



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

Tuesday 16th September 2025 7.15 pm The Blackwell, The Common, Chipperfield, WD4 9BS

Present:

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

Also present: Mrs U Kilich Parish Clerk and one member of the public.

56/25 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.

57/25 APOLOGIES FOR ABSENCE

To accept and approve apologies for absence.

Apologies of absence received from Cllr Riddick and Cllr Walker.

58/25 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.

There were no declarations of interest to record.

59/25 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 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.

60/25 MINUTES To approve the minutes of the meeting being held on 26th August 2025

Resolved, proposed by Cllr Foxall seconded by Cllr Paton to approve the minutes as a true and accurate representation. Unanimously agreed.

61/25 CHAIRMANS REPORT & CORRESPONDENCE RECEIVED

62/25 PLANNING APPLICATIONS To discuss and comment on the following.

Reference: 25/02114/FHA (Householder Application)

Reference: 25/02115/LBC (Listed building consent)

Proposal: Construction of single storey extension following demolition of existing conservatory, installation of replacement windows, internal and external refurbishment to existing house. Change of use and refurbishment of existing barn to residential use ancillary to main house

Address: The Pale Farm The Street Chipperfield Kings Langley WD4 9BH

CPC: Supports the application subject to Conservation Officers input.

Reference: 25/02113/LBC (Listed building consent)

Proposal: Repairs to roof structure and re-laying roofs

Address: The Pale Farm The Street Chipperfield Kings Langley WD4 9BH

CPC: Supports the application subject to Conservation Officers input.

Reference: 25/02002/FHA (Householder Application)

Reference: 25/02003/LBC (Listed building consent)

Proposal: Single storey side extension, part single storey, part two storey rear extension, conversion of loft space to habitable space and insertion of heritage velux windows to rear elevation.

Address: Broughtons Cottage The Common Chipperfield Kings Langley WD4 9BL

CPC: No objection in principle to a modest enlargement of Broughtons Cottage, however, the scheme as drawn removes the side window to the adjoining property which is unacceptable.

Reference: Proposal: 25/01039/MFA

Proposal: Temporary planning permission for use of land for film making for 18 months to include construction of temporary set pieces; storage, stationing of support services and parking.

Address: Land At Berrybushes Farm Langleybury Lane Kings Langley WD4 8RL

Submission of additional documents in support of this already approved scheme in respect of environmental, ecological and conservation matters

CPC: Noted

Reference: 25/01087/FUL

Proposal: Replacement of windows and patio doors

Address: The Chipperfield & Clarendon Cricket Club The Common Chipperfield Kings Langley Hertfordshire WD4 9BS

Revised site plan which seems to remove the previously proposed sewer route to the outside of the church wall (the sewer route was objected strongly by Church burial ground Trust). There is (as yet) no proposal for biodigester sewage treatment solution to replace the septic tank.

CPC: supports the objections raised by the village groups regarding the previously proposed sewer route and acknowledges that a scheme incorporating a biodigester to replace the existing septic tank would offer a more appropriate solution for this environmentally sensitive site located at the heart of the Common.

CPC also reiterates its previously stated concerns regarding the use of UPVC replacement windows in a building situated within the centre of the Conservation Area.

Reference: 25/02087/FHA

Proposal: Single storey front and double storey side extensions. Detached oak framed double garage.

Address: Whippendell Lodge Langley Road Chipperfield Kings Langley WD4 9JQ

CPC: No comment

Reference: 25/02219/TCA

Proposal: Fell and works to trees

Address: Rosemont Cottage The Street Chipperfield Kings Langley WD4 9BH

CPC: Refer to the Tree Officer

Reference: 25/02220/TCA

Proposal: Fell 5 x conifers

Address: Copthall The Street Chipperfield Kings Langley WD4 9BH

CPC: Refer to the Tree Officer

**63/25 DECISIONS MADE BY THE PLANNING AUTHORITY
PRIOR TO THE MEETING**

Reference: 25/00157/FUL

Proposal: New dwelling

Address: Land off Kings Lane, Chipperfield, Kings Langley, Hertfordshire

DBC: Granted (CPC: Objection)

Reference: 25/02107/TCA

Proposal: Works to trees and fell trees

Address: The Pale Farm , The Street, Chipperfield, Kings Langley, , WD4 9BH

DBC: Granted (CPC: No comment)

64/25 Planning Appeal Town & Country Planning Act 1990

Reference: 25/00023/REFU

Appeal At: Tuffs Farm Tower Hill Chipperfield Kings Langley Hertfordshire WD4

Proposal: Demolition of existing agricultural buildings, construction of 4 new dwellings, associated parking and landscaping.

Appeal status: In progress

65/25 Date of the next Development Management Committee (DMC) will be on 18th September 2025 at 7pm.

CPC has approved the withdrawal of its objection to planning application 25/01577/FHA for a side and rear extension, including alterations to the roof profile and the addition of dormer windows at Burleigh, New Road, Chipperfield, Kings Langley, in light of the revised scheme put forward by the Case Officer. The Clerk will notify the Case Officer accordingly.

CPC would also like to express its thanks to the Case Officer for including the condition requiring the use of obscured glazing.

66/25 DATE OF NEXT MEETING 7th October 2025 at 7.15 pm at The Blackwells The Common Chipperfield WD4 9BS

The meeting concluded at 19:43.