



Chipperfield Parish Council,
The Village Hall
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CHIPPERFIELD PARISH COUNCIL

PLANNING COMMITTEE MINUTES

Minutes of the Planning Committee meeting of Chipperfield Parish Council held on 6th October 2020 by Virtual Meeting at 7.15 pm.

Present: Councillor G Bryant Chairman
 Councillor K Cassidy
 Councillor McGuinness
 Councillor Laverack joined the meeting at 7.40

Clerk Usha Kilich and a member of public present (Mrs C Butcher)

72/20 CHAIRMAN'S ANNOUNCEMENTS
No announcements necessary.

73/20 APOLOGIES FOR ABSENCE
Cllr Flynn sent his apologies.

74/20 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.
Cllr Cassidy declared interest as a resident adjoining the application site of planning application number Reference: 20/02754/ROC Garden Scene.

75/20 MINUTES To approve the minutes of the meeting held 15th September 2020.
RESOLVED The minutes of the Planning Minutes held on 15th September 2020 be approved and signed as a true and accurate record proposed Cllr Cassidy seconded by Cllr McGuinness.

76/20 CHAIRMANS REPORT & CORRESPONDENCE RECEIVED

77/20 PLANNING APPLICATIONS To discuss and comment on the following Planning Applications.

Reference: 20/02754/ROC
Proposal: Variation of Condition 22 (External Electricity and Gas Meters) and Condition 24 (Approved Plans) Attached to Planning Permission 4/00658/19/MFA (Demolition of existing buildings, construction of 15 dwellings (class c3) and one retail (class a1 shop) unit and parish storeroom, alterations to vehicle and pedestrian accesses)
Address: Garden Scene Chapel Croft Chipperfield Hertfordshire WD4 9EG

Cllr Bryant

Date

CPC: The previous scheme was arrived at following extensive consultations between CPC, DBC, residents interest groups and public meetings in the village. This proposed scheme 'unpicks' many of the important elements negotiated and agreed in this extensive consultation, therefore this scheme is strongly opposed for the following reasons:

1. Plot 6. This is the 'signature' dwelling upon entry to the scheme. The double fronted appearance was considered to be of extremely high importance to DBC planning officers and this was supported by CPC. The revision has lost the visual impact of the previous.
2. Parking. Superficially, the parking provision remains unchanged at a total of 57 spaces including shop spaces however this revised scheme has significantly diluted the usability and practicality of the provision, and increases undesirable tandem parking which was minimised in the previous scheme. Furthermore, provision to plots 6, 7, 8 & 9 has been reduced from 4 spaces to 3. To make this reduced provision even worse these reduced spaces are all tandem (or should it be 'tridem') with all 3 spaces one behind the other. Additionally, informal parking provision opposite plots 10 & 11 has been lost in favour of a larger garden to plot 9.
3. Landscaping – the applicants covering letter mentions that they are ready to submit details to satisfy conditions. It was agreed at public meetings and in discussions between Marchfield/ CPC/Residents group that the landscaping to Chapel Croft would be designed in partnership with the Community. To CPC knowledge no such consultations have taken place.
4. Attached garages. These are too easily convertible into habitable accommodation to the detriment of parking. Conditions must be applied to eliminate/reduce the likelihood of this. Additionally, we request legal covenants in the title deed of such properties to prevent Conversion.

Reference: 20/02757/DRC

Proposal: Details required by condition 2 (materials), 3 (landscaping detail), 5 (surface water drainage scheme) and 9 (glint and glare report) attached to planning permission 4/01793/19/MFA - Replacement covered menage (re-submission)

Address: Top Common The Common Chipperfield Kings Langley Hertfordshire WD4 9BN

CPC: No comment

Cllr Bryant

Date

**78/20 DECISIONS MADE BY THE PLANNING AUTHORITY
PRIOR TO THE MEETING**

20/01523/FHA Single storey rear extension, two storey side extension, rear balcony (amended scheme)
Cloverleaf
Chapel Croft
WD4 9DR

DBC: Refused (CPC: object)

Reference: 20/02211/FHA

Proposal: Construction of single storey outbuilding to rear of garden

Address: The Old Manse The Street Chipperfield Hertfordshire WD4 9BH

DBC: Application withdrawn (CPC: Objection)

79/20 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

80/20 DATE OF NEXT MEETING by Virtual Meeting 27th October 2020.

Cllr Bryant

Date