



Chipperfield Parish Council,
The Village Hall
The Common, Chipperfield
WD4 9BS
Tel: 01923 263 901
email: parishclerk@chipperfield.org
website: www.chipperfieldparishcouncil.gov.uk

CHIPPERFIELD PARISH COUNCIL PLANNING COMMITTEE MINUTES

Minutes of the Planning Committee meeting of Chipperfield Parish Council held 9 March 2021 by Virtual Meeting at 7.15 pm.

Present:	Councillor	G Bryant	Chairman
	Councillor	K Cassidy	
	Councillor	McGuinness	
	Councillor	Hinton	
	Councillor	Sutcliffe	

Proper Officer: Usha Kilich

127/20 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.

128/20 APOLOGIES FOR ABSENCE

Cllr Flynn sent his apologies.

129/20 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.

130/20 MINUTES To approve the minutes of the meeting held 16th February 2021.

The minutes of the meeting held on 16th February 2021 were received, approved, and signed as a correct record

131/20 CHAIRMANS REPORT & CORRESPONDENCE RECEIVED

Appeal has been submitted in respect of the scheme for 2 dwellings on land off of The Street.

The grounds of the appeal are contesting the historical basis for the refusal stated by DBC conservation team. CPC will assemble evidence on which to submit comments to the Planning inspectorate.

A planning submission has been submitted to Three Rivers for a dwelling adjoining the Parish , DBC and The Common boundary. CPC has approached Sarratt PC for their opinions of this proposal

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Cllr Bryant

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Date

**132/20 PLANNING APPLICATIONS To discuss and comment on the following.
Planning Applications.**

(i) Reference: 21/00506/FHA
Proposal: Construction of Annex
Address: Cloverleaf Chapel Croft Chipperfield Kings Langley Hertfordshire WD4 9DR

CPC: OBJECTION, it is an overdevelopment of the site. CPC supports the comment made by Conservation and Design (DBC).

(ii) Reference: 21/00643/FUL
Proposal: 6x floodlights
Address: Chipperfield Tennis Club The Common Chipperfield Kings Langley Hertfordshire WD4 9BS

CPC **supports** the application subject to the following comments.

Prior to submission, a pre-app meeting was held between representatives of CTC and the CPC Planning Committee. At that meeting explanations were given and therefore the comments below reflect our understanding from the meeting which we recommend are embedded as planning conditions as appropriate:

Hours of use:

Dusk to 9pm. Court users wishing to use the lights input an access code which permits use for 1 hour duration (unless 9pm is reached when the lights are automatically turned off). Time clock will also prevent early morning use.

Location of columns:

These are to be immediately adjacent to the existing fence on the outside face. CPC wishes that the hedge adjoining the access road to the school be undisturbed during installation.

Light spill:

Attempts were made in the discussion to quantify the luminance and intensity levels to be understandable to a non-lighting expert. It was accepted that CTC had been thorough in devising a scheme that would seem to have low/acceptable levels of light spill and that it would be incumbent on DBC as planning authority to assess this aspect technically during the planning application process.

Additional Comment

Representations made to CPC in respect of the existing floodlights on Court 2 alleged these lights are often left on whilst not in use for extended periods. To prevent this, we recommend extending the 'hours of use' condition as worded above to be equally applicable to the existing lights on Court 2.

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Cllr Bryant

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Date

- (iii) Reference: 21/00764/FHA
 Proposal: Single storey rear extension, following demolition of existing outbuilding.
 Address: Whippendell Lodge Langley Road Chipperfield Kings Langley Hertfordshire WD4 9JQ
- CPC: CPC, no objection but asks that the Case Officer refers to Conservation Team because of concerns of size and bulk close to the boundary and that due note has been taken with regard to Village Design statement.
- (iv) Reference: 21/00786/TCA
 Proposal: Works to trees
 Address: Holly Cottage Kings Lane Chipperfield Kings Langley Hertfordshire WD4 9EP
- CPC: Refer to Tree Officer.
- (v) Reference: 20/03837/FHA
 Proposal: Construction of single storey outbuilding to rear of the garden with basement storage area.
 Address: The Old Manse The Street Chipperfield Hertfordshire WD4 9BH
- CPC: No comment
- (vi) Reference: 21/00840/TCA
 Proposal: Works to trees.
 Address: Pale House The Street Chipperfield Kings Langley Hertfordshire WD4 9BH
- CPC: Refer to Tree Officer.**
- (vii) Reference: 21/00793/DRC
Proposal: Details as Required by Condition 24 (Fire Hydrants)
 Attached to Planning Permission 20/02754/ROC (Variation of Condition 6 (Hard and Soft Landscaping), 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
- CPC: No comment
- (viii) **Reference:** 21/00790/DRC
Proposal: Details as Required by Condition 14 (SuDS Maintenance Plan)
 Attached to Planning Permission 20/02754/ROC (Variation of Condition 6 (Hard and Soft Landscaping), 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
- CPC: No comment

