



CHORLEYWOOD PARISH COUNCIL

PLANNING COMMITTEE

MEETING ON TUESDAY 7th FEBRUARY 2017

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 Rodney Kipps
Cllr Geoffrey Liley
Cllr Alison Preedy
Cllr David Raw
Cllr Steve Watkins (ex officio)
Cllr Mike Westacott
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 3rd January, 2017, (previously circulated).

4. **UPDATE AND ACTION POINTS FROM PREVIOUS MEETING**

To update any items, which may be raised - arising from the minutes of the meeting held on the 3rd January 2017, 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 27th January, 2017.

7. PLANNING APPEALS

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

Site Cartref, 24 Shire Lane Chorleywood

Proposed Development: Erection of a timber framed outbuilding in the rear garden

Planning App Ref 16/1995/FUL

DoE Appeal Ref: APP/P1940/D/16/3165981

Appellant's Name: Dr D Strother

Appeal Start Date 13th January , 2017

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 excessive height and scale of the proposed outbuilding would result in an uncharacteristic and prominent form of development which would be readily visible from public vantage points and would be detrimental to the visual amenities of the area. 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).

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

Site 9 Quickley lane, Chorleywood

Proposed Development: Two storey front, side and rear extension, single storey front and side extensions and front dormer

Planning App Ref 16/1176/FUL

DoE Appeal Ref: APP/P1940/D/16/3161323

Appellant's Name: Mr and Mrs Davison

Appeal Start Date 5th January , 2017

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 siting, width and design of the two storey side extension, front dormer and alterations to the existing front projector would result in an excessively prominent, incongruous and visually obtrusive development that would adversely impact views into and out of the Chorleywood Common Station Estate and Chorleywood Common Conservation Areas and would be detrimental to the character and appearance of the application dwelling, semi detached pair and street scene, contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM3 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

In the absence of a further dusk/dawn emergency entry Bat Survey, it has not been demonstrated that the proposed development would not have an adverse impact on any protected species which may be present within or use the site. Therefore necessary consideration and appropriate mitigation cannot be given to the impact of the development on protected species or their habitats contrary to Policies CP1 and CP9 of the Core Strategy (adopted October 2011) and Policy DM6 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 26th January, 2017.

9. PLANNING APPLICATION DECISIONS RECEIVED

Enc

To consider the planning application decisions received in the period ending 30th January, 2017

10. URGENT ITEMS -

Nomination received for the Land of Liberty Public House to be considered as an Asset Community Value.

11. NEIGHBOURHOOD PLAN

Update on the Neighbourhood Plan progress

12. LICENCE APPLICATION

None to report this month.

13. TRANSPORT

Update on the Chorleywood working parking

14. REPORTING OBJECTIONS TO TRDC.

Update on the use of policy statements when making decisions to TRDC on the planning applications reviewed at planning meetings.

15. FOUR YEAR VISION

To receive an update on the progress for the Gateway signage.

16. ATTENDANCE AT TRDC DEVELOPMENT MEETING

To agree who will attend the Development Meeting at TRDC on Thursday 23rd February, 2017.

17. CLOSURE