



Chipperfield Parish Council,
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CHIPPERFIELD PARISH COUNCIL

PLANNING COMMITTEE MINUTES

Minutes of the Planning Committee meeting of Chipperfield Parish Council held on 27th October 2020 by Virtual Meeting at 7.15 pm.

Present:	Councillor	G Bryant	Chairman
	Councillor	K Cassidy	
	Councillor	McGuinness	
	Councillor	Flynn	

Proper Officer Usha Kilich and a member of public present

81/20 CHAIRMAN'S ANNOUNCEMENTS

No announcements necessary.

82/20 APOLOGIES FOR ABSENCE

No apologies to record.

83/20 DECLARATIONS OF INTEREST

To receive any pecuniary interests relating to items on the agenda.

A member, when declaring their registrable pecuniary interest in a matter must leave the meeting but may remain in the public room when the matter is being discussed.

No declaration of interest to report.

84/20 MINUTES To approve the minutes of the meeting held on 6th October 2020.

RESOLVED The minutes of the Planning Minutes held on 6th October 20 be approved and signed as a true and accurate record proposed Cllr Cassidy seconded by Cllr McGuinness.

85/20 CHAIRMANS REPORT & CORRESPONDENCE RECEIVED

Longfield - access to the potential development site

86/20 PLANNING APPLICATIONS To discuss and comment on the following Planning Applications.

Cllr Bryant

Date

Reference: 20/02957/LDP

Proposal: Two single storey side extensions, removal of side porch and extension to the loft rooms through flat roof dormers.

Address: Dellhurst Megg Lane Chipperfield Kings Langley Hertfordshire WD4 9JW

Already granted see below

Reference 20/02033/MFA

Proposal: Demolition of light industrial units, glass houses and polytunnels, and construction of 9 No. detached dwelling houses, garaging, and associated access arrangements
Stoney Lane Nursery Stoney Lane Chipperfield. Revised drawings 8th October 2020.

CPC: Chipperfield Parish Council (CPC) amended comments in respect of the revised scheme are set out below.

The revised drawings have made a partial attempt to satisfy the concerns of CPC with respect to design and materials. Were this scheme to be in a prominent position in the village we would continue to object in strongest terms.

The scheme is better than the previous 'all grey' appearance but the false 'barn style' detailing may create longer term maintenance issues and could risk being coated in the future in a variety of colours. The failure to even attempt to reference the scheme to the Village Design Statement is simply unacceptable.

The improvements to parking and vehicle movement are welcome.

CPC requests measures to prevent use of the garage space for purposes other than vehicle storage. This can be not only by Planning Condition but also by restrictive condition within the title for each dwelling. A further measure could be to position the EV charge points to inside rear wall of each garage.

Certain design details warrant attention: roof overhangs are minimal to both eaves and gables and would benefit from a larger overhang which not only benefits visual appearance but also helps avoid vertical water staining: flat roof dormers are best avoided (VDS).

Cllr Bryant

Date

Access and Stoney Lane

Nearby residents have raised concerns that the daily number of vehicle movements will be higher than in the Applicant statement. The Covid situation has significantly increased home deliveries and there is some suggestion that this trend may continue post Covid. Herts Highways may well have standard data that they apply which needs to be considered as a minimum to take account of the 'home delivery effect'. There could be less vehicle movements than is the case under current use of the site, but this needs to be satisfactorily justified.

Residents fronting Tower Hill either side of Stoney Lane have apparently suffered damage to their front curtilage from large vehicles entering or exiting Stoney Lane and are obviously concerned partly in relation to the construction phase but also for the longer term with delivery vehicles.

Residents are concerned about visibility splays due Stoney Lane exiting to the most densely parked section of Tower Hill (there are properties nearby with no onsite parking).

Stoney Lane is an unadopted road with no clear maintenance agreement or responsibility. During the construction phase an agreement to limit the size of delivery vehicles would be appreciated by nearby residents (eg only rigid vehicles, no artics). Planning condition?

Reference: 20/02865/FHA

Proposal: Two storey rear extension and removal of existing chimney stacks

Address: Willow Cottage Langley Road Chipperfield Hertfordshire WD4 9JS

CPC: No comment

Reference: 20/02906/TCA

Proposal: Works to Western Red Cedar Tree

Address: The Tile House The Street Chipperfield Kings Langley Hertfordshire WD4 9BH

CPC: Refer to Tree Officer

Cllr Bryant

Date

Reference: 20/02890/FUL

Proposal: Construction of a three-bedroom detached family dwelling with carport/garage.
Alterations to landscape including new ecological management plan. (Amended Scheme)
Address: Land Adjoining The Old Stables Croft Lane Chipperfield Kings Langley
Hertfordshire WD4 9DX

CPC: Objects. The applicant has not demonstrated exceptional circumstances for development in Green Belt.

Reference: 20/03055/FHA

Proposal: Provision of Electric Gates to Driveway & Boundary Wall
Address: Briarwood Langley Road Chipperfield Kings Langley Hertfordshire WD4 9JP

CPC: Not in accordance with Village Design Statement, adopted supplementary guidance. Native hedging planted in front of mesh fence would be acceptable, or native hedging in conjunction with dwarf brick wall. Gates to be lower in height and be of traditional open pattern.

Reference: 20/03068/TCA

Proposal: Work to tree
Address: Orchard Cottage The Common Chipperfield Kings Langley Hertfordshire WD4 9BL

CPC: Refer to Tree Officer

87/20

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

20/02957/LDP Two single storey side extensions, removal of side porch and extension to the loft rooms through flat roof dormers.
Dellhurst Megg Lane Chipperfield WD4 9JW

DBC: Granted (CPC: no comment)

20/02453/FHA Proposed 3m 1.5-storey side extension comprising undercroft external storage, new dining area and an extension of the master bedroom.
Pende Whippendell Farm Langley Road Chipperfield Kings Langley Hertfordshire WD4 9JG

DBC: Granted (CPC: No comment)

Cllr Bryant

Date

20/02279/FUL Development of two dwellings, together with garaging and driveways.
Land At The Street The Street Chipperfield Hertfordshire WD4 9BH

88/20 DBC: Refused (CPC: Objection)
Planning Appeal Town & Country Planning Act 1990 Appeal in Progress
20/00027/REFU Top Common Appeal against refusal "Variation of Conditions" 19/03052/ROC
In Progress

89/20 **DATE OF NEXT MEETING 17th November 2020 by Virtual Meeting 2020.**

Cllr Bryant

Date