



Chipperfield Parish Council,
The Village Hall
The Common, Chipperfield
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CHIPPERFIELD PARISH COUNCIL

PLANNING COMMITTEE MINUTES

Minutes of the Planning Committee meeting of Chipperfield Parish Council held on the 24th March 2020 in **The Blackwells 10 The Common WD4 9BS** at 7.15 pm.

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

95/19 CHAIRMAN'S ANNOUNCEMENTS

The chairman will announce details of the arrangements in case of fire or other events that might require the meeting room or building to be evacuated.

96/19 APOLOGIES FOR ABSENCE

97/19 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.

98/19 MINUTES To approve the minutes of the meeting held 3rd March 2020.

99/19 CHAIRMANS REPORT & CORRESPONDENCE RECEIVED

The Spice Village to discuss recruiting a consultant

100/19 PLANNING APPLICATIONS To discuss and comment on the following Planning Applications.

Ref: 20/00460/FHA Cloverleaf Chapel Croft Chipperfield WD4 9DR single storey rear extension two storey side extension, rear balcony extension to annex.

CPC: **OBJECTION** excessive scale and bulk.

Ref: 19/01424/FHA Saddlebow The Common WD4 9BL new build carport workshop and storage.

CPC: No comment

Ref: 19/02795/FHA The Hornets Croft Lane WD4 9DU rain porch to front elevation single storey rear extension to dwelling, alterations to roof of garage to the rear, removing garage doors and small storeroom on garden side of the garage.

CPC: No comment

Ref: 20/00484/FHA Redcroft Kings Lane WD4 9EN convert garage into office. Install window and door at front of garage.

CPC: No objection

Ref: 20/00577/LDP Hazel Croft 47 Scatterdells Lane WD4 9EU single storey rear and side Extension and alteration to the roof. Detached external outbuilding. Additional hard surfaces. All material finishes and fixings to match the existing dwelling house.

CPC: **OBJECTION** whilst each proposed element may meet PD rights, the sum total goes way beyond the intention/spirit of PD rights. The PD rights are drafted on the assumption that the dwelling is positioned with front elevation parallel to highway. In this case the dwelling front elevation is approx. 45deg to highway which results in the rear extension options proposed (in 20/00577 & 20/00601) both being visible from the highway contrary to the NPPF guidance and therefore does not meet the test for the PD width rule if interpreted as a subsequent not simultaneous decision. Additionally, the sum total width of the 2 side extensions exceeds more than half the existing dwelling width. It can be argued that one side extension does not exceed the width rule, but the second side elevation would exceed the width rule.

Ref: 20/00601/HPA Hazel Croft 47 Scatterdells Lane WD4 9EU single storey extension Measuring 7.21m deep with a maximum height of 4m and maximum height of eaves 2.6m

CPC: **OBJECTION** whilst each proposed element may meet PD rights, the sum total goes way beyond the intention/spirit of PD rights. The PD rights are drafted on the assumption that the dwelling is positioned with front elevation parallel to highway. In this case the dwelling front elevation is approx. 45deg to highway which results in the rear extension options proposed (in 20/00577 & 20/00601) both being visible from the highway contrary to the NPPF guidance and therefore does not meet the test for the PD width rule if interpreted as a subsequent not simultaneous decision. Additionally, the sum total width of the 2 side extensions exceeds more than half the existing dwelling width. It can be argued that one side extension does not exceed the width rule, but the second side elevation would exceed the width rule.

Ref: 20/00589/FUL The Spice Village The Street WD4 9BH construction of 7no 3 bedroom terraced family dwellings, with associated car parking provision of 16 no spaces and landscaping. Parking provision of 7 public spaces and 2no designated spaces (one in existing garage) for staff of Spice Village restaurant (AMENDED SCHEME)

Please see attached **OBJECTION** statement.

101/19

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

Ref: 20/00049/FHA Old Place Tower Hill WD4 9LN single storey side link porch and boot room; internal alterations and installation of external doors to existing outbuilding; single storey rear kitchen extension; enlargement of existing rear dormer window.

DBC: Grant (CPC: no comment)

Ref: 20/00045/LDP Sylvanglade Wayside WD4 9JJ rear porch extension, renewal of façade Materials and installation of flue to existing dwellings.

DBC: Granted (CPC: no comment)

Ref: 20/00009/LDP Briery Hillsfield Wayside WD4 9JJ rear extension of 3.5 Metres.

DBC: Grant (CPC: no comment)

Ref 19/02790/FUL Top Common The Common Chipperfield WD4 9BN variation of conditions 6 (roof/covered structure) and 8 (development usage) attached to planning permission 4/01793/19/MFA (replacement covered menage (re-submission)).

DBC: Refused (CPC: Support)

102/19 Planning Appeal Town & Country Planning Act 1990 Appeal in Progress

Ref: 4/01915/19 The Old Stables Croft Lane 3-bedroom dwelling – in progress

103/19 DATE OF NEXT MEETING

**The next meeting will be held on the 14th April 2020 @ 7.15 pm,
The Parish Room The Common Chipperfield WD4 9BS.**