

CHORLEYWOOD PARISH COUNCIL

PLANNING COMMITTEE

MEETING ON TUESDAY 4th OCTOBER 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:

27th September, 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

If so resolved to confirm the minutes of the meeting of 6th September 2011, (previously circulated)

4. MATTERS ARISING

To update any items, which may be raised - arising from the minutes of the meeting held on the 6th September 2011, 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 17th September, 2011.

7. PLANNING APPEALS

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

Site Dew Pond House, Common Road

Proposed Development: Retrospective: Landscaping scheme including terrace and garden walls, a new driveway and the erection of gates to the front of the property.

Planning App Ref 11/1020FUL

DoE Appeal Ref: APP/P1940/D/11/2159330

Appellant's name: Mrs M Summers

Appeal Start Date 26th August, 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 reasons:-

The development, by reason of the excessive amount of hardstanding and the height, number and location of the free standing walls, results in a prominent and intrusive feature within the landscape. The development has an urbanising impact that is harmful to the openness of the Metropolitan Green Belt and the open and rural character and appearance of the Chorleywood common Conservation Area. The development fails to preserve and/or enhance the character and appearance of the Chorleywood common Conservation Area. The development therefore fails to comply with Policies GB` and C1 of the Three Rivers Local Plan 1996-2011. Policies CP11 and CP12 of the Core strategy Submission Version (February 2011) and Planning Policy Guidance 2 and Planning Policy Statement 5.

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

Site Cedarwood, South Park Avenue, Chorleywood

Proposed Development: Demolition of existing dwelling and replacement with two, two storey houses with associated access, parking and landscaping.

Planning App Ref 11/0157/FUL

DoE Appeal Ref: APP/P1940/A/11/2157955/NWF

Appellant's name: Buxton Country Homes

Appeal Start Date 15th September, 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 reasons:-

The proposed development by reason of the bulk, scale, massing and height results in an excessively cramped and visually prominent form of development unable to retain the character of the area to the detriment of the visual amenities of the locality. Furthermore, the layout of plot 1 leads to unattractive amenity provision and its siting significantly closer to the protected trees to the north west and south west boundaries would result in future pressure for lopping, topping or felling of trees which make a valuable contribution to the visual amenities of the area. The application fails to comply with Policies H14, GEN3, N15, N16 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 15th September, 2011.

9. PLANNING APPLICATION DECISIONS RECEIVED

Enc

To consider the planning application decisions received in the period ending 1st September, 2011.

10. URGENT ITEMS

None to report

11. TRANSPORT

Enc

Three Rivers District Council (waiting Restrictions) (various Locations).

See attached notice.

12. CLOSURE