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Chipperfield Parish Council

Planning Committee Minutes

Meeting held on Tuesday 27th October 2026

Chair	Cllr K Cassidy
Present	Cllr's, G Bryant, E Flynn M Paton, P Foxall, and L Hinton.
In attendance	Usha Kilich, Parish Clerk/ RFO; and three members of the public

68/26 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.

69/26 APOLOGIES FOR ABSENCE
Apologies for absence received from Cllr Adeleke and Cllr P Walker.

70/26 DECLARATIONS OF INTEREST
To receive any pecuniary interests relating to items on the agenda.
Nothing to report.

71/26 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. Please note only items on the agenda will be discussed during the meeting.

72/26 MINUTES To approve the minutes of the meeting being held on 15th September 2026
Resolved, proposed by Cllr Cassdiy, seconded by Cllr Paton to approve the minutes from 15th September 2026 as a true and accurate representation. All in favour.

73/26 CHAIRS REPORT & CORRESPONDENCE RECEIVED
To arrange for a member to discuss application 26/00828/FUL Tennis Court. Item discussed

under planning applications received.

74/26 PLANNING APPLICATIONS To discuss and comment on the following.

Reference: 26/02120/LDP
Proposal: Single storey side extensions.
Address: Blackapple 54 Scatterdells Lane Chipperfield Hertfordshire WD4 9EX

CPC. No comment

Reference: 26/02260/FHA
Proposal: Demolition of existing garage and construction of single storey rear extension and single storey side extensions.
Address: Blackapple 54 Scatterdells Lane Chipperfield Hertfordshire WD4 9EX

CPC: No comment

Reference: 26/00828/FUL
Proposal: Creation of a new tennis court with associated floodlights and modifications to existing back court floodlights.
Address: Chipperfield Tennis Club The Common Chipperfield Kings Langley Hertfordshire WD4 9BS

CPC: Support's the planning application.

Reference: 26/02251/OUT
Proposal: Outline application for the construction of two detached self-build and custom build dwellings (access, layout and scale for approval
Address: Land Adjacent To The Boot Public House Tower Hill
Chipperfield, Kings Langley WD4 9LN

CPC: Objection;

1. Inappropriate Development within the Green Belt

The application site is situated within the designated Green Belt. The Parish Council is concerned that the proposed construction of two detached residential dwellings would introduce additional built development onto the site, potentially undermining the openness and purposes of the Green Belt.

The Council considers that the proposal must be assessed against the relevant provisions of the National Planning Policy Framework (NPPF) and applicable development plan policies. Unless the development falls within an appropriate exception or the relevant policy tests are otherwise satisfied, the Council considers that permission should not be granted.

2. Impact on the Character and Appearance of the Conservation Area

The Parish Council is concerned that the proposed development could adversely affect the character, appearance and historic setting of the Chipperfield Conservation Area.

The introduction of two additional dwellings may alter the established pattern of development and the relationship between existing buildings and surrounding open land.

The Council considers that the proposal should demonstrate how it would preserve or enhance the character and appearance of the conservation area, with particular regard to the scale, layout, density and relationship of the proposed dwellings to neighbouring buildings.

The Parish Council specifically requests that the application be referred to **Dacorum Borough Council's Conservation Officer** for a detailed assessment of its potential heritage impact.

3. Highway Safety and Proposed Access Arrangements

The Parish Council has concerns regarding the suitability and safety of the proposed vehicular access arrangements.

The development would introduce additional vehicle movements associated with two residential properties, and the Council considers that the adequacy of the access, visibility splays and potential conflicts with existing road users should be fully assessed.

The Parish Council requests that Hertfordshire County Council, as the Local Highway Authority, be consulted and that the application should not be approved unless safe and satisfactory access arrangements can be demonstrated.

4. Potential Impact on the Operation of The Boot Public House

The Parish Council is concerned about the potential impact of introducing residential properties immediately adjacent to The Boot Public House, an established community facility.

The proximity of new residential accommodation to an existing public house could give rise to future conflicts relating to noise, customer activity, deliveries, parking and other aspects of its normal operation.

The Council considers that particular regard should be given to the **Agent of Change principle** within national planning policy, ensuring that the introduction of new residential development does not impose unreasonable restrictions on the continued operation of the existing public house.

The Parish Council wishes to ensure that this valued local facility is protected from potential adverse operational consequences arising from the proposed development.

Conclusion

For the reasons outlined above, Chipperfield Parish Council formally objects to the application.

The Council requests that Dacorum Borough Council gives full consideration to:

- The Green Belt designation and the potential impact on openness.
- The character, appearance and significance of the Chipperfield Conservation Area.
- The safety and suitability of the proposed vehicular access.
- The potential effect on the continued operation and viability of The Boot Public House.

The Parish Council further requests that the Conservation Officer and Local Highway Authority be consulted before any determination is made.

In light of these concerns, **Chipperfield Parish Council requests that the application be refused unless the identified planning objections can be satisfactorily addressed and the proposal demonstrated to comply with the relevant planning policies.**

Reference: 26/02157/LBC
Proposal: Installation of solar panels and associated equipment to detached double garage.
Address: Yew Trees The Street Chipperfield Hertfordshire WD4 9BJ

CPC: Refer to the Conservation Team

Reference: 26/02156/FHA
Proposal: Installation of solar panels and associated equipment to detached double garage.
Address: Yew Trees The Street Chipperfield Hertfordshire WD4 9BJ

CPC: Refer to the Conservation Team.

75/26 DECISIONS MADE BY THE PLANNING AUTHORITY

Reference: 26/01794/FHA
Proposal: Single and double storey rear extension, front facing dormer extension, followed by 1no. bay window and new front porch.
Address: Rose Farm House The Common Chipperfield Kings Langley Hertfordshire WD4 9BY

DBC: Granted (CPC: No comment)

Reference: 26/02033/TCA
Proposal: T1 - oak, fell T2 - beech, works to tree
Address: Old Oak The Common Chipperfield Hertfordshire WD4 9BL

DBC: Granted (CPC: Refer to Tree Officer)

Reference: 26/01935/TCA
Proposal: Fell and works to tree
Address: Little Braziers Tower Hill Chipperfield Kings Langley Hertfordshire WD4 9LR

DBC: Granted (CPC: Refer to Tree Officer)

76/26 Planning Appeal Town & Country Planning Act 1990
Nothing to report.

77/26 Date of the next Development Management Committee (DMC) will be on 29th October 2026 at 7pm.

78/26 DATE OF NEXT MEETING 17th November 2026 at 7.15 pm at The Blackwells The Common Chipperfield WD4 9BS

The meeting concluded at 19.36.