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CHIPPERFIELD PARISH COUNCIL

PLANNING COMMITTEE MINUTES

Minutes of the **Planning Committee** meeting of Chipperfield Parish Council held on the 29th October 2019 in **The Blackwells 10 The Common WD4 9BS** at 7.15 pm.

Present:	Councillor	Geoff Bryant	Chairman
	Councillor	Eamonn Flynn	
	Councillor	Tony Mc Guinness	
	Councillor	Kevan Cassidy	

Also, in attendance; Mrs U Kilich Parish Clerk and six members of public

50/19 CHAIRMANS ANNOUNCEMENTS

The Chairman announced details of the arrangements to evacuate the meeting room or building in case of fire or another event.

51/19 APOLOGIES FOR ABSENCE

There were no apologies to record

52/19 DECLARATIONS OF INTEREST

Cllr Laverack declared interest in application for Rosemary ref: 4/02349/19/TPO and Cllr McGuinness declared interest in application for Broughtons Cottage ref; 4/02313/19/FHA.

53/19 MINUTES

It was **PROPOSED** by Councillor Flynn and seconded by Cllr McGuinness and was **RESOLVED** that the minutes presented was a true account of the proceedings of the meeting on the 8th October 2019.

54/19 CHAIRMANS REPORT & CORRESPONDENCE RECEIVED

1. Governments National Design Guide; Cllr Bryant is waiting for Paul Newton (Planning Officer at DBC) to confirm if Chipperfield's Village Design Statement satisfies the criteria as a "local design guide" this follows on from Governments National Guide that has been published and states that councils that have not produced their own local design guides will be allowed to defer to the governments new National Design Guide
2. The Orchard correspondence to be discussed after the main council meeting.

Councillor G Bryant

Date

3. The Garden Scene; there will be a delay in starting the development due to the present economic climate.

55/19 PLANNING APPLICATIONS To discuss and comment on the following Planning Applications.

Ref: 4/02313/19/FHA Broughtons Cottage The Common WD4 9BL fencing and entry gates

CPC: No objections

Ref: 4/02355/19/LBC Broughtons Cottage The Common WD4 9BL fencing and entry gates

CPC: No objections

Ref: 4/02349/19/TPO Rosemary Dunny Lane WD4 9DD works to trees.

CPC: refer to Tree Officer

Ref: 4/02349/19/TCA Rosemary Dunny Lane WD4 9DD works to trees

CPC: refer to Tree Officer

Ref: 4/02202/19/MFA Lookers Land Rover Dealership demolition of the existing building and construction of 9 dwellings (6x3 bed dwellings and 3x4 bed dwellings) associated car parking bin/cycle storage and vehicular access.

CPC: OBJECTION for reasons of inadequate parking as per detail below;

CPC Planning meeting 29 October 2019 attended by a number of residents provided a lively debate.

The unanimous conclusions are:

The revisions made by the Applicant were broadly welcomed including:

Planning Condition to remove PD rights and prohibit the use of all garages from uses other than vehicle storage.

Flint detailing and tile hanging is improved but requires further detail work by the conservation team as a planning condition.

EV charging point details to be subject to a planning condition.

Councillor G Bryant

Date

Key issues

Parking - although improved, falls short of a realistic level for 9 x 3/4 bed dwellings in a car dependent village like Chipperfield. Chipperfield has long opposed 'double yellow lines' and has successfully kept these to a minimum. CPC does not see parking restrictions as a solution because it would have the effect of displacing the parking problem further along Langley Road. The view of the meeting is that the current site arrangement of perpendicular parking to the front of the LR showroom (facing dropped kerb) works well and prevents on road parking without recourse to formal parking controls. The resulting suggestion is for the whole development to be pushed back into the site by 2/3m as illustrated on the attached rough plan.

It is the CPC view that the street scene will look better with this arrangement because of no on-road parking compared to the theoretical street scene as proposed by the applicant with inevitable on-street parking.

This revised plan provides parking as follows:

3 spaces per Plots 1-8

4 spaces per Plot 9

7 Visitor spaces

Parking control within the site

The provision of this extra car parking will hopefully avoid uncontrolled parking within the development however, the PROW footway could be at risk of pavement parking thus causing obstruction – planning condition to specify signage to discourage pavement parking is requested.

Plot 1 west elevation – first floor windows to be obscure glazed.

Ref: 19/02535/FHA Saddlebow The Common New build carport workshop and storage

CPC: No objection

Councillor G Bryant

Date

56/19

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

Ref: 4/01915/19/FUL The Old Stables Croft Lane WD4 9DX construction of three bedroom detached dwelling with carport/garage. Alterations to landscape including new orchard/ copse wildflower meadow and wildlife pond.

DBC: Refuse (CPC: Objection)

Ref: 4/01793/19/MFA Top Common The Common WD4 9BN replacement covered menage (resubmission)

DBC: Grant (CPC: No comment) Note:

Ref: 4/02112/19/LBC 3 The Dell Dunny Lane WD4 9DB demolition of two existing sheds. Construction of two new garden studio.

DBC: Withdrawn (CPC: No objection) Note: This applies to Listed Building Consent. The parallel FHA application is not withdrawn.

Ref: 4/02160/19/FHA 2 Megg Lane WD4 9JW single storey side/rear extension.

DBC: Grant (CPC: No comment)

Ref: 4/02016/19/FHA The Old Vicarage The Common WD4 9BL outbuilding for use as a garden room.

DBC: Grant (CPC: No comment)

Ref: 4/00592/19/FUL The Spice Village The Street WD 9BH construction of 6 new terraced houses and associated car parking and landscaping.

DBC: Withdrawn (CPC: objection)

57/19

Planning Appeal Town & Country Planning Act 1990 Appeal Lodged

Ref: 4/02423/18/FUL The spice Village The Street Chipperfield construction of 5 new terraced Houses and associated parking and landscaping.

DBC: Appeal allowed (CPC: Objection).

58/19

DATE OF NEXT MEETING

**The next meeting will be held on the 19th November 2019 @ 7.15 pm, The Blackwells
10 The Common WD4 9BS. The meeting closed at 8.12 pm**

Councillor G Bryant

Date