



Chipperfield Parish Council,
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CHIPPERFIELD PARISH COUNCIL

PLANNING COMMITTEE MINUTES

Minutes of the meeting of the **Planning Committee** of the Chipperfield Parish Council held on 2nd October 2018 in Parish Room The Common, Chipperfield at 7.15 pm.

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

Councillor Barratt
Councillor Roberts

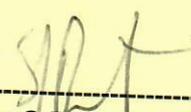
In Attendance Mrs Usha Kilich Clerk
32 members of the public

73/18 **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.

74/18 **APOLOGIES FOR ABSENCE**
No apologies to record.

75/18 **DECLARATIONS OF INTEREST**
Councillor Bryant declared interest on two of the planning applications being i. Ref: 4/02238/18/FHA Wappenham Cottage WD4 9JW new car port, ii. Ref 4/02084/18/MFA Top Common WD4 9BN construction of a covered manege to replace the existing manege.

76/18 **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 20th August 2018.



Councillor G Bryant

23-10-18

Date

77/18

CHAIRMANS REPORT & CORRESPONDENCE RECEIVED

Councillor Bryant addressed the fact that the Clerk had received number of objection emails relating to Garden Scene.

78/18

PLANNING APPLICATIONS

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

Ref: 4/01281/18/FHA Badgerdell House Tower Hill WD4 9LN installation of swimming pool.

CPC: Support

Ref: 4/02238/18/FHA Wappenham Cottage WD4 9JW.

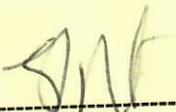
CPC: Support

Ref: 4/02249/18/MFA Garden Scene WD4 9EG demolition of existing buildings, construction of 17 dwellings (class C3) and one retail (class A1 shop) unit and parish store room, formation of layby to Chapel Croft and alterations to vehicle and pedestrian accesses.

Chipperfield Parish Council believes that despite the principle of development being previously established and amendments having already been made by the applicant, this particular proposal is not appropriate for its village setting in Chipperfield. The following points explain why the Parish Council believe that the proposal as it stands should be refused and the reason that could be used for refusing the application. Amendments that would be sought in a revised application are also detailed below.

REASONS FOR REFUSAL & MATTERS TO BE ADDRESSED

1. The density of the development proposal is not appropriate for its location in the Green Belt and in Chipperfield, a small village recognised in the Dacorum Adopted Core Strategy as being one of the least sustainable areas of the borough. It is therefore contrary to Policy CS6 which seeks to maintain a low density of development in the Green Belt settlement and para 145 of the NPPF which advises that construction of new building in the Green Belt should be regarded as inappropriate, stressing in the list of exceptions that there should only be limited infilling.
2. Having regard to the sustainability issues, the site allocation Proposal H/21 makes provision for a maximum of 12 dwellings, which the development proposal overlooks, seeking instead to increase the number of new buildings by more than one third. Para 144 of the NPPF advises: "When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt".
3. The development proposal is contrary to para 102, 103 and 105 of the NPPF which advise that transport issues should be thoroughly considered at the design stage. It has failed to appropriately address the lack of genuine choice of transport modes in the area and has not made sufficient provision of parking spaces within the development to meet the need of future residents who are likely to be car dependent, or to accommodate visitors and shop customers.

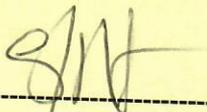


Councillor G Bryant

23-10-17

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- Local bus services (e.g. Bus 352) runs at very low frequency and train stations are miles away, the nearest railway station being Kings Langley, approximately 2.9 miles away.
 - There is no provision for encouraging cycling or other sustainable modes of transport within the proposed development and this will further encourage private car journeys to access essential services.
 - There is no provision for a pedestrian route through the site and existing pedestrian access from Croft Lane is proposed to be removed.
 - Garages, which are often converted under permitted development rights, have been counted toward the total parking spaces provided. This could reduce the number of spaces available over time unless a condition specifically removing permitted development rights to convert garages is added to the planning permission. Contrary to para 105 of the NPPF because the lack of public transport and lack of accessibility of Chipperfield to essential services has not been taken into account in the calculation of the appropriate number of car parking spaces provided. Also contrary to Adopted Policy CS8 Sustainable Transport.
 - The insufficient amount of visitor parking provision at the Croft Lane section of the proposed development will further encourage on-street parking and reduce the quality of the conservation area streetscape. The high density, particularly at the Chapel Croft section, results in insufficient parking for residents, visitors, shop/PO staff and shop/PO customers (*Shop/PO staff are not local-need 3-4 spaces*).
 - The development proposal is contrary to paragraph 102 of the NPPF as it does not adequately consider the environmental impact on traffic and transport infrastructures as advised. The Croft Lane access is too narrow to accommodate increased car movement. The turning provision to cul-de-sac at Croft Lane section raises further road safety concerns.
 - The proposed development will have a negative impact on air quality and public health, contrary to paragraph 103 of the NPPF, due to lack of sufficient alternative to the use of the private vehicles to access employment opportunities and essential facilities and services.
4. The proposed development is contrary to para 118 of the NPPF which advises that development should be consistent with the prevailing height of neighbouring properties. The proposed Chapel Croft elevation is half a storey higher than the Nursery House (2 storeys) and most properties in the conservation area.