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Cllr Bryant

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Date

**133/20 DECISIONS MADE BY THE PLANNING AUTHORITY
PRIOR TO THE MEETING**

- (i) Ref: 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

DBC: Grant (CPC: No comment)
- (ii) Ref: 20/03673/DRC
Proposal: Details as required by Conditions 13 (Drainage Plan) and 14 (Drainage Scheme) 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

DBC: Granted (CPC: No comment)
- (iii) Ref: 20/02754/ROC
Proposal: Variation of Condition 6 (Hard and Soft Landscaping), 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

DBC: Granted (CPC: No comment)
- (iv) Ref: 20/03725/FHA
Proposal: First floor conversion to annex with Juliet balcony. Cladding with Cedar and stone and Solar panels to roof.
Address: Ridge End 106 Scatterdells Lane Chipperfield Kings Langley Hertfordshire WD4 9EZ

DBC: Granted (CPC: No comment)
- (v) Ref: 20/04038/FUL
Proposal: Proposed building for mixed use of agricultural and livestock and access track.
Address: Land Associated with Moonpenny Farm The Common Chipperfield WD4 9BN

DBC: Granted (CPC: No comment)
- (vi) **Reference: 20/04012/DRC**
Proposal: Details as required by Conditions 5 (surface water drainage scheme) and 6 (management and maintenance plan for the SuDS) attached to planning permission 4/02202/19/MFA (Demolition of the existing building and construction of 9 dwellings (6 x 3 bed dwellings and 3 x 4 bed dwellings), associated car parking, bin/cycle storage and vehicular Access).
Address: Former Chipperfield Garage Langley Road Chipperfield Hertfordshire

DBC: Granted (CPC: No comment)

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Cllr Bryant

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Date

(vii) Ref: 20/03934/DRC
Proposal: Details as required by condition 5 (drainage) of planning permission 4/01793/19/MFA (Replacement covered menage (re-submission))
Address: Top Common The Common Chipperfield WD4 9BN

DBC: Granted (CPC: No comment)

(viii) Reference: 20/03909/FHA
Proposal: Removal of existing conservatory and replacing with a single-story extension.
Address: Little Woodman Courtaulds Chipperfield Kings Langley Hertfordshire WD4 9JR

DBC: Granted (CPC: No comment)

(ix) Reference: 20/03841/FHA
Proposal: Demolition of the existing conservatory, construction of new rear and side extensions at ground floor level, rear extension at first floor level, new bay window to the front elevation, reconfiguration of windows at side and rear of house, works to existing side porch.
Address: Finch Cottage Tower Hill Chipperfield Kings Langley Hertfordshire WD4 9LN

DBC: Granted (CPC: No comment)

(x) Reference: 20/03725/FHA
Proposal: First floor conversion to annex with Juliet balcony. Cladding with Cedar and stone and Solar panels to roof.
Address: Ridge End 106 Scatterdells Lane Chipperfield Kings Langley Hertfordshire WD4 9EZ

DBC: Granted (CPC: No comment)

134/20 Planning Appeal Town & Country Planning Act 1990

(i) 20/00067/REFU Cloverleaf Chapel Croft WD4 9DR Appeal in respect of 20/01523/FHA single storey rear extension, two storey side extension, rear balcony (amended scheme)
Appeal lodged 4 Jan 2021. Appeal allowed.

(ii) 20/00049/REFU Car Park to the Rear of The Spice Village Chapel Croft Chipperfield WD4 9BH
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.
Appeal lodged 20 September 2020. Appeal in Progress

135/20 DATE OF NEXT MEETING 30th March 2021 by Virtual Meeting.

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Cllr Bryant

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Date