



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 28th April 2020 by Virtual Meeting at 7.15 pm.

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

01/20 CHAIRMAN'S ANNOUNCEMENTS

02/20 APOLOGIES FOR ABSENCE
None

03/20 DECLARATIONS OF INTEREST
none

04/20 MINUTES To approve the minutes of the meeting held on 14th April 2020.
RESOLVED The minutes of the Planning Minutes held on 14th April 2020 be approved and signed as a true and accurate record Cllr Laverack proposed seconded by Cllr Flynn.

05/20 CHAIRMANS REPORT & CORRESPONDENCE RECEIVED
Nothing to report

06/20 PLANNING APPLICATIONS To discuss and comment on the following Planning Applications.

Ref: 20/00887/FUL Martlets, The Common, Chipperfield WD4 9BS part single, part two storey side and rear extension and conversion of the dwelling into two cottages.

CPC: OBJECTION
Density of Development

This is a sensitive site in the centre of the village and is within the conservation area. Two dwellings on a site of 533m² equates to a density of 37.5 dwellings per hectare which is not appropriate for this location.

Cllr Bryant

Date

Vehicular Access

Vehicular access is via a claimed ROW across part of Chipperfield Common. This right is being checked with DBC legal team. There has never been vehicular access into the existing site even though there are gates making it appear to have vehicular access. This access, if proved, is shared with pedestrian & vehicular access to the Village Hall (VH). The VH access is for emergency use, for disabled access and is used (on short stay basis) for hall users setting up for events and activities. This shared access is critical for the proper functioning of the VH and therefore CPC does not support a widened access into the proposed scheme’s parking area. We further suggest that, if granted, a condition be applied to prohibit parking other than within the application site curtilage.

Parking

The applicant acknowledges that the proposed parking provision is below DBC standard. This site is close to the busiest part of the village and has frequent parking issues at school times, evenings and weekends (and often throughout the day). One space per dwelling is not adequate. CPC is consistent on the issue of parking provision in all residential applications in the village and requests 1 space per bedroom subject to a minimum of 2 spaces. This means 2 spaces per dwelling for this application which could easily be accommodated by extending the parking provision into the retained land coloured blue.

Ref: 20/00888/FHA 22 Nunfield Chipperfield WD4 9EW garage conversion with new roof.

CPC: No Comment

Ref: 20/00879/FHA 90 Scatterdells Lane WD4 9EX Construction of detached garage.

CPC: No comment

07/20 DECISIONS MADE BY THE PLANNING AUTHORITY PRIOR TO THE MEETING

There were no decisions to report.

Cllr Bryant

Date

08/20 Planning Appeal Town & Country Planning Act 1990 Appeal in Progress

Ref: 19/00010/T The Old Stables appeal in progress.

09/20 DATE OF NEXT MEETING

The next meeting will be held on the 19th May @ 7.15 pm.

The Meeting closed at 7.45 pm.

Cllr Bryant

Date