CHORLEYWOOD PARISH COUNCIL

PLANNING COMMITTEE
MEETING ON TUESDAY 5th NOVEMBER 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:

29th 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 8th October, 2013.

4. MATTERS ARISING

To update any items, which may be raised - arising from the minutes of the meeting held on the 8th October 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 23rd October, 2013

7. PLANNING APPEALS

a. **Town & Country Planning 1990, Section 78**
Site Beulah House, Common Road
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.
Conservation Area Consent. Demolition of existing dwelling and coach House
Planning App Ref 12/2126/FUL / 12/2127/CAC
DoE Appeal Ref: APP/P1940/A/13/2202772 - app/p/1940/e/13/2203641
Appeal Start Date **28th August, , 2013**

A letter has been received from Three Rivers District Council advising that – a date has now been set by the Planning Inspectorate for the informal Hearing. The informal Hearing will open on 7th January, 2014 at Three Rivers House, Northway, Rickmansworth, Herts, WD3 1RL starting at 10.00am.

b. **Town & Country Planning 1990, Section 78**
Site 104 The Drive , Rickmansworth
Proposed Development: **E**rection of new detached dwelling, new access and associated landscaping, including alterations to land levels and parking. .
Planning App Ref 13/0286/FUL
DoE Appeal Ref: APP/P1940/A/13/2205623
Appellant's name: Capital Builders Ltd
Appeal Start Date 28th September, 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 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 sheet scene. As such the proposed development would be contrary to Policies CP1, CP3 and CP12 of the Core Strategy (adopted October 2011), Saved Policies H14, N15 of the Three Rivers Local Plan 1996-2011 and Policies DM1, DM6 and Appendix 2 of the Development Management Policies Local Development Document (Proposed submission Version).
2. 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 Policy DM1 and Appendix 2 of the Development Management Policies Local Development Document (Proposed Submission Version).
3. The proposed development would result in an increase in demand for affordable housing, education, childcare, libraries, youth facilities, sustainable transport and open space/play /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 and Open Space Amenity and Children's Playspace SPD.

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 17th October, 2013.

9. PLANNING APPLICATION DECISIONS RECEIVED

Enc

To consider the planning application decisions received in the period ending 28th October, 2013.

10. URGENT ITEMS -

None to report

11. LICENCE APPLICATION

None to report

12. TRANSPORT

None to report

13. CLOSURE