



Minutes of the meeting of the CPC Planning Committee held on Tuesday 21st April 2026 at 7.15 pm at The Blackwells, The Common WD4 9BS

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

Also present: Mrs Usha Kilich (Proper Officer and Borough Councillor S Riddick.

133/25 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.

134/25 APOLOGIES FOR ABSENCE

There were no apologies for absence to record. Borough Councillor P Walker sent his apologies for absence.

135/25 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.

As the application is on the Council property the councillors are mindful of the steps to take.

It was noted that planning application reference **26/00828/FUL** relates to land owned by Chipperfield Parish Council; accordingly, the Council as a whole has a declarable interest in the matter.

Councillor Foxall also declared a personal interest, as a member of his family holds an allotment on the site.

136/25 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.

137/25 MINUTES To approve the minutes of the meeting being held on 31st March 2026

Resolved, proposed by Cllr Cassidy, seconded by Cllr Bryant to approve the Minutes of 31st March 2026 as a true representation of the meeting. Unanimously agreed.

138/25 CHAIRS REPORT & CORRESPONDENCE RECEIVED

Nothing to report.

139/25 PLANNING APPLICATIONS To discuss and comment on the following.

Reference: 26/00828/FUL

Proposal: Creation of a new tennis court with associated floodlights

Address: Chipperfield Tennis Club The Common Chipperfield Kings Langley
Hertfordshire WD4 9BS

The following statement made by the Alan Rees Chair of the Tennis Club

“Chipperfield Tennis Club is deeply rooted in village life, with strong personal and community ties through local families, volunteers, and involvement in other village organisations. The club is proposing a third court as a rare, long-term investment to expand opportunities for all ages, including new sports like pickleball, increased coaching, more social play, and participation in additional leagues, while also generating extra income for the Parish.

The proposal has been carefully designed to minimise impact: it uses a small footprint affecting only a small portion of allotments, maintains access routes, replaces existing hedging with environmentally friendly planting, and limits disruption through considerate construction planning. Concerns around lighting, parking, and site disturbance have been addressed, with no significant changes expected.

Overall, the club views this as a one-off opportunity to enhance its role as a vibrant sporting and social hub, and is seeking Parish support to deliver long-term benefits for both current residents and future generations.”

A member of the public informed the Council that the Allotment Holders had recently held a meeting at the Village Hall, at which there was an almost unanimous objection to the proposal. Concern was raised that the plots proposed to be allocated to the Tennis Club would be permanently lost, removing any future opportunity for village residents to use them. It was also noted that residents with smaller gardens would be disadvantaged, as they would be unable to grow their own produce, which has environmental benefits. The member expressed the view that a small section of the community would be disproportionately affected.

A member commented that while some individuals had been shown around the allotment site, the specific plots identified for the Tennis Club had not been included. Cllr Foxall explained that this was due to ongoing discussions between Chipperfield Parish Council and Chipperfield Tennis Club and that other vacant sites were available.

It was further suggested that the allotment land is a valued community asset originally gifted to the Council by the Blackwell family, and that both the allotments and the Tennis Club are central to the village. Concern was expressed that the tennis courts are often underused, and it was suggested that the Council's support for the proposal may be influenced by the potential revenue generation.

In response, it was clarified that the application had only been considered due to the underuse of the allotments and that there is a lengthy approval process before any proposal could be implemented. It was also noted that there are currently more allotment plots available than demand requires, with approximately twice as many plots as needed for village residents. While the allotments remain a parish asset, the majority of current allotment holders reside outside the parish.

Cllr Foxall emphasised that the allotments are the main asset owned by the Council, and that significant effort is made to maintain them to a high standard. However, over the past eight years, the allotments have operated at a financial deficit, with costs ultimately borne by parishioners. It was noted that the full cost of staffing is also not fully reflected in the accounts i.e. the Clerks time spent on allotment is not taken into account. At a recent allotment meeting, concerns were raised about uncultivated and vacant plots contributing to weed growth, which negatively impacts neighbouring plots. The associated costs are either passed on to allotment holders or subsidised by the Council.

It was further highlighted that from the 2027/28 financial year, the Council will lose £4,000 in grant funding from Dacorum Borough Council, and that reductions to grants awarded to other village organisations are already being considered. Cllr Foxall stated that discussions with the Tennis Club would not have been necessary if the allotments were fully occupied. It was also confirmed that the Tennis Club would be responsible for all costs associated with the proposed project, and the Council would not incur any financial liability.

A member asked about the level of usage of the tennis courts. It was noted that usage is seasonal and peaks at certain times of the year, and that the local school makes use of the courts free of charge.

Following the above discussion, the council came to the following conclusion. While accepting that there are strong feelings against this proposal voiced by a number of allotment holders, it is the responsibility of the Council to act in the best interests of the village and its parishioners as a whole. In this situation, facing underutilised allotment space with associated costs, and a thriving village tennis club looking to expand affecting only a small portion of the overall allotment space, the Council agreed to continue to support the application.

CPC: Resolved to support the Tennis Club planning application. Cllr Cassidy abstained from voting.

140/25 DECISIONS MADE BY THE PLANNING AUTHORITY

141/25 Planning Appeal Town & Country Planning Act 1990

142/25 Date of the next Development Management Committee (DMC) will be on 21st May 2026 at 7pm.

143/25 DATE OF NEXT MEETING 12th May 2026 at 7.15 pm at The Blackwells The Common Chipperfield WD4 9BS

The Meeting concluded at 19.54

