

CHORLEYWOOD PARISH COUNCIL

PLANNING COMMITTEE

MEETING ON TUESDAY 17th MAY 2011

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:

10th May, 2011.

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 Mrs V Lantree
Cllr G Liley
Cllr Mrs L Sutherland (ex officio)
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 13th April and the 19th April, 2011.

4. MATTERS ARISING

To update any items, which may be raised - arising from the minutes of the meeting held on the 13th April and 19th April, 2011, which will not be covered in the course of the Agenda.

5. LETTERS OF OBJECTION/EXPLANATION

There was one letter of objection received. – 11/0671/FUL – The Paddock and Lard Rear of 23 and 25 Upper Hill Rise.

6. PLANNING APPLICATIONS

Enc

To consider the attached planning applications relating to this Parish which have been received in the period validated to 9th May, 2011.

7. PLANNING APPEALS

a. Town & Country Planning 1990, Section 78

Site 12 Chestnut Avenue

Proposed Development: Proposed demolition of existing house and garage and erection of 3 no. 5 bedroom houses with garages, extension of existing drive with alterations to existing crossovers and associated landscaping, removal of one TPO tree and replacement.

Planning App Ref 10/1716/FUL

DoE Appeal Ref: APP/P1940/A/11/2150408/NWF

Appellant's name: Messrs. Tolia

Appeal Start Date 27th April, 2011

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 reason/s:-

REFUSED.

The proposal represents an unacceptable form of backland development which erodes the spacious and sylvan character of the site and surrounding area, to the detriment of the visual amenity and ambience of the locality in general. This erosion of this spacious character would be exacerbated by the introduction of a gated formal access road leading from Chestnut Avenue and the removal of the protected Short Pine from the site. The detrimental impact arising to the character of the surrounding locality would be contrary to Policies GEN1, H14, N15, N16 and Appendix 1 of the Three Rivers Local Plan 1996-2011.

2. The proposed development would result in an unacceptable loss of a mature protected Shore Pine. Furthermore, by virtue of the proximity of the new dwellings and residential curtilages of Plots 1 and 2 to protected trees, particularly a mature Oak, the proposed would threaten the future health, longevity and likely retention of these protected trees, to the detriment of the character and visual amenities of the locality, contrary to Policies H14, N15 and N16 of the Three Rivers Local Plan 1996-2011.

3. The proposed dwelling of Plot 1, by reason of its combined siting, depth, height, bulk, fenestration and massing would have an overbearing visual to the occupiers of the neighbouring property No 14 Chestnut Avenue. This together with the extent of development along the shared boundary would cumulatively result in unneighbourly development detrimental to the residential amenities of this neighbour. Furthermore, the inclusion of a first floor balcony to the rear of this proposed dwelling would allow direct overlooking of neighbouring properties to the detriment of their privacy and residential amenity and further exacerbate a perception of overbearing development contrary to Policies H14, GEN3, and Appendix 2 of the Three Rivers Local Plan 1996-2011.

4. It has not been demonstrated that the proposed alterations to the footway crossover would not result in overlong dropped kerbs in this location which would add to the danger and inconvenience to other highway users to the detriment of highway safety contrary to Policy T7 of the Three Rivers Local Plan 1996-2011.

5. It has not been demonstrated that the proposed development would not have an adverse impact on any protected species which may be present within or use the site. Failure to complete an assessment for such species results that necessary consideration and appropriate mitigation cannot be given contrary to Policies N1 and N3 or 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 5th May, 2011.

9. PLANNING APPLICATION DECISIONS RECEIVED

Enc

To consider the planning application decisions received in the period ending 6th May, 2011.

10. URGENT ITEMS

11. TRANSPORT

12. CLOSURE