

CHORLEYWOOD PARISH COUNCIL

PLANNING COMMITTEE

MEETING ON TUESDAY 30th NOVEMBER 2010

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:

23rd November, 2010

Yvonne Merritt
Clerk of the Council

MEMBERSHIP

Chairman: Cllr Mrs J Worrall

Councillors:

Cllr M Green
Cllr Mrs A Hayward (ex officio)
Cllr Miss P Howell
Cllr R Khiroya
Cllr R Kipps (ex officio)
Cllr Mrs V Lantree
Cllr G Liley
Cllr Mrs J White

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 2nd November, 2010 .

4. MATTERS ARISING

To update any items, which may be raised - arising from the minutes of the meeting held on the 2nd November, 2010, 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 19th November, 2010.

7. PLANNING APPEALS

a Town & Country Planning 1990, Section 78

Site The Downs, South Park Avenue, Chorleywood

Proposed Development: (a) Removal of existing property and erection of 4 detached dwellings with access, garaging and parking.

(b) Removal of existing property and erection of 3 detached dwellings with access, garaging and parking.

Planning App Ref: 10/1115/FUL and 10/1690/FUL

DoE Appeal Ref: APP/P/1940/A/10/2139543/NWF and APP/P/1940/A/10/2139549/NWF

Appellant's name: Clovercourt Homes Ltd

Appeal Start Date 4th November, 2010

A letter has been received from Three Rivers District Council advising that – an appeal has been made to the Secretary of State against the council's decision. The appeal follows the refusal of planning permission by this Council for the following reasons

The proposed backland scheme result in the overdevelopment of the site by reason of cramped and poor layout, which does not maintain the character of the area in terms of plot size and depth or garden sizes. The scale, bulk and spacing of dwellings results in a form of development which would be unable to maintain the prevalent character of the area, to the detriment of the visual amenities of the locality contrary to Policies H14, GEN3, GEN1 and Appendices 1 and 2 of the Three Rivers Local Plan 1996-2011.

b Town & Country Planning 1990, Section 78

Site Bullsland Farm, Bullsland Lane, Chorleywood

Proposed Development: **Listed Building Consent.** Demolition of 10 no. outbuildings and modern barns. Refurbishment of two barns (buildings C and E) and restoration of concealed elevations to Listed barn (building B) Repositioning of silo (building)

Planning App Ref: 10/1260/LBC

DoE Appeal Ref: APP/P/1940/E/10/2137683/NWF

Appellant's name: Mr and Mrs Hayes

Appeal Start Date 22nd October, 2010

A letter has been received from Three Rivers District Council advising that – an appeal has been made to the Secretary of State against the council's decision. The appeal follows the refusal of planning permission by this Council for the following reasons

Demolition of the Curtilage Listed outbuildings would have a detrimental impact on the character of the Listed Buildings which derive group value from the relationship of the curtilage buildings in their current location. Loss of the curtilage Listed outbuildings would fail to preserve the setting and relationship of the group.

c Town & Country Planning 1990, Section 78

Site Bullsland Farm, Bullsland Lane, Chorleywood

Proposed Development: Replacement dwelling house with detached garage/store building following demolition of existing buildings, resiting of existing silo (revised proposal)

Planning App Ref: 10/1259/LBC

DoE Appeal Ref: APP/P/1940/A/10/2137621

Appellant's name: Mr and Mrs Hayes

Appeal Start Date 22nd October, 2010

A letter has been received from Three Rivers District Council advising that – an appeal has been made to the Secretary of State against the council’s decision. The appeal follows the refusal of planning permission by this Council for the following reasons

The proposal constitutes inappropriate development in the Green belt that would result in an intensification of residential use and spread of urbanising development across the site, failing to safeguard the countryside from encroachment. Furthermore the proposal, by reason of the scale, bulk, massing and siting of the proposed buildings, would result in an urbanising and obtrusive form of development to the detriment of the openness of the Green belt. No very special circumstances have been demonstrated to overcome the harm that the proposed development would have on the visual amenities of the metropolitan green belt. The development is contrary to Policies GB1 and GB8 of the three Rivers Local Plan 1996-2011 and Government Guidance contained in PPG2 and PPS7.

