

CHORLEYWOOD PARISH COUNCIL

PLANNING COMMITTEE

MEETING ON TUESDAY 6th NOVEMBER 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:

30th October, 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

Enc.

If so resolved to confirm the minutes of the meeting of 2nd October 2012.

4. MATTERS ARISING

To update any items, which may be raised - arising from the minutes of the meeting held on the 2nd October 2012, which will not be covered in the course of the Agenda.

5. LETTERS OF OBJECTION/EXPLANATION

There was one letters of objection received.

12/1785/FUL - 11 Beechwood Avenue, Chorleywood

6. PLANNING APPLICATIONS

Enc

To consider the attached planning applications relating to this Parish which have been received. in the period validated to 25th October, 2012.

7. PLANNING APPEALS

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

Site 24 Valley Road, Chorleywood

Proposed Development: Detached double garage

Planning App Ref 12/0578/FUL

DoE Appeal Ref: APP/P1940/D/12/2183976/

Appeal Start Date 2nd October, 2012

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 the council for the following reasons.

The proposed development by reason of its bulk, height and forward position relative to the established building line would result in development that would be visually obtrusive and significantly prominent in the street scene to the detriment of the open character of Valley Road. As such the proposal is contrary to Policies P1 and CP12 of the Core Strategy (adopted October 2011) and Saved Policy ENG3 and Appendix 2 of the Three Rivers Local Plan 1996 – 2011.

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

Site 79 and 81 Quickley Lane, Chorleywood

Proposed Development: Part retrospective. Erection of three dwellings and associated parking – amended development following planning permission. 10/0065/FUL

Planning App Ref 12/0972/FUL

DoE Appeal Ref: APP/P1940/A/12/2182187

Appeal Start Date 24th September, 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 this Council for the following reasons:-

The development, by reason of its width and height in relation to the adjacent highway (Quickley Lane) results in an excessively prominent appearance detrimental to the amenities of the street scene, contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Saved Policy GEN3 and Appendix 2 of the Three Rivers Local Plan 1996-2011.

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

Site Killowen, Bridle Lane, Chorleywood

Proposed Development: Two storey side and rear extensions, first floor side extension, single storey side extension, single storey rear infill extension, single storey front extension and rooflight and front driveway/access amendments including creation of second vehicular access.

Planning App Ref 12/1339/FUL

DoE Appeal Ref: APP/P1940/D/12/2184846

Appeal Start Date 9th October, 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 this Council for the following reasons:-

The proposed extensions as a result of their design, width, depth, bulk and massing, would result in an incongruous form of development detrimental to the visual amenities of the street scene, appearing unduly prominent and visually obtrusive and failing to preserve or enhance the character and appearance of the Outer Loudwater Conservation Area contrary to Policies CP1 and CP12 of the Core Strategy (adopted 2011), Saved Policies C1, GEN3 and Appendix 2 of the

Three Rivers Local Plan 1996 – 2011 and the Outer Loudwater Conservation Area Appraisal (2007).

d. Town & Country Planning 1990, Section 78

Site Dew Pond House, Common Road Chorleywood

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

Planning App Ref 12/0117/RSP

DoE Appeal Ref: APP/P1940/D/12/2183982

Appeal Start Date 4th October, 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 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 and rural character of the Metropolitan Green Belt. The development fails to comply with Policies CP1, CP11 and CP12 of the Core strategy (adopted October 2011) and Saved Policy GB1 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 25th October, 2012.

9. PLANNING APPLICATION DECISIONS RECEIVED

Enc

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

10. URGENT ITEMS -

None to report

11. TRANSPORT -

Highways Locality Location Meeting is being held on Tuesday 13th November at the Bullsland Hall. If you have any requests or complaints regarding roads and or paths in Chorleywood can you please advise the Committee as members have been invited to attend the meeting.

12. CLOSURE