

**CHORLEYWOOD PARISH COUNCIL**

**PLANNING COMMITTEE**

**MEETING ON TUESDAY 5<sup>th</sup> MARCH 2013**

**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:

26<sup>th</sup> February, 2013.

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 5<sup>th</sup> February, 2013.

**4. MATTERS ARISING**

To update any items, which may be raised - arising from the minutes of the meeting held on the 5<sup>th</sup> February 2013, 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 22<sup>nd</sup> February, 2013

**7. PLANNING APPEALS**

- a. **Town & Country Planning 1990, Section 78**  
**Site** Land Adjacent 104 The Drive, Rickmansworth

**Proposed Development** Erection of new detached dwelling, new access and associated landscaping and parking.

**Planning App Ref** 12/2086/FUL

**DoE Appeal Ref:** APP/P1940/A/13/2191281/NWF/

**Appeal Start Date** 11<sup>th</sup> February, 2013

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.

- a. The proposed subdivision of the plot (No 104 The Drive) and erection of a detached dwelling, by reason of the resultant density, plot size, building to plot ratio, gaps between buildings and streetscape features would result in a cramped form of development, out of keeping with and detrimental to the attractive, spacious and sylvan character and appearance of the residential area and street scene. As such the proposed development would be contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011), Saved Policies H14 and N15 of the Three Rivers Local Plan 1996-2011 and Policy Dm11 and Appendix 2 of the Development Management Policies Local Development Document (Proposed Submission Version).
- b. The proposed subdivision, due to the changes in land levels, elevated position of No 104 The Drive and Juxtaposition of the existing and proposed dwellings, would result in an unacceptable loss of privacy to the future occupiers of the proposed dwelling and would create an oppressive relationship that would provide substandard living conditions for the future occupants of the proposed development, This further emphasises the cramped nature of the proposal. As such the proposed development would be contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011), saved Policies H14, GEN3 and Appendix 2 of the Three Rivers Local Plan 1996-2011 and Policies DM1 and DM6 and Appendix 2 of the Development Management Policies Local Development Document (proposed Submission Version).
- c. The proposed development would result in an increase in demand for affordable housing, education, library, youth facilities and open space / play areas in the area. There is currently a shortage of these facilities in the area. The proposed development would exacerbate this situation and in the absence of an agreement under the provisions of Section 106 of Town and Country Planning Act 1990 fails to recognise the impact of the development upon these services.

The application therefore fails to meet the requirements of Policies CP4 and CP8 of the Core Strategy (adopted October 2011) and Affordable Housing SPD.

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

**Site** 23 Chalfont Lane, Chorleywood

**Proposed Development** Single storey front and side extensions, two storey rear and rear/side extensions and loft conversion with front and rear dormer windows.

**Planning App Ref** 12/2177/FUL

**DoE Appeal Ref:** APP/P1940/D/13/2192054

**Appeal Start Date** 6<sup>th</sup> February, 2013

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.

1. The proposed extension by reason of its scale, depth, bulk and crown roof design would constitute disproportionately large additions to the original dwelling. The proposed extensions and crown roof would result in an excessively prominent obtrusive and contrived development, detrimental to the character and appearance of the existing dwelling and the street scene and would be harmful to the residential amenities of No 25 Chalfont Lane. The

proposal would be contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011), Saved Policy GEN3 and Appendix 2 of the Three Rivers Local Plan 1996-2011 and Policy DM1 and Appendix 2 of the Development Management Policies Local Development Document (Proposed Submission Version)

**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 21<sup>st</sup> February 2013

**9. PLANNING APPLICATION DECISIONS RECEIVED**

**Enc**

To consider the planning application decisions received in the period ending 22<sup>nd</sup> February, 2013.

**10. URGENT ITEMS -**

**Draft Gypsy, Traveller and Travelling Showpeople Local Development Document (LDD) (February 2012)**

A public consultation is taking place from the 8<sup>th</sup> February until 22<sup>nd</sup> March, 2013 for comments on views for sites.

Details on how you can view and comment on the Draft Gypsy, Traveller and Travelling Showpeople Local Development Document are available at: [www.threerivers.gov.uk](http://www.threerivers.gov.uk).

**Loudwater Estate – Conservation Area Appraisal (Draft)**

To consider the draft appraisal sent under separate cover.

**11. TRANSPORT**

**Consultation on ‘The Strategic Road Network and the Delivery of Sustainable Development.**

The Government has published a consultation on revised policy setting out the role of the strategic road network in enabling economic growth.

The new policy will replace Circulars Circular 02/2007 Planning and the Strategic Road Network, and Dft Circular 01/2008 Policy on Service Areas and other Roadside Facilities on Motorways and All-purpose Trunk Roads in England.

Consultation can be found at: [www.gov.uk/government/consultation-on-the-strategic-road-network-and-the-delivery-of-sustainable-development](http://www.gov.uk/government/consultation-on-the-strategic-road-network-and-the-delivery-of-sustainable-development)

**12. CLOSURE**

Cllr are invited to stay on after the meeting on Tuesday 5<sup>th</sup> March for a briefing session on project work.