

CHORLEYWOOD PARISH COUNCIL

PLANNING COMMITTEE

MEETING ON TUESDAY 15th DECEMBER 2009

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:

8th December, 2009

Yvonne Merritt
Clerk of the Council

MEMBERSHIP

Chairman: Cllr M Green

Councillors:

R Booth
R Kipps (ex officio)
G Liley
Mrs P Mytom Hart
Mrs S Stibbs
S Watkins
Mrs J Worrall (ex officio)

AGENDA

1. APOLOGIES FOR ABSENCE

2. DECLARATIONS OF INTEREST

3. APPROVAL OF THE MINUTES

Enc

If so resolved to confirm the minutes of the meeting of 24th November, 2009. .

4. MATTERS ARISING

To update any items, which may be raised - arising from the minutes of the meeting held on the 24th November, 2009, which will not be covered in the course of the Agenda.

5. LETTERS OF OBJECTION/EXPLANATION

There were no letters of objection received.

6. PLANNING APPLICATIONS

Enc

To consider the attached planning applications relating to this Parish which have been received in the period validated to 4th December, 2009.

7. PLANNING APPEALS

a. Town & Country Planning 1990, Section 78

Site Silver Birches, Park Avenue, Chorleywood

Proposed Development: Demolition of existing porch and erection of two storey front extension.

Planning App Ref: 09/1316/FUL

DoE Appeal Ref: APP/1940/D/09/2116311

Appellant's name: Mr L Hurlock

Appeal Start Date 10th November, 2009

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 this Council for the following reasons:-

The proposed extension by reason of its excessive depth, height and excessive glazing would result in a visually prominent and incongruous development that would have a detrimental impact on the visual amenities of the existing dwelling and be out of keeping with the character and appearance of the neighbouring buildings, adversely affecting the visual amenities of the street scene, and as such, is contrary to Policy GEN3 and Appendix 2 of the Three Rivers Local Plan 1996-2011.

b. Town & Country Planning 1990, Section 78

Site Stubbs Farm, Green Street, Chorleywood

Proposed Development: Resurfacing of manege for private use only.

Planning App Ref: 09/0398/FUL

DoE Appeal Ref: APP/1940/A/09/2116973

Appellant's name: Mr P Capper

Appeal Start Date 24th November, 2009

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 this Council for the following reasons:-

The resurfacing of the manege is unacceptable, as the Local Planning Authority consider that the manege is not an existing facility and as such would entail a new facility in the Metropolitan Green belt. The resurfacing of the area and its enclosure would result in a prominent form of development that fails to protect the countryside from encroachment and would be to the detriment of the openness of the metropolitan Green and the landscape setting of the Chilterns Area of Outstanding Natural Beauty. It is considered that the circumstances presented do not amount to very special circumstances and do not outweigh the harm to the Green belt. This is contrary to Policies GEN1, GB1, N20 and Appendix 1 of the Three Rivers Local Plan 1996-2011.

c. Town & Country Planning 1990, Section 78

Site Stubbs Farm, Green Street, Chorleywood

Proposed Development: Erection of stable block for seven stables, tack room and feed store .

Planning App Ref: 09/0397/FUL

DoE Appeal Ref: APP/1940/A/09/2116972

Appellant's name: Mr P Capper

Appeal Start Date 24th November, 2009

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 this Council for the following reasons:-

The proposed stable block by reason of its siting, scale, design and the spread of urbanising development across the site, would result in an overly prominent form of development that fails to protect the countryside from encroachment and would be to the detriment of the openness of the metropolitan Green Belt and the landscape setting of the Chilterns Area of Outstanding Natural Beauty. It is considered that the circumstances presented do not amount to very special circumstances and do not outweigh the harm to the Green belt. This is contrary to Policies GEN1, GB1, N20 and Appendix 1 of the Three Rivers Local Plan 1996-2011.

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 3rd December, 2009.

9. PLANNING APPLICATION DECISIONS RECEIVED

Enc

To consider the planning application decisions received in the period ending 7th December, 2009.

10. URGENT ITEMS

A new development site at 57 Carpenters Wood Drive for 4 detached properties - the developer has requested suggestions for naming the road - 3 suggestions are required to be put forward to the Councilors.

Update on the Chorleywood Common Conservation Area Appraisal.

11. TRANSPORT

None to report

12. CLOSURE