



Chipperfield Parish Council,
The Village Hall
The Common, Chipperfield
Herts.
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PLANNING COMMITTEE MINUTES

Meeting held on Tuesday 5th April 2022 at 7.15 pm at The Blackwells The Common Chipperfield WD4 9BS

Councillors present:

Geoff Bryant **Chairman**, Eamonn Flynn, Kevan Cassidy, Tony McGuinness and Luke Hinton.

Also present: Mrs. Usha Kilich Proper Officer, 1 member of the public

129/21 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.

130/21 APOLOGIES FOR ABSENCE

To accept and approve apologies for absence.

Nothing to record.

131/21 DECLARATIONS OF INTEREST

To receive any pecuniary interests relating to items on the agenda.

A member, when declaring their registrable pecuniary or significant interest in a matter must leave the meeting but may remain in the public room when the matter is being discussed.

Nothing to record.

132/21 MINUTES To approve the minutes of the meeting held 15th March 2022.

RESOLVED, proposed by Cllr McGuinness, seconded by Cllr Flynn . Unanimously agreed.

133/21 CHAIRMANS REPORT & CORRESPONDENCE RECEIVED

Nothing to record.

134/21 PLANNING APPLICATIONS To discuss and comment on the following.

Planning Applications.

Reference: 22/00608/FUL

Proposal: Removal of existing garage and canopy and construction of single storey rear extension with internal and external alterations.

Address: Little India 1 The Street Chipperfield Kings Langley Hertfordshire WD4 9BH

CPC: OBJECTION CPC objects to this proposal because of the impact on the Street Scene and impact on the Conservation Area by the displacement of bin storage to a prominent position.

This site forms part of the former Royal Oak, then formerly Spice Village. The whole site remains under single ownership. There are 3 extant planning approvals for residential development on the former car park area. These 3 schemes provide the parking provision for the application site. CPC supported the first of these (4 bedroom scheme) but objected to the 5 & 6 bedroom scenes for reasons that included the reduction in parking provision to the then Spice Village restaurant.

This proposed scheme depicts incursion into the site of the 3 approved extant schemes which brings into conflict the granting of planning approval for this site vs the 3 others. The parish council supports improvement of this village facility but underlines the correctness of the stance that we took in opposing the degradation in parking provision by the extant 5 & 6 bedroom schemes.

The refuse demands of a busy restaurant are not inconsiderable. The parish council urges amendments to the scheme to provide adequate bin storage, screened and secluded, with no degradation to parking access or manoeuvrability within the extant residential schemes. From a highways perspective close to the village accident 'black-spot' it is essential that vehicles are able to exit forward facing from the car park.

Reference:

4 bed scheme 4/01520/18

5 bed scheme 4/02423/18

6 bed scheme 19/02712

Reference: 22/00836/ROC

Proposal: Variation of Condition 3 (occupancy) attached to planning permission 4/01454/88 - Detached dwelling (outline)

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

CPC: No comment

Reference: 22/00834/FHA

Proposal: Swimming pool and associated outbuilding

Address: Little Braziers Tower Hill Chipperfield Kings Langley Hertfordshire WD4 9LR

CPC: No comment

Reference: 22/00919/FUL

Proposal: Demolition of existing outbuilding and construction of new dwelling, with new access and associated works

Address: Land Adjacent To Finch Cottage Tower Hill Chipperfield Kings Langley Hertfordshire WD4 9LN

CPC: OBJECTION The Parish and other local residents have concerns regarding this scheme which follows the previous scheme (21/04277/FUL) refused at DMC.

This revised scheme does not resolve issues raised on the previous scheme

Firstly, the site has been cleared since submission of previous scheme contrary to case officer's previous pre-app advice for this site.

This site is within the setting of the Chipperfield Conservation Area. In this respect, the approach of officers needs to accord with the 2021 Framework.

The previous scheme had lucid concern from the Heritage Officer. It would be of great use to all parties if the HO in appraising this revised scheme could crystallise their concerns into one of the three levels of harm set out in Paragraphs 201 and 202 and in doing so assist

officers in engaging the correct policy test. It is important that it is heritage experts who make judgements regarding the level of harm. The threshold set out at Paragraph 202 is a low one, and many authorities set a threshold as low as the erection of a garage or addition of a dormer window. Even though the site is outside the Conservation Area it is within its setting

and the framework does not distinguish between harm to Heritage Assets and harm to their attendant settings.

To the detriment of the assessment of the previous scheme the case officers focussed much attention on the floor areas of the two buildings. We pointed out that in the Green Belt "volume is king", yet no actual volumetric calculations were presented in the officer report. Without this information, it is difficult to make a balanced judgement about the impact on the openness of the Green Belt. This revised scheme may have reduced volume, but this is at the cost of increased 'footprint spawl' across the site which makes it difficult to justify as acceptable development within the green belt.

The applicant has not drawn reference to the Chipperfield Village Design Statement (adopted supplementary planning guidance) which has useful guidance for designers to achieve an overall design more compatible with the scale of other village houses. In particular it supports the adoption of L or T plan shaped buildings which can sit well as part of the street scene and avoids excessive bulk viewed from any aspect. In this instance an L shaped plan would work well and would achieve at least the same internal floor area of this proposal at acceptable scale and bulk.

In conclusion this is a sub-standard scheme and we encourage DBC case officers and conservation team to engage with the applicant to achieve a suitable scheme appropriate within the setting of the Conservation Area.

135/21 DECISIONS MADE BY THE PLANNING AUTHORITY PRIOR TO THE MEETING

Reference: 21/04538/DRC

Proposal: Details as required by condition 14 (sud's and drainage network) 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 store room, alterations to vehicle and pedestrian accesses)

Address: Garden Scene Chapel Croft Chipperfield Hertfordshire WD4 9EG

DBC: Granted (CPC: No comment)

Reference: 22/00055/FHA

Proposal: Single storey side extensions & rear dormers

Address: The Thatch Dunny Lane Chipperfield Kings Langley Hertfordshire WD4 9DD

DBC: Granted (CPC: No comment)

Reference: 22/00511/DRC

Proposal: Details as required by condition 7 (sustainability) attached to planning permission 21/03912/ROC (Variation of Condition 4 (Vehicle Parking Facilities) and Condition 8 (Approved Plans) Attached to Planning Permission 19/03033/FUL (Part demolition of semi-detached cottage, garage and outbuildings and construction of 3 new detached dwellings))

Address: The Orchard Alexandra Road Chipperfield Kings Langley Hertfordshire WD4 9DS

DBC: Granted (CPC: No comment)

136/21 Planning Appeal Town & Country Planning Act 1990

137/21 Date of next Development Management Committee (DMC) will be on 28th April 2022 at 7pm.

138/21 DATE OF NEXT MEETING 26th April 2022 at 7.15 pm at The Blackwells The Common Chipperfield WD4 9BS

Meeting Concluded at 19.43.