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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 23 October 2018 in **The Blackwells 10 The Common WD4 9BS**. at 7.15 pm.

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

In attendance 3 members of the public

**81/18           CHAIRMAN'S 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.

**82/18           APOLOGIES FOR ABSENCE**

Mrs Usha Kilich Clerk  
Councillor Eamonn Flynn

**83/18           DECLARATIONS OF INTEREST**

There were no interests declared.

**84/18           MINUTES**

It was **PROPOSED** by Cllr McGuinness and seconded by Cllr Laverack and was **RESOLVED** that the minutes presented was a true account of the proceedings of the meeting of 2<sup>nd</sup> October 2018.

**85/18           CHAIRMAN'S REPORT & CORRESPONDENCE RECEIVED**

Councillor Bryant addressed the fact that the Clerk had received number of objection and emails

- CPC continue to be copied on residents' objections to the Garden Scene development.
- An email was received from all the residents of Alexander Road objecting to the Orchard development
- The planning consultant has supplied the text to be submitted as the CPC objection to the Garden Scene development and this has been submitted and put up on DBC web site.

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Councillor G Bryant

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Date

**PLANNING APPLICATIONS**

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

**Ref: 4/02364/18/FHA Far Farington Langley Road WD4 9JP** two conservatories

**CPC: Support**

**Ref: 4/02423/18/FUL The Spice Village** construction of five 3-bed terraced dwelling with associated car parking (12no. spaces), landscaping on the existing car park site. Separate car parking for The Spice Village Restaurant (12 no. spaces) with reinstated access off Chapel Croft. The Spice Village The Street Chipperfield WD4 9BH

**CPC: Object**

Objection based on

- over development of the site
- inadequate parking provision with an additional house, less maneuvering space and no additional car parking allocation

CPC notes that the application form refers to pre-app meeting in January which was for plans prior to approval of the previous 4 dwellings plans

**Ref: 4/01452/18/FUL The Orchard Alexandra Road WD4 9DS** demolition of semi detached Cottage garage and outbuildings. Construction of 1x2 bed, 2x3 bed and 1x4 bed semi detached dwellings.

This is to discuss revised drawings. The decision made on the previous application on the **9<sup>th</sup> July 2018** as stated below for reference.

**CPC: Object**

CPC see no reason to alter previous decision but do note that point #3 of has been accommodated in the revised drawings.

Previously stated objections

1. *CPC are strongly opposed to the demolition of the existing semi. The resulting expanse of solid brick wall (to ridge height) with buttressed supporting piers is a design that would not be acceptable on a new dwelling and therefore should not be acceptable on an altered dwelling. This will be in view of properties on the surrounding roads. The buttress detail has been omitted on the submitted plans which gives a misleading representation of driveway space.*
2. *Four dwellings is overdevelopment of the site. We would prefer the scheme to be modified to include the existing semi (extended remodeled) plus no more than a pair of semi-detached 3 bed tow – storey houses to be acceptable compromise.*
3. *Parking provision to be minimum 2 spaces per dwelling plus visitor parking.*
4. *Refuse bin storage needs to be detailed. The DBC 3 bin system + food caddy requires a compound with internal dimension of 2200mm wide x 800mm deep x 1100mm high. Such a compound works best for everyday use with no top to allow bin lids to be accessed without pulling the bin out of the compound.*

**CPC: Object - previous objections stand.**

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**Ref: 4/02482/18/ROC 2 Old School Cottages The Common WD4 9BS** variation of condition 3 (roof-light) attached to planning permission 4/02680/16/LBC – reduce root lantern from 4.6x2.1.X0.4M high and alter from white UPVC to grey aluminum.

**CPC: Support**

**Ref: 4/02492/18/FUL Land to the rear of 8 Alexandra Road WD4 9DS** demolition of detached garage and construction of new detached dwelling in land fronting Croft Lane.

**CPC: Object**

Objection based on inadequate parking provision (3 spaces required) and contravention of “23m rule” in respect of distance between proposed dwelling and 8 Alexandra Road.

**Ref: 4/02395/18/FHA Fir Croft Alexandra Road WD4 9DS** two storey side extension.

**CPC: Object**

CPC notes there were no site plans and no plan/elevation drawings of the current situation. Therefore, we were unable to make a determination as no visibility of how proposed extension fits within the current curtilage. Parish clerk to ask for an extension to allow this matter to be discussed at the next planning committee meeting (13 Nov2018).

**To discuss any applications received post issue.**

There were none.

87/18

**DECISIONS MADE BY THE PLANNING AUTHORITY  
PRIOR TO THE MEETING**

**Ref: 4/00176/18/DRC Land Adj Elm Cottage WD4 9EQ** details as required by conditions 3 (external materials), 4 (landscaping) and 7 (contamination report) attached to planning permission 4/02407/17/FUL (detached dwelling)

CPC: comments that the details of brick and tiles are insufficient. Marley Eternit roof tiles signifies a range not a specific tile. Chesham multi brick should be defined to maker and type. It is recommended that the case officer refers the matter to James Moir Lead Conservation & Design Officer for assistance.

DBC: Grant

**Ref: 4/01543/18/FUL Glendale House Whippendell Farm WD4 9JG** demolition of existing house and construction of a new 2 storey dwelling.

CPC: Support

DBC: Grant

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**Ref: 4/0120/18/FHA Chipperfield House Tower Hill WD4 9LP** proposed open main entrance porch. Conversion of the ground floor of outbuilding (garage, tack room and workshop) to use as staff accommodation ancillary to the main dwelling house and installation of balustrading at first floor to create a terrace with access from the first-floor bedroom.

CPC: Support  
DBC: Grant

**Ref: 4/01880/18/FUL Dell Cottage 85 Scatterdells Lane WD4 9EU** demolition of bungalow and outbuildings; construction of new replacement 1.5 storey dwelling; alterations to driveway and detached garage.

CPC: has no objection, however, places on record that the proposed shallow roof pitch, while contrary to Chipperfield VDS, has very special circumstances due to the reward position of the swelling within the site close to pen countryside, and in close proximity to nearby dwellings of similar roof pitch to that proposed.

DBC: Grant

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**DATE OF NEXT MEETING**

**The next meeting will be held on the 13 November 2018 @ 7.15 pm, The Blackwells  
10 The Common WD4 9BS.**

**The meeting closed at 8.05pm.**

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Councillor G Bryant

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Date