

**CHORLEYWOOD PARISH COUNCIL**

**PLANNING COMMITTEE**

**MEETING ON TUESDAY 5<sup>th</sup> JULY 2016**

**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 Raj Khiroya

Councillors:

Cllr Barbara Dickens  
Cllr Rodney Kipps  
Cllr Alison Preedy  
Cllr David Raw  
Cllr Steve Watkins (ex officio)  
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 7<sup>th</sup> June, 2016, (previously circulated)

4. **MATTERS ARISING**

To update any items, which may be raised - arising from the minutes of the meeting held on the 7<sup>th</sup> June 2016, 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 27<sup>th</sup> June, 2016.

## 7. **PLANNING APPEALS**

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

**Site** Pine Cottage, Quickley Rise, Chorleywood

**Proposed Development:** Demolition of existing dwelling and erection of two detached dwellings and alterations to landscaping.

**Planning App Ref** 15/2611/FUL

**DoE Appeal Ref:** APP/P1940/W/16/3149684

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

**Appeal Start Date** 9<sup>th</sup> June, 2016

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 development fails to meet the requirements of Policy CP4 of the Core Strategy (adopted October 2011) and SPD Affordable Housing (approved June 2011) in that the scheme is for market dwelling and no contribution has been made towards the provision of affordable housing.

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

**Site** Land Adj Clovers Court Chorleywood

**Proposed Development:** Erection of two detached bungalows including alterations to land levels and alterations to existing parking area serving numbers 1,2,3,4, 5 and 6 Clovers Court.

**Planning App Ref** 15/1717/FUL

**DoE Appeal Ref:** APP/P1940/W/16/3149879

**Appellant's Name:** Mrs Emma Fitzgibbon

**Appeal Start Date** 9<sup>th</sup> June, 2016

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 development results in a form of backland development that fails to protect and maintain the character of the area in terms of layout, plot size, building footprint, landscaping and gaps between buildings and would result in unsatisfactory access and parking provision. It would have a detrimental impact on the character of the area and fails to meet the requirements of Policies CP1, CP3, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013).

2. The scheme is for two market dwellings and in the absence of an agreement under the provisions of Section 106 of Town and Country Planning Act 1990 would fail to contribute to the provisions of Section of affordable housing. The proposed development therefore fails to meet the requirements of Policy CP4 of the Core Strategy (adopted October 2011) and the Affordable Housing Supplementary Planning Document (approved June 2011).

**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 22<sup>nd</sup> June, 2016.

**9. PLANNING APPLICATION DECISIONS RECEIVED**

**Enc**

To consider the planning application decisions received in the period ending 24<sup>th</sup> June, 2016

**10. URGENT ITEMS -**

Station Car Park and proposal to extend the Controlled Parking Zone to the Clements Road area. – Cllr Steve Watkins

**11. COMMUNITY PLAN**

Update on the Community plan progress

**12. LICENCE APPLICATION**

None to report this month.

**13. TRANSPORT**

None to report

**14. FOUR YEAR VISION**

To receive an update on the Gateway signage.

**15. CLOSURE**