

CHORLEYWOOD PARISH COUNCIL

PLANNING COMMITTEE

MEETING ON TUESDAY 8th OCTOBER 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:

1st October, .2013.

Yvonne Merritt
Clerk of the Council

MEMBERSHIP

Chairman: Cllr Mrs J White

Councillors:

Cllr M Green
Cllr Miss P Howell
Cllr R Khiroya (ex officio)
Cllr Mrs V Lantree
Cllr G Liley
Cllr Mrs L Sutherland (ex officio)
Cllr S Watkins
Cllr Mrs J Worrall

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 3rd September, 2013, previously circulated.

4. MATTERS ARISING

To update any items, which may be raised - arising from the minutes of the meeting held on the 3rd September 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 25th September, 2013

7. PLANNING APPEALS

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

Site Beulah House, Common Road, Chorleywood

Proposed Development: Demolition of existing dwelling and Coach House and erection of building comprising six two bedroom flats and one three bedroom flat with associated access, parking and landscaping.

Planning App Ref 12/2126/FUL

DoE Appeal Ref: APP/P1940/A/13/2202772

Appeal Start Date 28th August, 2013

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 existing buildings make a positive and significant contribution to the special architectural and historic interest of the Chorleywood common Conservation Area and their demolition would fail to preserve or enhance the character of appearance of the Conservation Area. The proposed replacement building by reason of its proportion, bulk, scale, crown, roof and design would create a cramped, urbanising form of development that would not be sympathetic to the architectural features of the adjacent buildings or the open and rural character of the wider Chorleywood Common Conservation Area and would neither preserve nor enhance the area's character or appearance. This is contrary to Policies CP, CP3 and CP12 of the Core Strategy (adopted October 2011), Saved Policies C1, C6, GEN3 and Appendix 2 of the Three Rivers Local Plan 1996-2011, Policies DM1, DM3 and Appendix 2 of the Development Management Policies LDD (proposed submission version) and the Chorleywood Common Conservation Area Appraisal (2010).
2. The proposed development would result in a significant increase in demand for education, library, youth and childcare facilities, sustainable transport provision and play space 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 development fails to provide affordable housing (whether by means of a commuted sum or on-site provision). The application therefore fails to meet the requirements of Policies CP4 and CP8 of the Core Strategy (adopted October 2011) and SPD Affordable Housing.

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

Site Beulah House, Common Road, Chorleywood

Proposed Development: Conservation Area Consent: Demolition of existing dwelling and Coach House.

Planning App Ref 12/2127/CAC

DoE Appeal Ref: APP/P1940/E/13/2203641

Appeal Start Date 28th August, 2013

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 existing buildings make a positive and significant contribution to the special architectural and historic interest of the Chorleywood Common Conservation Area and their demolition would fail to preserve or enhance character and appearance of the Conservation Area and it has not been demonstrated that there is any justification for its demolition. The demolition of the existing buildings would be contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011). Saved Policy C6 of the Three Rivers Local Plan 1996-2011, Policy DM3 of the Development Management Policies LDD (Proposed Submission Version) and the Chorleywood Common Conservation Area Appraisal (2010).

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 September, 2013. None to report this month.

9. PLANNING APPLICATION DECISIONS RECEIVED

Enc

To consider the planning application decisions received in the period ending 25th September, 2013.

10. URGENT ITEMS -

The Projects and Compliance Team will be undertaking an investigation of the alleged breach of planning control at Homefield, 18 Greenbury Close. The breach concerns unauthorised works.

To discuss protection of the Hedgerow of Homefield Road.

11. LICENCE APPLICATION

12. TRANSPORT

- (1) Hertfordshire County Council is considering its current 20mph strategy and has invited HAPTC to input into this process in conjunction with the Highways Authority, District and Borough Councils, the Police, Public Health, local lobbying groups.

In order to ensure they fully represent their member councils they would like to hear our views on:

1. Should 20mph areas be self-enforcing? How can HCC ensure all the locality where a request is received actually want a 20mph zone
2. How effective are 20mph areas in relation to road safety?
3. What are the benefits of 20 mph areas:
 - a) in areas where speeds are already low?
 - b) in areas where the speeds have been reduced?

- (2) Road Closure Notice The Queens Drive and Loudwater Lane
Please see Appendix 1

13. CLOSURE