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CHIPPERFIELD PARISH COUNCIL PLANNING COMMITTEE MINUTES

**Meeting held on Tuesday 1st February 2022 at The Blackwells The Common Chipperfield
WD4 9BS at 7.15pm.**

Present: Councillor Bryant
 Councillor McGuinness
 Councillor Hinton

Also present: Mrs Usha Kilich Proper Officer and five members of the public present

110/21 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.

111/21 APOLOGIES FOR ABSENCE

To accept and approve apologies for absence.

RESOLVED, proposed by Cllr McGuinness seconded by Cllr Hinton to accept Cllr Cassidy's and Cllr Flynn's apology of absence.

112/21 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.

Cllr McGuinness declared interest in application reference number **Reference:**
21/04800/FHA

Cloverleaf. The application was not discussed by Council members due to inquorate.

113/21 MINUTES To approve the minutes of the meeting held 21 December 2021.

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

114/21 CHAIRMANS REPORT & CORRESPONDENCE RECEIVED

115/21 PLANNING APPLICATIONS. To discuss and comment on the following. Planning Applications.

Reference: 22/00029/FUL

Proposal: Detached dwelling served by new vehicular access

Address: Lone Holly Chapel Croft Chipperfield Kings Langley Hertfordshire WD4 9EQ

CPC: Object – CPC believes that there is no planning basis on which this application could be granted. The application implies that a right of access is available however the documentation copied to CPC and DBC suggests that such a right is not in existence.

Whilst accepting that right of access is not a planning issue, the unintended consequences of a 'Grant' might be to encourage access from the south along the side of Lone Holly dwelling to which the case officer for the pre-app was strongly opposed therefore such possibility needs to be taken in to account in the Case Officers decision.

Notwithstanding the above CPC urges Refusal:

1. We strongly disagree with the Pre-App suggestion that the scheme could be limited infilling. This is not a 'toothless' gap in a street scene and we refer the Case Officer to the recent appeal dismissal in respect of Land off The Street in which the Inspector was particularly strong on this issue.
2. Conservation Area (CA)
The application site is partly within or at least abutting the CA. Full involvement of the DBC Conservation team should be sought and such involvement should include the unintended consequences mentioned above in respect of access from the south wholly within the CA.

We do not accept that this application advances sufficient arguments that very special circumstances exist to justify unacceptable development within the Green Belt and believe the Pre-App comments by its case officer to be flawed when taking in to account the Appeal Dismissal in 2019 of a garage outbuilding to the adjoining Keymers site. The Appeal Inspector stated that weight could have been placed on the significance of the site abutting the CA but that the development was so unacceptable for green belt reasons that it was not necessary

Reference: 22/00055/FHA

Proposal: Single storey side extensions & rear dormers

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

CPC: No objection

Reference: 21/04408/FHA

Proposal: Raising of existing roof by 1230mm to 6328mm to allow for second storey extension with dormers and roof lights. New single storey porch.

Address: Rosemary Dunny Lane Chipperfield Kings Langley Hertfordshire WD4 9DD

CPC: No comment

Reference: 21/04800/FHA

Proposal: Single storey rear extension plus changes to rear fenestration & front entrance

door

Address: Cloverleaf Chapel Croft Chipperfield Kings Langley Hertfordshire WD4 9DR

CPC: Deferred to 22nd February 2022.

Reference: 21/04781/FHA

Proposal: Proposed Front Porch, proposed first floor extension with parapet walls and hipped roof, proposed mono-pitched roof form with parapet walls and slate roof covering, proposed alterations to existing South Elevation (Rear) replacing window and sliding door with bi-fold doors

Address: Pudds Cottage Chapel Croft Chipperfield Kings Langley Hertfordshire WD4 9EL

CPC: No objection

Reference: 22/00051/NMA

Proposal: | Non-material amendment 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 Kings Langley Hertfordshire WD4 9EG

CPC: No comment

116/21 DECISIONS MADE BY THE PLANNING AUTHORITY PRIOR TO THE MEETING

Ref:21/04277/FUL –

Proposal: Demolition of existing outbuilding and construction of new 4 bedroom dwelling, with new access and associated works –
Address: Land Adjacent To Finch Cottage Tower Hill Chipperfield Kings Langley Hertfordshire

DBC: Refused (CPC: Objection)

Reference: 21/03912/ROC

Proposal: 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: Objection)

Reference: 21/03396/FUL

Proposal: Demolition of existing chalet bungalow and garage. Construction of 4 no. detached three-bedroom dwellings and associated car parking and landscaping.
Address: Middle Oak Chapel Croft Chipperfield Kings Langley Hertfordshire WD4 9EQ

DBC: Granted (CPC: Objection)

Reference: 21/04259/FHA

Proposal: Demolition and reconstruction of existing outbuilding to incorporate stores and gym/activity room
Address: Pale House The Street Chipperfield Kings Langley Hertfordshire WD4 9BH

DBC: Granted (CPC: No comment)

Ref:21/03053/FHA

Proposal: Raising of existing roof by 1230mm to 6328mm to allow for second storey extension with dormers and roof lights. New single storey porch.
Address: Rosemary Dunny Lane Chipperfield Kings Langley Hertfordshire

DBC: Application withdrawn (CPC: Objection)

117/21 Planning Appeal Town & Country Planning Act 1990

118/21 Date of next Development Management Committee (DMC) will be on 10th February 2022 at 7pm.

**119/21 DATE OF NEXT MEETING 22nd February 2022 at 7.15 pm at The Blackwells The Common
Chipperfield WD4 9BS**

Meeting concluded at 20.10.