

CHORLEYWOOD PARISH COUNCIL

PLANNING COMMITTEE

MEETING ON TUESDAY 4th NOVEMBER 2014

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:

28th October , 2014.

Yvonne Merritt
Clerk of the Council

MEMBERSHIP

Chairman: Cllr Jane White

Councillors:

Cllr Harry Davies
Cllr Barbara Dickens
Cllr Tony Edwards (ex officio)
Cllr Rodney Kipps
Cllr Alison Preedy
Cllr David Raw
Cllr Stephen Watkins (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 7th October, 2014., previously circulated.

4. MATTERS ARISING

To update any items, which may be raised - arising from the minutes of the meeting held on the 7th October 2014, which will not be covered in the course of the Agenda.

5. LETTERS OF OBJECTION/EXPLANATION

Two letters of objection have been received. -
14/1829/FUL - 85 Valley Road
14/1891/FUL - 35 Shire Lane

6. PLANNING APPLICATIONS

Enc

To consider the attached planning applications relating to this Parish which have been received in the period validated to 24th October 2014

7. PLANNING APPEALS

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

Site 85 Valley Road, Rickmansworth

Proposed Development: Part single, part two storey front and rear extensions including insertion of dormers to front, side and rear elevations and raised patio and basement level to rear.

Planning App Ref 14/0637/FUL

DoE Appeal Ref: APP/P1940/D/14/2226961

Appellant's Name: Mrs and Mrs Nettersold

Appeal Start Date 21st October, 2014

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 as a result of its siting, depth and massing would result in an excessively dominant form of development which would appear unneighbourly and visually obtrusive from the perspective of the neighbouring dwelling (87 Valley Road) 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 10 Solesbridge Close, Chorleywood

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

Planning App Ref 14/0186/FUL

DoE Appeal Ref: APP/P1940/A/14/2225724

Appellant's Name: Mr M Beesening

Appeal Start Date 30th September, 2014

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 subdivision of the plot and erection of an attached dwelling, by reason of the resultant density, building to plot 4ratio, parking provision and unsatisfactory access arrangements would result in a cramped form of development, detrimental to the character and appearance of the residential area and street scene. As such the proposed development would be contrary to Policies CP1, CP3, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM13 Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013).

2. The proposed development would result in an increase in demand for education, youth facilities, libraries, open space/play areas and sustainable transport facilities in the area. The proposed development would exacerbate this situation and in the absence of an agreement under the provisions of Section `06 of the Town and Country Planning Act 1990 fails to recognise the impact of the development upon these services. The application therefore fails to meet the requirements of Policies CP4 and CP8 of the Core Strategy (adopted October 2011) and the Open Space, Amenity and Children's Playspace SPD.

3. The proposed development would result in an increase in demand for affordable housing and there is currently a shortage of affordable housing within the district. The proposed development would exacerbate this situation and in the absence of an agreement under the provision of Section 106 of Town and Country Planning Act 1990 fails to recognise the impact of the development upon these services. The application therefore fails to meet the requirements of Policies CP4 and CP8 of the Core Strategy (adopted October 2011) and Affordable Housing

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 23rd October, 2014.

9. PLANNING APPLICATION DECISIONS RECEIVED

Enc

To consider the planning application decisions received in the period ending 23 October, 2014.

10. URGENT ITEMS -

Enc.

Consultation: Three Rivers District Council's Draft Gypsy, Traveller and Travelling Showpeople Local Development Document (LDD)

Three Rivers District Council – submission of the Community infrastructure Levy Draft Charging Schedule.

Chalfont St Peter Neighbourhood Plan – Examiners Report.

11. COMMUNITY PLAN

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

12. LICENCE APPLICATION

None to report this month.

13. TRANSPORT

Enc.

None to report.

14. CLOSURE