

CHORLEYWOOD PARISH COUNCIL

PLANNING COMMITTEE

MEETING ON TUESDAY 27TH OCTOBER 2015

7.30PM 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:

Yvonne Merritt
Clerk of the Council

MEMBERSHIP

Chairman: Cllr Steve Watkins

Councillors:

Cllr Barbara Dickens
Cllr Tony Edwards (ex officio)
Cllr Raj Khiroya
Cllr Rodney Kipps
Cllr Alison Preedy
Cllr David Raw
Cllr Jane White (ex officio)
Cllr Jackie Worrall

AGENDA

1. **APOLOGIES FOR ABSENCE**
2. **DECLARATIONS OF INTEREST**
3. **APPROVAL OF THE NOTES**

If so resolved to confirm the minutes of the meeting of 6th October 2015.

4. **MATTERS ARISING**

To update any items, which may be raised - arising from the notes of the meeting held on the 6th October 2015, which will not be covered in the course of the Agenda.

5. **LETTERS OF OBJECTION/EXPLANATION**

None received

6. **PLANNING APPLICATIONS**

Enc

To consider the attached planning applications relating to this Parish which have been received in the period validated to 19th October, 2015

7. PLANNING APPEALS

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

Site Mountwood, 6 The Drive, Chorleywood

Proposed Development: New proposed detached dwelling to the land to the rear of 6 The Drive with vehicular access from the Clump and parking /turning area and alterations to land levels and air source heat pumps. .

Planning App Ref 15/0974/FUL

DoE Appeal Ref: APP/P1940/W/15/3135712

Appellant's Name: Mr G Simm

Appeal Start Date 14th October, 2015

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:-

The proposed dwelling and site by reason of its layout and siting would result in a contrived and incongruous form of backland development that would be served by a long and awkward access. The proposed development and associated works represents inappropriate development of garden land and a form of development that would fail to respect and would have a detrimental impact on the character of the site and residential area. This would be contrary to Policies CP1, CP3 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013)

The proposed dwelling by reason of its height width siting and elected position would create an overbearing and obtrusive form of development detrimental to the residential amenity of No 110 Valley Road. The proposed extent of fenestration and siting of the building would also result in unacceptable levels of actual and perceived overlooking into the surrounding neighbouring properties creating an intrusive and dominating form of development detrimental amenity. As such the proposal would be 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) .

The proposed development by virtue of its siting and associated excavation works within the root protection area of protected trees would adversely affect the health and longevity of a number of protected trees. Furthermore the proposed development would result in increased pressure to fell or lop the remaining protected trees. This would lead to the dense of the protected trees to the detriment of the visual amenities of the area. The proposal is therefore 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).

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 15th October, 2015.

9. PLANNING APPLICATION DECISIONS RECEIVED

Enc

To consider the planning application decisions received in the period ending 20th October, 2015.

10. URGENT ITEMS -

Enc.

SEER GREEN PARISH COUNCIL'S APPLICATION TO DECLARE SEER GREEN PARISH AS A NEIGHBOURHOOD AREA.

11. COMMUNITY PLAN

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

12. LICENCE APPLICATION

None to report this month.

13. TRANSPORT

Enc.

VARIOUS PARKING RESTRICTIONS

14. FOUR YEAR VISION

Enc

To receive an update

15. CLOSURE