

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

Address: Stoney Lane Nursery Stoney Lane Chipperfield Kings Langley Hertfordshire WD4 9LS

CPC: OBJECTION

Chipperfield Parish Council (CPC) decision is to **OBJECT** for the reasons set out below.

The grounds for objection are based on the drawings/ associated documents as validated with the application. The Applicant has engaged, and is continuing to engage, positively with CPC. CPC understands that revised plans and documents are likely to be forthcoming in due course. CPC would support an extension of consultation and determination dates to allow sufficient time for improvements to the scheme prior to determination.

Parking

In recognition that Chipperfield is a wholly car dependent village, and consistent with comments on other recent schemes, CPC requests on-site parking equivalent to 1 space per bedroom ie 4 spaces per 4 bedrooms: 5 spaces per 5 bedrooms. The submitted drawings do not clearly illustrate the parking provision per dwelling and do not demonstrate that each dwelling plot can be entered and exited by vehicles in a forward-facing direction. The Applicant has signalled intention to supply a revised drawing clarifying these issues.

Additionally, 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.

Design and Materials

CPC has concerns over design and materials. The submission makes no reference to the Chipperfield Design Statement as supplementary planning guidance. As proposed, there is overemphasis of 'grey' which could make the scheme look drab or dull especially because all 9 dwellings have similar proposed finishes. Whilst CPC does not support small developments with multiple brick types that can look contrived, there are clear themes throughout the village that are referenced not only in the VDS but also in the DBC publication on the Conservation area. This site is not within the conservation area but nonetheless this document is a source of useful design guidance.

Cllr Bryant

Date

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).

Whilst CPC understands the concept of 'barn style' dwellings, from a design point of view it might be more natural to have a smaller number barn style mixed with traditional brick (or brick and flint) designs.

CPC has agreed to submit design and material suggestions to the Applicant.

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. Whilst this is not a planning issue, a commitment from the Applicant to deliver a finished scheme with Stoney Lane resurfaced would be a positive step for the Stoney Lane community.

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).

Cllr Bryant

Date

51/20

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

20/01637/TCA Clearance of leylandii trees due to low amenity value
in the area bounded by the red line on Drawing
Number TS19-053\1.

Saddlebow
The Common
Chipperfield
WD4 9BL

DBC Granted (CPC: No comment)

20/01669/DRC Details as required by condition 5 (soft landscaping
plan) attached to planning permission 19/02535/FHA
(new build carport, workshop, and storage).

Saddlebow
The Common
Chipperfield
WD4 9BL

DBC: Granted (CPC: No comment)

20/01678/TCA Works to trees. St Pauls School

The Common
Chipperfield
WD4 9BS

DBC: Granted (CPC: No comment)

20/00589/FUL - CONSTRUCTION OF 7NO. 3 BEDROOM TERRACED FAMILY DWELLINGS, WITH
ASSOCIATED CAR PARKING PROVISION OF 16NO SPACES AND LANDSCAPING. PARKING PROVISION
OF 7 PUBLIC SPACES AND 2NO DESIGNATED SPACES (ONE IN EXISTING GARAGE) FOR STAFF
OF SPICE VILLAGE RESTAURANT - Car Park To Rear Of, The Spice Village, Chapel Croft, Chipperfield

DBC: Refused (CPC: Objection)

52/20

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

53/20

DATE OF NEXT MEETING 2020 by Virtual Meeting 25th August 2020.

Cllr Bryant

Date