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PLANNING COMMITTEE MINUTES

Tuesday 5th August 2025 7.15 pm The Blackwell, The Common, Chipperfield, WD4 9BS

Present:

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

Also present: Borough Councillor S Riddick and one member of the public.

34/25 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.

35/25 APOLOGIES FOR ABSENCE

To accept and approve apologies for absence.

Resolved, proposed by Cllr Bryant, seconded by Cllr Flynn to accept the apologies for absence from Cllr Hinton and the Clerk. Unanimously agreed. Apologies Received from Borough Councillor Walker.

36/25 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.

37/25 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.

38/25 MINUTES To approve the minutes of the meeting being held on 15th July 2025

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

39/25 CHAIRMANS REPORT & CORRESPONDENCE RECEIVED

Solar Farm Pudds Cross Bovingdon **25/01535/MFA** | Installation of 22M Solar PV array and 10MW Battery energy storage system with associated infrastructure and landscaping.

Cllr Bryant stated as yet we have had no report from Bovingdon Parish council on its proposed comments. It was resolved that CPC would respond directly to the issue now and review and possibly amend our response once Bovingdon PC's position on the scheme is received.

CPC objects on the following grounds:

- Inappropriate use of green belt land.
- Applicant has failed to present credible exceptional circumstances to justify development on green belt.
- Adverse impact on local residents
- Adverse impact on local environment and wildlife.
- Loss of good quality agricultural land.
- Overdevelopment of Bovingdon area.
- Statements by applicant that land is low grade for agricultural purposes are wrong and misleading (according to knowledgeable local farmers/land specialists).
- Statement by applicant in respect of consultation with Chipperfield PC is not accurate. The so-called consultation was understood by CPC to be at an early speculative outline stage. No proposals were tabled by applicant's agent either then or subsequently. CPC saw plans for the first time only after planning application lodged.

40/25 PLANNING APPLICATIONS To discuss and comment on the following.

Reference: 25/01577/FHA

Proposal: Side & Rear extension with alterations to roof profile to include dormers

Address: Burleigh New Road Chipperfield Kings Langley Hertfordshire WD4 9LL

CPC: Discussed at previous meeting and it was agreed that for the avoidance of doubt CPC would restate their objections to DBC. Should DBC decide to approve this application then CPC would further request that obscure glass be specified in the window(s) overlooking neighbour's property.

CPC previous objections re-stated:

- Inconsistent with VDS.
- Overdevelopment of site.
- The latest additions represent insufficient change to change CPC's earlier comments.
- Additions include window overlooking of neighbouring property to be obscure glazed.

Reference: 25/01704/FUL

Proposal: Demolition of existing agricultural buildings. Construction of 2 x 2 bed dwellings and 2 X 3 bed dwellings, associated parking and landscaping

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

CPC: As with the previously refused scheme this is a comprehensive and well put together proposal. This application takes into account discussions the applicant has held with DBC at a pre-app and it is noted the current scheme takes account of all planning officer's objections in the previously refused scheme.

Reference: 25/01680/FHA

Proposal: Construction of single-storey rear (Conservatory) extension minor landscaping alterations.

Address: 1 Chantry View Chapel Croft Chipperfield Kings Langley Hertfordshire WD4 9EH

CPC: No comment other than refer to the conservation team.

Reference: 25/01418/LDE

Proposal: Constructed Building in Curtilage

Address: Silver Trees Wayside Chipperfield Kings Langley Hertfordshire WD4 9JJ

CPC: CPC have no further comment regarding the building itself but do have concerns over its use and access directly from Megg Lane and should these plans be approved, it should be noted that gate height is a subject of the VDS and the gate position should be set back to allow off road vehicle standing whilst access occurs to avoid road obstruction. CPC would request DBC include a restriction allowing only personal use by occupants of the office to minimise traffic movement.

Reference: 25/01862/TCA

Proposal: Fell and works to trees

Address: Tower Hill Garage Tower Hill Chipperfield Kings Langley Hertfordshire WD4 9LR

CPC: Refer to the Tree Officer and Conservation Team

Reference: 25/01860/FHA

Proposal: Single storey rear extension, new garage to front/side, conversion of existing internal garage, creation of dormers to rear and Velux windows to front.

Address: Rivendell Kings Lane Chipperfield Kings Langley Hertfordshire WD4 9EN

CPC: No comment and refer to the Conservation Team

**41/25 DECISIONS MADE BY THE PLANNING AUTHORITY
PRIOR TO THE MEETING**

Reference: 25/01727/TCA

Proposal: Works to tree

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

DBC: Granted (CPC: the application was granted before CPC had the option to discuss)

Reference: 25/00910/FHA

Proposal: Demolition of conservatory to create a south-eastern extension. Upward extension to part of the rear range, infill extension to the rear range, and removal of the later porch

Address: Windmill Cottage Windmill Hill Chipperfield Kings Langley Hertfordshire WD4 9DA

DBC: Granted (CPC: Raised concern)

Reference: 25/01414/FHA

Proposal: Replace garden outbuilding with a new studio/home office.

Address: Carn Brae 26 Scatterdells Lane Chipperfield Kings Langley Hertfordshire WD4 9ET

DBC: Granted (CPC: No comment)

42/25 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 Dismissed

43/25 Date of the next Development Management Committee (DMC) will be on 21st August 2025 at 7pm.

44/25 DATE OF NEXT MEETING 26th August 2025 at 7.15 pm at The Blackwells The Common Chipperfield WD4 9BS

Meeting closed at 20:07