



Chipperfield Parish Council,
The Village Hall
The Common, Chipperfield
Herts
WD4J 9BS

Tel : 01923 263 901

Email : parishclerk@chipperfield.org.uk

website: www.chipperfieldparishcouncil.gov.uk

Minutes of the meeting of the CPC Planning Committee held on Tuesday 4th August 2026 at 7.15 pm at The Blackwells, The Common WD4 9BS

Councillors Present: Geoff Bryant **Chairman**, Cllr Kevan Cassidy, Cllr Malcolm Paton, Luke Hinton and Cllr Paul Foxall.

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

45/26 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.

46/26 APOLOGIES FOR ABSENCE

Resolved, proposed by Cllr Foxall, seconded by Cllr Paton to approve the apologies for absence from Cllr Flynn. Unanimously agreed. Cllr Phil Walker sent his apologies for absence.

47/26 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.

The Planning Committee members declared a collective interest in the application reference 26/01653/LDP on the agenda because it relates to a parish councillor. The Committee agreed that it should not determine the merits of that application locally and should refer it to Dacorum Borough Council.

48/26 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.

Two members attended the meeting, one for the filming in the village and the other to hear the decision on Tuffs Farm.

49/26 MINUTES To approve the minutes of the meeting being held on 14th July 2026
Decision: Approval was deferred until the meeting on 25 August so that the wording could be corrected and the final version checked.

Action: The Clerk to amend and recirculate the minutes before the next meeting.

50/26 CHAIRS REPORT & CORRESPONDENCE RECEIVED

51/26 PLANNING APPLICATIONS To discuss and comment on the following.

Reference: 26/01468/LBC

Address: The Two Brewers Inn , The Common, Chipperfield, Kings Langley, Hertfordshire, WD4 9BS

Proposal: Removing shrubs and ivy from the rear elevation, rebuilding the unstable rear wall to match existing, repairing brick/flint work to the northeast gable and remaining brickwork, repairing all doors and windows with replacement of degraded garage doors, and repainting all timber surfaces.

CPC: No comment (Application discussed at the meeting on 14th July 2026)

Reference: 26/01636/PIP

Address: Tuffs Farm Tower Hill Chipperfield Kings Langley WD4 9LW

Proposal:

Chipperfield Parish Council: OBJECTION

1. Inappropriate Development in the Metropolitan Green Belt

The application site lies within the **Metropolitan Green Belt**, where there is a strong presumption against inappropriate development.

The NPPF makes clear that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The essential characteristics of Green Belts are their openness and permanence.

The proposed residential development of up to nine dwellings constitutes inappropriate development unless it falls within one of the limited exceptions set out in the NPPF. It is evident that this proposal does not meet those exceptions. The NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in **Very Special Circumstances (VSC)**. No such circumstances have been demonstrated or justified.

The proposal would result in a permanent loss of openness, introduce built form into the countryside and erode the rural character of this part of the Green Belt.

2. Conflict with National Planning Policy

The proposal conflicts directly with the Green Belt policies contained within **Chapter 13 of the National Planning Policy Framework**, including paragraphs **142–154** (current numbering), which seek to protect Green Belt land from inappropriate development.

Granting Permission in Principle would establish the principle of residential development on protected Green Belt land, fundamentally undermining national planning policy.

3. Conflict with the Development Plan

The proposal is also contrary to the adopted planning policies of Dacorum Borough Council, which seek to protect the Green Belt from inappropriate development unless exceptional policy tests are satisfied.

The application provides no evidence that these policy requirements have been met.

4. Unsustainable Location

The site occupies a rural location where residents would be dependent upon private vehicles for access to employment, education, healthcare and retail facilities.

This is contrary to the NPPF objective of directing development towards sustainable locations that reduce reliance on the private car.

5. Harm to Rural Character

Even at the Permission in Principle stage, the Council must consider whether the amount of development is appropriate for the location.

Up to nine dwellings would introduce a suburban form of development into open countryside, materially changing the character of the area and diminishing the openness that Green Belt designation is intended to protect.

6. Prematurity of Establishing the Principle of Development

Permission in Principle should not be granted where there are fundamental concerns regarding the suitability of the site.

In this case, the Green Belt designation alone raises a significant policy objection to residential development. It would therefore be inappropriate to establish the principle of housing before these fundamental policy conflicts have been resolved.

7. Absence of Very Special Circumstances

The application fails to demonstrate the **Very Special**

Circumstances necessary to outweigh the definitional harm to the Green Belt and any additional harm arising from the proposal.

Without such justification, national policy is clear that planning permission should be refused.

Conclusion

This proposal represents inappropriate development within the Metropolitan Green Belt and conflicts with the National Planning Policy Framework, the adopted Development Plan and the objectives of protecting the countryside from unnecessary encroachment.

The application fails the key Permission in Principle tests relating to the suitability of the **location, land use and amount of development**.

For these reasons, Chipperfield Parish Council request that Dacorum Borough Council refuses Application **26/01636/PIP**.

Reference: 26/01628/NMA

Address: Tuffs Farm Tower Hill Chipperfield Kings Langley WD4 9LW

Proposal: Non material amendment attached to planning permission 25/01704/FUL

CPC: No comment, subject to the conservation officer being satisfied that the amendment complies with conservation-area guidance.

Reference: 26/01550/FHA

Address: The Shires Chapel Croft Chipperfield Kings Langley WD4 9DR

Proposal: Single storey rear extension

CPC: No comment. If the property is within the conservation area, the detailed design and treatment should be reviewed by the conservation team.

Reference: 26/01548/FHA

Address: Badgerdell House Tower Hill Chipperfield Kings Langley WD4 9LN

Proposal: Alterations and modification to the annex structure.

CPC: No comment

Reference: 26/01653/LDP

Proposal: Outbuilding in garden

Address: Mariette Chapel Croft Chipperfield Kings Langley Hertfordshire WD4 9EQ

CPC: Refer the matter to Dacorum Borough Council for determination.

52/26 DECISIONS MADE BY THE PLANNING AUTHORITY

Reference: 26/03011/DRC

Address: The Woodlands, Wayside, Chipperfield, Kings Langley, Hertfordshire, WD4 9JJ

Proposal: Details as required by condition 10 (BNG) attached to planning permission 25/02482/ROC

DBC: Granted (CPC: No comment)

Reference: 26/01181/ROC|

Proposal: Variation of Condition 5 (Permitted Development) attached to planning permission 4/00274/03/FUL|

Address: Ackwell Yard Chapel Croft Chipperfield Kings Langley Hertfordshire

DBC: Granted (CPC: No comment)

53/26 Planning Appeal Town & Country Planning Act 1990

Nothing to report.

54/26 Date of the next Development Management Committee (DMC) will be on 13th August 2026 at 7pm.

55/26 DATE OF NEXT MEETING 25th August 2026 at 7.15 pm at The Blackwells The Common Chipperfield WD4 9BS

The meeting concluded at 20.03