The proposal by reason of its size and appearance would be out of keeping with its historical setting and would not have a satisfactory relationship with the Listed Buildings adversely affecting the setting, hierarchy of the buildings on site and context of those Listed Buildings contrary to policy C9 of the three Rivers Local Plan 1996-2011 and Government Guidance contained in PPS5.

The proposal fails to provide satisfactory evidence as to lack of adverse impact to the historic and architectural characteristics of those Curtilage Listed buildings (Buildings C and F) that are to be converted to residential use. Furthermore, no evidence has been submitted that demonstrated that the proposed alterations are appropriate to special interest of these Heritage Assets. As such the application is contrary to Policies C7 and C8 of the Three Rivers Local Plan 1996-2011.

The proposal by reason of the likelihood of significant adverse impact to National Biodiversity Action Plan Habitat (Traditional Orchards) fails to protect this identified site of nature conservation importance contrary to Policies N1 and GEN1 and Appendix 1 of The Three Rivers Local Plan 1996-2011.

d Town & Country Planning 1990, Section 78

Site Chart Cottage, Chess Way, Chorleywood

Proposed Development: **Development the subject of Enforcement Notice.**

Planning App Ref:

DoE Appeal Ref: APP/P/1940/C/10/2138269/2138400

Appellant’s name: Mr and Mrs Rudrakumar

Appeal Start Date 22nd October, 2010

A letter has been received from Three Rivers District Council advising that – an appeal has been made to the Secretary of State against an Enforcement Notice issued by the Council. The alleged breach of planning control is:

Without planning permission, the material change of use of the land from a residential use to a mixed use; residential and commercial use for the storage and parking of motor vehicles in connection with a vehicle sales business.

e **Town & Country Planning 1990, Section 78**

Site Dumovaria, 20 Wyatts Road, Chorleywood

Proposed Development: Creation of basement, ground floor and first floor rear extension, loft conversion with rooflights.

Planning App Ref: 10/1078/FUL

DoE Appeal Ref: APP/P/1940/D/10/2140344

Appellant's name: Mr M Rudramourthy

Appeal Start Date 19th November, 2010

A letter has been received from Three Rivers District Council advising that – an appeal has been made to the Secretary of State against the council's decision. The appeal follows the refusal of planning permission by this Council for the following reasons

The proposed first floor extension would by reason of its rearward projection and the differences in land levels, result in an overbearing and overdominant development and cause loss of amenity to the occupants of the adjacent dwellings. The proposal is contrary to Policy GEN3 and Appendix 2 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 11th November, 2010.

9. PLANNING APPLICATION DECISIONS RECEIVED

Enc

To consider the planning application decisions received in the period ending 18th November, 2010.

10. URGENT ITEMS

11. TRANSPORT

12. LOCAL DEVELOPMENT FRAMEWORK

Cllr G Liley has read through the plan and comment as follows:-

Secondary School

The plan focuses on five sites in and around the Rickmansworth area.

Site [a] is in Mill End /Maple Cross and is alongside the A405 link road to the M25

This site has been rejected because it would involve the loss of Farm land, [agricultural land] and is in the Green Belt

Site [c] is in Croxley Green to the north of Little Green Lane and this site is not supported for the same reasons as site [a] the loss of Agricultural Land and being in the Green Belt

Site [d] is land off Baldwin's Lane this site is not supported for being in the Green Belt

Two sites have received support, these are

Site [b] is land at Maple Cross on Froghall Farm although this site is in the Green Belt

Site [e] is land west and north of Little Green Lane, Croxley Green and is in the Green Belt

There are still some disadvantages for the selected sites site [b] is on land that is subject to flooding these two sites [b and [e] do not suffer from the disadvantages listed for sites [a] [c] and d] and are both listed for further consideration

These sites were the only ones were the only ones to receive consideration from some 30 sites that were originally listed

There are still problems such as access, public transport to be resolved

Open Spaces

Cemetery Provision Woodcock Hill will run out of space in 2014 and TRDC are looking for a suitable site

13. CLOSURE