

**CHORLEYWOOD PARISH COUNCIL**

**PLANNING COMMITTEE**

**MEETING ON TUESDAY 15<sup>th</sup> DECEMBER 2009**

**8.00PM AT COUNCIL CHAMBER, SOUTH LODGE , CHORLEYWOOD**

Notice is hereby given that there will be a meeting of the **Planning Committee** for the purpose of transacting the business set out in the agenda below and you are hereby summoned to attend:

8<sup>th</sup> December, 2009

Yvonne Merritt  
**Clerk of the Council**

**MEMBERSHIP**

Chairman: Cllr M Green

Councillors:

R Booth  
R Kipps (ex officio)  
G Liley  
Mrs P Mytom Hart  
Mrs S Stibbs  
S Watkins  
Mrs J Worrall (ex officio)

**AGENDA**

**1. APOLOGIES FOR ABSENCE**

**2. DECLARATIONS OF INTEREST**

**3. APPROVAL OF THE MINUTES**

**Enc**

If so resolved to confirm the minutes of the meeting of 24<sup>th</sup> November, 2009. .

**4. MATTERS ARISING**

To update any items, which may be raised - arising from the minutes of the meeting held on the 24<sup>th</sup> November, 2009, which will not be covered in the course of the Agenda.

**5. LETTERS OF OBJECTION/EXPLANATION**

There were no letters of objection received.

**6. PLANNING APPLICATIONS**

**Enc**

To consider the attached planning applications relating to this Parish which have been received in the period validated to 4<sup>th</sup> December, 2009.

## **7. PLANNING APPEALS**

### **a. Town & Country Planning 1990, Section 78**

**Site** Silver Birches, Park Avenue, Chorleywood

**Proposed Development:** Demolition of existing porch and erection of two storey front extension.

**Planning App Ref:** 09/1316/FUL

**DoE Appeal Ref:** APP/1940/D/09/2116311

**Appellant's name:** Mr L Hurlock

**Appeal Start Date** 10<sup>th</sup> November, 2009

A letter has been received from Three Rivers District Council advising that – an appeal has been made to the Secretary of State for the environment under section 78 of the Town and Country Planning Act, -1990 in respect of the above development:- The Appeal follows the refusal of planning permission by this Council for the following reasons:-

The proposed extension by reason of its excessive depth, height and excessive glazing would result in a visually prominent and incongruous development that would have a detrimental impact on the visual amenities of the existing dwelling and be out of keeping with the character and appearance of the neighbouring buildings, adversely affecting the visual amenities of the street scene, and as such, is contrary to Policy GEN3 and Appendix 2 of the Three Rivers Local Plan 1996-2011.

### **b. Town & Country Planning 1990, Section 78**

**Site** Stubbs Farm, Green Street, Chorleywood

**Proposed Development:** Resurfacing of manege for private use only.

**Planning App Ref:** 09/0398/FUL

**DoE Appeal Ref:** APP/1940/A/09/2116973

**Appellant's name:** Mr P Capper

**Appeal Start Date** 24<sup>th</sup> November, 2009

A letter has been received from Three Rivers District Council advising that – an appeal has been made to the Secretary of State for the environment under section 78 of the Town and Country Planning Act, -1990 in respect of the above development:- The Appeal follows the refusal of planning permission by this Council for the following reasons:-

The resurfacing of the manege is unacceptable, as the Local Planning Authority consider that the manege is not an existing facility and as such would entail a new facility in the Metropolitan Green belt. The resurfacing of the area and its enclosure would result in a prominent form of development that fails to protect the countryside from encroachment and would be to the detriment of the openness of the metropolitan Green and the landscape setting of the Chilterns Area of Outstanding Natural Beauty. It is considered that the circumstances presented do not amount to very special circumstances and do not outweigh the harm to the Green belt. This is contrary to Policies GEN1, GB1, N20 and Appendix 1 of the Three Rivers Local Plan 1996-2011.

### **c. Town & Country Planning 1990, Section 78**

**Site** Stubbs Farm, Green Street, Chorleywood

**Proposed Development:** Erection of stable block for seven stables, tack room and feed store .

**Planning App Ref:** 09/0397/FUL

**DoE Appeal Ref:** APP/1940/A/09/2116972

**Appellant's name:** Mr P Capper

**Appeal Start Date** 24<sup>th</sup> November, 2009

A letter has been received from Three Rivers District Council advising that – an appeal has been made to the Secretary of State for the environment under section 78 of the Town and Country Planning Act, -1990 in respect of the above development:- The Appeal follows the refusal of planning permission by this Council for the following reasons:-

The proposed stable block by reason of its siting, scale, design and the spread of urbanising development across the site, would result in an overly prominent form of development that fails to protect the countryside from encroachment and would be to the detriment of the openness of the metropolitan Green Belt and the landscape setting of the Chilterns Area of Outstanding Natural Beauty. It is considered that the circumstances presented do not amount to very special circumstances and do not outweigh the harm to the Green belt. This is contrary to Policies GEN1, GB1, N20 and Appendix 1 of the Three Rivers Local Plan 1996-2011.

**8. APPLICATIONS FOR WORK TO BE CARRIED OUT ON TREES**

**Enc**

To consider the applications for work to be carried out on trees for the period ending 3<sup>rd</sup> December, 2009.

**9. PLANNING APPLICATION DECISIONS RECEIVED**

**Enc**

To consider the planning application decisions received in the period ending 7<sup>th</sup> December, 2009.

**10. URGENT ITEMS**

A new development site at 57 Carpenters Wood Drive for 4 detached properties - the developer has requested suggestions for naming the road - 3 suggestions are required to be put forward to the Councilors.

Update on the Chorleywood Common Conservation Area Appraisal.

**11. TRANSPORT**

None to report

**12. CLOSURE**