

CHORLEYWOOD PARISH COUNCIL

PLANNING COMMITTEE

MEETING ON TUESDAY 2nd SEPTEMBER 2014

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 August , 2014.

Yvonne Merritt
Clerk of the Council

MEMBERSHIP

Chairman: Cllr Mrs J White

Councillors:

Cllr H Davies
Cllr Mrs B Dickens
Cllr T Edwards (ex officio)
Cllr R Kipps
Cllr Mrs A Preedy
Cllr D Raw
Cllr S Watkins (ex officio)
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 29th July, 2014.

4. MATTERS ARISING

To update any items, which may be raised - arising from the minutes of the meeting held on the 29th July 2014, which will not be covered in the course of the Agenda.

5. LETTERS OF OBJECTION/EXPLANATION

No letters of objection have been received. -

6. PLANNING APPLICATIONS

Enc

To consider the attached planning applications relating to this Parish which have been received. in the period validated to 26th August, 2014.

7. PLANNING APPEALS

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

Site Dew Pond House, Common Road, Chorleywood

Proposed Development: Variation of conditions 3 and 5 and remove condition 6 of planning permission 13/1263/FUL for the retention of the existing hedging along the northern boundary.

Planning App Ref 14/0550/FUL

DoE Appeal Ref: APP/P1940/D/14/2223569

Appellant's Name: Mrs M Summers

Appeal Start Date 12th August , 2014

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 Laurel hedge by virtue of its invasive nature would result in a dominant and oppressive feature on The Orchard. Furthermore, the retention of the Laurel hedge would not contribute to the biodiversity of the site and surrounding area. The variation of Conditions 3 and 5 and the removal of Condition 6 of planning permission 13/1263/FUL to allow for the retention of the existing hedge would be contrary to Policies CP1, CP9 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM6 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

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

Site 33 South Road, Chorleywood

Proposed Development: Installation of render to dwellinghouse

Planning App Ref 14/0516/FUL

DoE Appeal Ref: APP/P1940/D/14/2222709

Appellant's Name: Mr and Mrs D Brennan

Appeal Start Date 21st July , 2014

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 installation of a textured render would be a departure from the predominant roughcast rendered character of dwellings in this location within the Chorleywood Station Estate Conservation Area. The proposed textured render and the loss of the existing roughcast rendered exterior of the dwelling would therefore be inappropriate and unsympathetic to the character and appearance of the host dwelling and locality and would fail to preserve or enhance the character and appearance of the Chorleywood Station Estate Conservation Area. The proposal would therefore be contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011) Policies DM1, DM3 and Appendix 2 of the Development Management Policies LDD (adopted July 2013 and the Chorleywood Station Estate Conservation Area Appraisal (2006).

c. **Town & Country Planning 1990, Section 78**
Site 136 Quickley Lane, Chorleywood
Proposed Development: New proposed detached dwelling to the land rear of 136 Quickley Lane with vehicular access from Quickley Rise, detached garage and parking/turning area.
Planning App Ref 14/0293/FUL
DoE Appeal Ref: APP/P1940/A/14//2221727
Appellant's Name: Mr and Mrs Smith
Appeal Start Date 11th July, 2014

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 site, due to its proximity to the dwellinghouse of No 136 Quickley Lane, the elevated position of No 136 Quickley Lane and the siting of habitable rooms within the rear elevation of No 136 Quickley Lane would be deprived of the privacy to which its future residents would reasonably be expected to be entitled to. Furthermore No 136 Quickley Lane would create an overbearing and oppressive feature to the occupiers of the proposed dwelling. Thus the proposed development would result in overdevelopment of No 136 Quickley Lane and the occupiers of the proposed site would fail to have acceptable residential amenities. As such the proposed development is contrary to policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).
2. The proposed development fails to meet the requirements of Policy CP4 of the Core Strategy (adopted October 2011) and SPD. Affordable housing (adopted June 2011) in that the scheme is for market dwellings and no contribution has been made towards the provision of affordable housing.
3. The proposed development would result in an increase in demand for education, libraries, youth facilities, sustainable transport 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 recognise the impact of the development upon these services. The application therefore fails to meet the requirements of Policy CP6 of the Core Strategy (adopted October 2011) 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 22nd August, 2014.

9. PLANNING APPLICATION DECISIONS RECEIVED

Enc

To consider the planning application decisions received in the period ending 29th August, 2014.

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10. URGENT ITEMS -

Enc.

Chiltern District Council – Delivery Development Plan Document – notification of submission.

West London Waste Plan – Notification of submission and availability of documentation.

Hertfordshire Waste Site Plan Document – notification of submission.

Stop Stansted Expansion – Flight path consultation.

11. COMMUNITY PLAN

Cllr Mrs J White will update the Committee as to the progress of the Community Plan.

Transport.

12. LICENCE APPLICATION

None to report this month.

13. TRANSPORT

Enc.

Hertfordshire County Council Public Consultation on Bus Services.

Shepherds Bridge - Chorleywood

14. SECTION 106 AGREEMENT.

Enc.

15. DIRECTIONAL STREET NAME PLATES

Enc.

16. CLOSURE