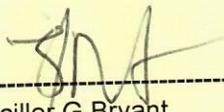


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5. The development proposal does not explain how light pollution will be avoided and how that could potentially have a negative impact on the ancient woodland located to the North West of the site which is recognised as being an "habitat of principal importance for the conservation of biodiversity under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006." (Source: Preliminary Ecological Appraisal). This is contrary to paragraph 180 of the NPPF, which seeks out to limit light pollution/ disruption of wildlife habitats.
6. The proposed development will diminish the quality of the view from the conservation area to the ancient Woodland to the North West of the Application site due to the intensity of new built form and increased building heights.
7. The proposed development will diminish the quality of the view from the conservation area to the ancient Woodland to the North West of the Application site due to the intensity of new built form and increased building heights.
8. It is important that in terms of design and the impact on the character of the village that the whole scheme is treated as though it is in a Conservation Area, because part of it is in the conservation area and much of it is viewable from the conservation area. Detail design, materials and finishes should be dealt with by the DBC conservation team with reference to the Chipperfield Village Design Statement.
9. The response from Thames Water in the applicant's package of supporting documents is inadequate and must be challenged by DBC. There are issues in the village with both foul and surface water drainage. Properties adjacent to the development already experience frequent sewerage overflows (approx. monthly) from the main sewer (to which this development will connect) running north to the rear of the Croft Lane houses to north east of site. The sewer is apparently cracked and affected by tree routes. Despite representations by residents to Thames Water over more than a decade no plan to rectify this has been forthcoming. One resident has an alarm installed by Thames Water in an inspection chamber in their rear garden to signal blockage in advance of an overspill.
10. Because of the lack of affordable homes in Chipperfield allocations should give priority to those with local connections (to be defined by DBC).
11. There has been no provision made for a turning head at the end of the cul-de-sac at Croft Lane section and this is not acceptable. The applicant's contention that 'it is not necessary' is not acceptable to the Parish Council.
12. The detailed design of 'yard' at rear of 'Shop/PO' building needs careful consideration. Brick wall to rear of units 1,2,3 is OK but should be set back from yard to allow 'greening' of the yard perimeter with native hedging.



 Councillor G Bryant

23-10-15

 Date

Ref: 4/02248/18/FHA 21 Tower Hill WD4 9LJ single store side extension with rear porch.

CPC: Support

Ref: 4/02084/18/MFA Top Common WD4 9BN construction of a covered manege to replace the existing manege.

CPC: Support

Ref: 4/02357/18/TCA Chipperfield House WD4 9LP work to trees.

CPC: Refer to Tree Officer

Ref: 4/02352/18/FHA Wedgwood The Common WD4 9BY demolition of outbuilding (utility room) and construction of single storey replacement side extension.

CPC: Support

Ref: 4/02368/18/ROC Strawplait Barn Croft Lane WD4 9DX variation of condition 2 (approved plans) attached to planning permission 4/005218/18/FUL demolition of office building and construction of detached two bed dwelling.

CPC: Support

To discuss any applications received post issue.
There were none.

79/18

DECISIONS MADE BY THE PLANNING AUTHORITY PRIOR TO THE MEETING

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

CPC: Object due to over development 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 into account an extant, but not yet commenced, planning approval when deciding lawful development matters.

DBC: Grant

80/18

DATE OF NEXT MEETING

The next meeting will be held on the 23rd October 2018 @ 7.15 pm, The Blackwell 10 The Common WD4 9BS

THE MEETING CLOSED AT 8.50 PM.



Councillor G Bryant

23-10-18

Date

