

**CHORLEYWOOD PARISH COUNCIL**

**PLANNING COMMITTEE**

**MEETING ON TUESDAY 17<sup>TH</sup> NOVEMBER 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 MINUTES**

If so resolved to confirm the minutes of the meeting of 27<sup>th</sup> October 2015.

4. **MATTERS ARISING**

To update any items, which may be raised - arising from the minutes of the meeting held on the 27<sup>th</sup> 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 6<sup>th</sup> November, 2015

## 7. PLANNING APPEALS

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

**Site** 10 Solesbridge Close, Chorleywood

**Proposed Development:** Erection of an attached three bedroom dwelling with associated parking.

**Planning App Ref** 15/0879/FUL

**DoE Appeal Ref:** APP/P1940/W/15/3131408

**Appellant's Name:** Mr and Mrs Obergan

**Appeal Start Date** 30<sup>th</sup> 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 development by reason of the insufficient size of garages to provide viable parking spaces would lead to a shortfall of parking provision which would result in a significant increase in parking outside of the site to the detriment of highway safety, the character of the area and residential amenity. The development would therefore be contrary to policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1 and DM3 and appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013).

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

**Site** 6 Valley Road, Chorleywood

**Proposed Development:** Demolition of existing dwelling and erection of three detached family dwellings with associated landscaping and parking. .

**Planning App Ref** 15/0883/FUL

**DoE Appeal Ref:** APP/P1940/W/15/3131595

**Appellant's Name:** Rivergate Homes Ltd

**Appeal Start Date** 26<sup>th</sup> 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 residential development, by virtue of the scale, density and layout, would appear cramped and unduly prominent in the streetscene. The proposal would result in an unsatisfactory form of tandem development, which would be unable to maintain the open and spacious character of the area to the detriment of the character and appearance of the streetscene and wider residential area. As such the development 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 residential development by virtue of the scale, density and layout including back-to-back distances would appear overbearing and dominant in relation to neighbouring properties and would result in an unacceptable degree of overlooking from habitable windows to the detriment of the residential amenities of future occupiers and existing neighbours. As such, the development 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).

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

**Site** Land to Rear of 104 The Drive, Chorleywood

**Proposed Development:** Outline Application: Construction of a new detached two storey dwelling and detached garage with new vehicular access onto The Drive (appearance, landscaping and scale reserved)

**Planning App Ref** 15/0918/FUL

**DoE Appeal Ref:** APP/P1940/W/15/3129621

**Appellant's Name:** Mr V Millen

**Appeal Start Date** 19<sup>th</sup> 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 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 and gaps between buildings would result in a cramped form of development, out of keeping with and detrimental to the spacious character and appearance of the residential area and streetscene. As such the proposed development would be contrary to Policies COP1m, 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 subdivision of the plot (no 104 The Drive), by reason of the elevated position of no 104 The Drive and layout of the existing and proposed properties, would result in an unacceptable loss of privacy to the future occupiers of the proposed dwelling and would create an oppressive relationship between existing and proposed dwellings which would lead to a detrimental impact to residential amenities. 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) and Policy DM1 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 6<sup>th</sup> November, 2015.

**9. PLANNING APPLICATION DECISIONS RECEIVED**

**Enc**

To consider the planning application decisions received in the period ending 9<sup>th</sup> November, 2015

**10. URGENT ITEMS -**

None to report

**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**

None to report this month

**14. FOUR YEAR VISION**

**Enc**

To receive an update

**15. CLOSURE**