



Chipperfield Parish Council,
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PLANNING COMMITTEE MINUTES

Tuesday 13th May 2025 7.15 pm The Blackwell, The Common, Chipperfield, WD4 9BS

Present:

Cllr's G Bryant (Chairman), P Foxall, M Paton, E Flynn, L Hinton, and K Cassidy.

Also present: Mrs U Kilich Parish Clerk and two members of the public.

01/25 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.

02/25 APOLOGIES FOR ABSENCE

To accept and approve apologies for absence.

Apologies of absence received from Cllr P Walker and Cllr S Riddick.

03/25 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 Cassidy declared interest item for 3 Nunfield Reference: 25/01017/FHA.

04/25 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.

05/25 MINUTES To approve the minutes of the meeting held 22nd April 2025

Resolved, proposed by Cllr Foxall seconded by Cllr Paton to accept the minutes of the meeting held on 22nd April 2025 as a true and accurate record. Unanimously agreed.

06/25 CHAIRMANS REPORT & CORRESPONDENCE RECEIVED

TPO 585 - Land at Middle Oak, Chapel Croft, Chipperfield, Herts
TPO 590 – Land at 47 Scatterdells Lane Chipperfield

07/25 PLANNING APPLICATIONS To discuss and comment on the following. Reference: 25/01039/MFA (NOT CPC APPLICATION)

Proposal: Temporary planning permission for use of land for film making for 18 months to include construction of temporary set pieces
Address: Land At Berrybushes Farm Langleybury Lane Kings Langley WD4 8RL

CPC: No comment

Reference: 25/00894/FHA

Proposal: Two storey rear/side extension
Address: 1 Alexandra Road Chipperfield Kings Langley Hertfordshire WD4 9DS

CPC: No comment

Reference: 25/01017/FHA

Proposal: First floor side extension. Change to roof over single storey side range at front from flat to pitched.
Address: 3 Nunfield Chipperfield Kings Langley Hertfordshire WD4 9EW

CPC: No comment

Reference: 25/01001/FUL

Proposal: Construction of 2 new two-bedroom dwellings
Address: The Yard Chapel Croft Chipperfield Kings Langley Hertfordshire

CPC: Does not support this planning application, due to lack of access rights for one dwelling via Tulip Close and inadequate sewerage provision for both locations. Neighbourhood objections already submitted also raise these points. While extra housing would be welcome, this looks like overdevelopment of this site. There is no visitor parking provision either on-site or off site due to no frontage to either plot for off-site visitor parking.

This site is adjacent to housing scheme 4/00658/19/MFA constructed 2022/3 – During the application process/consultation, CPC brought to the attention of both the developer/DBC the long-standing sewerage overflows affecting Croft Lane that had been occurring multiple times per year. The Drainage Utility proposed alternative routing for the southern section of the site; however, the routing from the northern section continued to be via Croft Lane, creating the likelihood for potential sewage overflows to occur.

Residents made representations at the recent Annual Parish meeting stating that not only are outflows of sewage continuing to occur in Croft Lane but also are occurring in Tulip Close. These outflows are occurring outdoors (lifted inspection covers) but also overflows of untreated sewage within ground floor WCs internally within dwellings. This is occurring both in Tulip Close dwellings and Croft Lane dwellings. These proposed 2 dwellings are likely to increase the demand on the sewer system in this part of Chipperfield. DBC would be well advised to treat any statutory response from the drainage utility with scepticism and challenge it robustly. The local MP is raising these sewerage issues with CEO of Thames Water however it remains to be seen whether a final proper resolution will occur. DBC must take on board that having been acquainted of these serious sewerage outflows over the period 2018 to date that it may be the case that owners of affected properties occupied/acquired since 2019 may well be minded to institute a reparation claims on DBC for dereliction of its duty.

In summary, CPC objects to this scheme not only for the reasons stated in the foregoing but also for the same reasons as the previous 2-dwelling scheme on the same site, ref 22/02752/FUL.

Reference: 25/01041/DRC

Proposal: Details as required by conditions 3 (Contamination), 5 (Materials), 6 (Glazing), 7 (EV Charging), 8 (Cycle parking) and 9 (Bin storage) attached to planning permission 24/02050/FUL.

Address: Chipperfield Baptist Church, The Street, Chipperfield, Kings Langley, Hertfordshire

CPC: No comment

Reference: 25/00367/FUL

Proposal: Demolition of the existing dwelling and construction of a replacement new self-build dwelling

Address: Harvest Field 51 Scatterdells Lane Chipperfield Kings Langley Hertfordshire WD4 9EU

CPC: No comment

**08/25 DECISIONS MADE BY THE PLANNING AUTHORITY
PRIOR TO THE MEETING**

Reference: 25/00603/LDP

Proposal: Proposed outbuilding incidental to the dwellinghouse

Address: 13 Tower Hill, Chipperfield, Kings Langley, Hertfordshire, WD4 9LJ

DBC: Granted (CPC: No comment)

Reference: 25/00893/LDP

Proposal: Single Storey side extension

Address: 1 Alexandra Road, Chipperfield, Kings Langley, Hertfordshire, WD4 9DS

DBC: Application withdrawn (CPC: No comment)

Reference: 25/00879/TCA

Proposal: Works to tree

Address: Pale House The Street Chipperfield Kings Langley Hertfordshire WD4 9BH

DBC: Granted (CPC: Refer to the Tree Officer)

Reference: 25/00356/LDP

Proposal: Extension and modernising to existing building with electric and heat pump services

Address: Harvest Field 51 Scatterdells Lane Chipperfield Kings Langley Hertfordshire WD4 9EU

DBC: Granted (CPC: No comment)

Reference: 25/00572/HPA & 25/00573/UPA

Proposal: Single storey extension measuring 8m deep with a maximum ridge height of 4m and a maximum eaves height of 2.850m

Address: 51 Scatterdells Lane, Chipperfield, Kings Langley, Hertfordshire, WD4 9EU

DBC: Application withdrawn (CPC: No comment)

Reference: 25/00826/TCA

Proposal: Works to Wych Elm tree

Address: Heath End The Common Chipperfield Kings Langley Hertfordshire WD4 9BL

DBC: Granted (NPC: No comment)

09/25 Planning Appeal Town & Country Planning Act 1990

Reference: 24/00078/REFU

Address: 40 Tower Hill Chipperfield Hertfordshire WD4 9LH

Appeal Type: Refusal of planning permission

Appeal in progress

10/25 Date of the next Development Management Committee (DMC) will be on 22nd May 2025 at 7pm.

11/25 DATE OF NEXT MEETING 3rd June 2025 at 7.15 pm at The Blackwells The Common Chipperfield WD4 9BS

The meeting concluded at 19.55