

CHORLEYWOOD PARISH COUNCIL

PLANNING COMMITTEE

MEETING ON TUESDAY 21st DECEMBER 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:

14th December, 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 30th November, 2010 .

4. MATTERS ARISING

To update any items, which may be raised - arising from the minutes of the meeting held on the 30th November, 2010, which will not be covered in the course of the Agenda.

5. LETTERS OF OBJECTION/EXPLANATION

There was one letter of objection received.
10/2308/FUL - 15 Shire Lane, Chorleywood.

6. PLANNING APPLICATIONS

Enc

To consider the attached planning applications relating to this Parish which have been received in the period validated to 10th November, 2010.

7. PLANNING APPEALS

a Town & Country Planning 1990, Section 78

Site 79 Quickley Lane, Chorleywood

Proposed Development: Erection of 3 x 2 bed town houses with off street parking and bin store provision

Planning App Ref: 10/1251/FUL

DoE Appeal Ref: APP/P/1940/A/10/2140364/NWF

Appellant's name: Mr David Lewis

Appeal Start Date 1st December, 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

1. The development fails to comprehensively address the characteristics, opportunities and constraints of the wider site and adjacent site as a whole which would result in piecemeal development. Such piecemeal development would fail to protect the existing character of the area, be detrimental to the street scene and appearance of the area and fail to allow a full and proper consideration of the impacts of the cumulative developments to be properly considered contrary to Policies H14 and GEN1 and Appendix 1 of the Three Rivers Local Plan 1996-2011.

In reaching this conclusion the council has had regard to the individual impact of the proposal and the cumulative impact of this and other applications at this and adjacent sites.

2. The proposal fails to provide satisfactory evidence as to the lack of adverse impact arising from the proposed land level changes necessary to accommodate the development. Insufficient evidence has been submitted to demonstrate that the proposed land level changes would not have a detrimental impact on the character of the street scene or the residential amenities of neighbouring properties. As such the application is contrary to Policies GEN1 and GEN3 and Appendices 1 and 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 8th December, 2010.

9. PLANNING APPLICATION DECISIONS RECEIVED

Enc

To consider the planning application decisions received in the period ending 10th December, 2010.

10. URGENT ITEMS

None to report

11. TRANSPORT

None to report

12. CLOSURE