

CHORLEYWOOD PARISH COUNCIL

PLANNING COMMITTEE

MEETING ON TUESDAY 10th JULY 2012

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:

3rd July , 2012.

Yvonne Merritt
Clerk of the Council

MEMBERSHIP

Chairman: Cllr J Worrall

Councillors:

Cllr T Edwards
Cllr M Green
Cllr Miss P Howell
Cllr R Khiroya (ex officio)
Cllr G Liley
Cllr Mrs L Sutherland (ex officio)
Cllr S Watkins
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 12th June 2012, previously circulated.

4. MATTERS ARISING

To update any items, which may be raised - arising from the minutes of the meeting held on the 12th June 2012, 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 2nd July, 2012.

7. PLANNING APPEALS

a. Town & Country Planning 1990, Section 78

Site Bullscroft Farm, North Hill, Chorleywood

Proposed Development: Erection of dwelling to house agricultural worker.

Planning App Ref 11/2050/FUL

DoE Appeal Ref: APP/P1940/A/12/2177022/NWF

Appeal Start Date 28th May, 2012

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 the Council for the following reasons:-

1. The proposed development, by reason of its failure to meet the relevant functional and financial tests of PPS7 (Rural Areas), is by definition inappropriate development in the Metropolitan Green Belt. To the detriment of the openness and rural character of the Metropolitan Green Belt. No very special circumstances have been demonstrated to outweigh the harm caused. The development is therefore contrary to Policies CP1, CP11 and CP12 of the Core Strategy (adopted October 2011), Saved Policies GB1 and GB11 of the Three Rivers Local Plan 1996-2011 and NATIONAL Government Guidance as contained in PPG2 (Green Belts) and PPS7 (Sustainable Development in Rural Areas).
2. The proposed development, by reason of its bulk, massing and inappropriateness within the Metropolitan Green belt, would fail to either preserve or enhance the high quality landscape of the Chilterns Area of Outstanding Natural Beauty, contrary to Policy CP9 of the Core Strategy (adopted October 2011) and Saved Policies N20 and N23 of the Local Plan.
3. The applicant has failed to demonstrate to the satisfaction of the Local Planning Authority that the risk posed by the proposed development to controlled waters is acceptable. The proposed development is therefore contract to Policy CP1 of the Core strategy (adopted October 2011), Saved Policies N4 and |D7 of the Local Plan and National Government Guidance as contained in PPS23 (planning and Pollution Control)
4. It has not been demonstrated that any harm caused to nature conservation interests could be prevented, mitigated against or compensated for adversely affecting the Bullscroft Spring Wildlife Site and its biodiversity value. The application has also failed to demonstrated that an alternative site, where there would be less or no impact on biodiversity, could not be found. The proposal is therefore contract to Policy Cp1 of the Core Strategy (adopted 2011) Saved Policies N1 and N3 of the Local Plan and National Government Guidance as contained in PPS9

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 21st June, 2012.

9. PLANNING APPLICATION DECISIONS RECEIVED

Enc

To consider the planning application decisions received in the period ending 29th June, 2012.

10. **URGENT ITEMS** - No items to report

11. **TRANSPORT** -

Residents of Solesbridge Lane are requesting traffic calming measures be implemented to reduce traffic through Solesbridge Lane. There is wide concern with the speed of vehicles using Solesbridge Lane which is a narrow and winding road.

For Consideration.

12. **CLOSURE**