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## CHIPPERFIELD PARISH COUNCIL

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### PLANNING COMMITTEE MINUTES

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**Minutes** of the **Planning Committee** meeting of Chipperfield Parish Council held on the 8<sup>th</sup> 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 three members of public

**41/19 CHAIRMANS ANNOUNCEMENTS**

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

**42/19 APOLOGIES FOR ABSENCE**

Councillor Laverack sent his apology.

**43/19 DECLARATIONS OF INTEREST**

There was no declaration of interest

**44/19 MINUTES**

It was **PROPOSED** by Councillor Flynn and seconded by Councillor McGuinness and was **RESOLVED** that the minutes presented was a true account of the proceedings of the meeting on the 17<sup>th</sup> September 2019.

**45/19 CHAIRMANS REPORT & CORRESPONDENCE RECEIVED**

Nothing to report

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Councillor G Bryant

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Date

**PLANNING APPLICATIONS To discuss and comment on the following Planning Applications.**

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

CPC: No objection

**Ref: 4/02202/19/MFA Lookers Land Rover Dealership Langley Road WD4 9JS**

Demolition of the existing building and construction of 9 dwellings (6x3 bed dwelling and 3x4 Dwellings), associated car parking, bin/cycle storage and vehicular access.

CPC: OBJECTION CPC acknowledges that the Applicant has engaged in pre-application advice with Dacorum; that the applicant has engaged in post-application advice with CPC and has made design changes post-application to reflect comments from DBC's Conservation team.

Whilst CPC is supportive of the scheme in general terms of layout, density and appearance there are aspects that require improvement for the scheme to be supported by CPC. Therefore, CPC objects to the scheme as currently proposed and wishes to see improvements in respect of the following:

**Inadequate parking provision** – Chipperfield is a car-dependent community. Cycle use is not a viable option for anything other than leisure due to distance, hills, traffic conditions. Bus transport is of insufficient frequency to be of use to residents seeking transport to a place of work or education. The applicant refers to the convenient location of a bus-stop at the front of the site however it supports one route that has 3 services per week departing late morning. The main use of the bus-stop, as a bus-stop, is as a pick-up point for approx. 30 students at around 8.15am for a contracted school bus service. Otherwise it is currently used as the smoking cabin for employees of the Lookers Land Rover site which gives a misleading false impression of its usefulness as a bus-stop.

4 of 9 proposed dwellings have attached garages providing one of the designated parking spaces for the respective dwellings. The compact design of these dwellings in relation to the number of bedrooms means that future conversion of these garages to habitable space is highly likely, either with or without planning approval, thus resulting in loss of parking provision.

It is CPC's view that adequate parking provision in Chipperfield is achieved by 1 space per bedroom subject to a minimum of 2 spaces. Neither Dacorum's existing nor proposed parking standards properly reflect the needs in a village like Chipperfield. It is inconceivable that the future expected reduction in car ownership in cities/ large towns will occur in relatively isolated communities and is an unsubstantiated premise to believe that it will.

This scheme as presently drawn will result in cars being parked along Langley Road from the junction with Alexandra Road eastwards. This will cause road safety issues at the location of the manned school crossing. It is our opinion that realistic parking provision for this proposed development, including that for visitors must be satisfied within the curtilage of the proposed site and that design measures be introduced to either mitigate against habitable conversion of garages or to provide sufficient provision that such future conversion has no negative impact on parking provision.

**Design** - the request from the DBC Conservation team to introduce flint panels to certain external elevations instead of herringbone brick is welcomed however the design execution looks a hurried, poorly thought-out amendment and we urge the Conservation team to discuss further amendments with the Applicant. The execution of this flintwork is of equal importance and we ask that a condition be applied, to an amended acceptable scheme, to reference the execution/workmanship to that of the recently constructed perimeter wall to the Chipperfield burial ground.

**EV charging points** – we understand that one EV charging point per dwelling has been recommended by DBC as part of the pre-app response. This is supported however we ask that the detail design (location/appearance) to be discharged as a Condition and that such detail to think through the security of the 4 charging points (CP's) that are not within the dwelling curtilage (Plots 1-4). The dwellings with garages could be mandated to have the CP mounted on the inner rear garage wall to encourage sustainable car use of the garage within such Condition.

**47/19 DECISIONS MADE BY THE PLANNING AUTHORITY PRIOR TO THE MEETING**

**Ref: 4/00767/19/FHA Broughtons Cottage The Common WD4 9BL**  
Retention of fencing and entry gates

**DBC: Application withdrawn (CPC: OBJECTION)**

**Ref: 4/00768/19/LBC Broughtons Cottage The Common WD4 9BL**  
Retention of fencing and entry gates

**DBC: Application withdrawn (CPC: OBJECTION)**

**Ref: 4/02011/19/TCA 3 Kings Mews Kings Lane WD4 9BF reduce Yew Tree and works to Hazel Tree.**

**DBC: No objection (CPC: refer to Tree Officer)**

**48/19 Planning Appeal Town & Country Planning Act 1990 Appeal Lodged**  
Nothing to report

**49/19 DATE OF NEXT MEETING**  
**The next meeting will be held on the 29<sup>th</sup> October 2019 @ 7.15 pm, The Blackwells**  
**10 The Common WD4 9BS.**

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Councillor G Bryant

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Date