



Chipperfield Parish Council,
The Village Hall
The Common, Chipperfield
Herts.
WD4 9BS

Tel: 01923 263 901

email: parishclerk@chipperfield.org.uk

website: www.chipperfieldparishcouncil.gov.uk

PLANNING COMMITTEE MINUTES

Tuesday 20th December 2022 at 7.15 pm The Blackwells The Common WD4 9BS.

In attendance: Councillors Geoff Bryant **Chair**, Eamonn Flynn **Deputy Chair**, Kevan Cassidy, Tony McGuinness, and Luke Hinton

82/22 CHAIRMAN'S ANNOUNCEMENTS

The chairman detailed the arrangements in case of fire or other events that might require the meeting room or building to be evacuated.

83/22 APOLOGIES FOR ABSENCE

Apologies were received from Usha Kilich Parish Clerk

The meeting accepted and approved apologies for absence. Proposed Cllr. Cassidy, Seconded Cllr Flynn.

84/22 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 Flynn** declared an interest in item 22/03493/FUL : Pilgrim Cottage, Megg Lane, Chipperfield, Kings Langley, Hertfordshire, WD4 9JW as the applicant.
- **Cllr Bryant** declared an interest in item 22/03493/FUL : Pilgrim Cottage, Megg Lane, Chipperfield, Kings Langley, Hertfordshire, WD4 9JW as an immediate neighbour.
- **Cllr Bryant** declared an interest in item 22/03612/FHA Kilve Megg Lane Chipperfield Kings Langley Hertfordshire WD4 9JW as an immediate neighbour.

These Cllrs will exempt themselves from the formal voting and discussion on these items will be given the usual time to speak and comment afforded to members of the public attending Council as per the next item in the agenda/minutes.

85/22 Public Participation

The Chair may at their discretion and at a convenient time in the transaction of business invite members of the public to speak in relation to the business to be transacted at the meeting. Speeches may not exceed three minutes. If several residents wish to make a statement on the same matter, it is suggested that they agree by prior arrangement to a spokesperson to speak on their behalf. Anyone wishing to speak is invited to contact the Clerk prior to the start of the meeting and advise on which subject they wish to talk about. Alternatively, a short statement may be read out on the

participant's behalf and in accordance with the above stipulations. Statements must be submitted to the Clerk before 12 noon on the day of the meeting.

86/22 MINUTES To approve the minutes of the meeting held 8th November 2022.

Minutes approved as presented and unamended. Proposer Cllr Hinton, seconded Cllr McGuinness.

87/22 CHAIR'S REPORT & CORRESPONDENCE RECEIVED

The chairman brought to the attention of the meeting the lack of availability at the Village Hall for any council meeting in 2024 despite our previous verbal agreement. It has been agreed to meet at Blackwells where possible. It was also noted that Blackwells will not be available for the proposed next meeting date of the 10th January 2024. An alternative venue or date should be sort.

It was agreed the Council should write to the VH to express our disappointment.

The Chair had no further reports.

88/22 PLANNING APPLICATIONS To discuss and comment on the following.

Planning Applications.

Reference: Reference: 22/03470/LDE

Proposal: Residential garden land boundary extended . Single storey rear and side extensions.

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

It was noted that this application and the following were for the same property which had previously had an agricultural occupancy clause. Pictures show the extended use of this land in line with the application over a number of years.

The committee had no comments to refer to DBC on this application.

Reference: 22/03469/LDP

Proposal: Installation of glazed doors and windows to chimney breast to side elevation. Construction of swimming pool within garden to side of house.

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

The committee had no comments to refer to DBC on this application.

Reference: 22/03484/LDP

Proposal: Single storey side extension

Address: 42 Tower Hill Chipperfield Kings Langley Hertfordshire WD4 9LH

The committee had no comments to refer to DBC on this application

Reference: 22/03493/FUL

Proposal: Demolition of existing detached buildings comprising cattery and construction of single storey dwelling house including landscaping.

Address: Pilgrim Cottage, Megg Lane, Chipperfield, Kings Langley, Hertfordshire, WD4 9JW

The applicant discussed some of the finer points of the application, and there were no objections from the public or other councillors. The council would consider this application acceptable if the case officer is satisfied that this can be considered an acceptable development in green belt subject to the closure of the existing business on the property and the proposed a property occupying the same or similar footprint/floor space to that of the building(s) to be replaced. Council was concerned however over rights of access to the existing and proposed new property and felt clarification was required on the plans to clarify the curtilage of the proposed and retained dwellings, define the parking spaces for the proposed dwelling, increase the

parking provision to the retained dwelling to 4 spaces. It is noted there is a 33foot frontage to Megg Lane which could accommodate 2 separate gated access points. Council. It is CPC policy to request parking provision of one car parking space per bedroom subject to a minimum of 2 and the current plans show only 3 for the retained dwelling. The applicant verbally offered to issue revised drawings to reflect these comments.

Reference: 22/03550/FHA

Proposal: Construction of single/double storey rear/side/front extensions and front hip to gable roof extension. Construction of front and rear dormer roof extensions following demolition of rear dormers and front roof window.

Address: 74 Scatterdells Lane Chipperfield Kings Langley Hertfordshire WD4 9EX

The committee had no objection to refer to DBC on this application.

Reference: 22/03612/FHA

Proposal: Second storey rear extension

Address: Kilve Megg Lane Chipperfield Kings Langley Hertfordshire WD4 9JW

It was noted in the discussion that this application represented a combining of two previously approved permitted development schemes and represented a marginal improvement overall. A public comment was that this still represents a bulky development when seen from the rear but given the previous approvals there is little more to add.

The committee had no comments to refer to DBC on this application

89/22 DECISIONS MADE BY THE PLANNING AUTHORITY PRIOR TO THE MEETING

Reference: 22/01733/FHA

Proposal: Conversion of Swimming Pool Building to Annexe

Address: Russett View Dunny Lane Chipperfield Kings Langley Hertfordshire WD4 9DD

DBC: Granted (CPC: No comment)

90/22 Planning Appeal Town & Country Planning Act 1990

1. Ref: 21/00070/REFU

Proposal: Proposed change of use of existing outbuilding and conversion to a detached two bedroom dwelling

Address: Burleigh new Road Chipperfield WD4 9LL

Appeal in progress

2. Ref: 22/00010/REFU

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 Kings Langley WD4 9LN

It was noted that the appeal has been dismissed

91/22 Date of next Development Management Committee (DMC) will be on 5th January 2023 at 7pm.

92/22 DATE OF NEXT MEETING has to be postponed due village hall bookings and the lack of access to Blackwells on the 10th. The meeting will now take place on the 17th January 2023 at 7.15 pm at The Blackwells Chipperfield WD4 9BS.

Meeting closed at 2020