Ref: 4/01875/18/FUL Brambles The Common WD4 9BY** construction of detached bungalow.

**CPC:** Has strong objection on the planning application, it is an inappropriate development in the green belt, the position is set forward in the site in a way that is not sympathetic to adjoining dwellings. Parking provision is inadequate and does not allow vehicles to exit forward facing.

**Ref: 4/02102/18DRC 2 Nunfield WD4 9EW** details as required by condition 4 (materials) and condition 5 (surface water drainage) of planning permission 4/00421/18/FHA (two storey rear extension, internal alterations, formation of new access to Kings Lane and construction of hard standing).

**CPC:** No comment as the application had already been granted by DBC.

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**Ref: 4/02103/18/DRC 2 Nunfield WD4 9EW** details are required by condition 3 (materials) and condition 4 (landscaping of planning permission 4/00419/18/FUL (demolition of existing detached garage and flat roof side extension. Construction of new 2-bedroom dwelling).

**CPC: No** comment as the application had already been granted by DBC.

**Ref: 4/02104/18/LDP 2 Nunfield WD4 9EW** construction of a single storey rear extension

**CPC:** Object due to overdevelopment of the site when considered in combination with the grant of 4/00421/18 (2 storey rear extension). Planning law is clearly wrong to not take in to account an extant, but yet commenced, planning approval when deciding lawful development matters.

**Ref: 4/02072/18/FHA Lyndhurst Croft -** Garage conversion and single storey front extension

**CPC:** Supports

**To discuss any applications received post issue**

There were none.

**70/18**

**To Determine Terms of Reference for Planning**

**Pre-app meetings**

Applicants making a request for a pre-app meeting in respect of proposals of less than 4 dwellings will usually be invited to attend the next available Planning Meeting. Meetings in respect of applications for 4 or more dwellings will be arranged to suit maximum attendance by members of the Planning Committee. Minutes by way of contemporaneous notes to be recorded at such meetings and reported at the next Planning meeting and noted at the next Council meeting.

**On site visits**

All committee members have the freedom to visit sites individually and ask questions by way of information gathering but cannot give advice on site.

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Councillor G Bryant

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Date