CHORLEYWOOD PARISH COUNCIL

PLANNING COMMITTEE MEETING ON TUESDAY 7th JULY 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 Rodney Kipps Cllr Alison Preedy Cllr David Raw

Cllr Jane White (ex officio)

Cllr Jackie Worrall

AGENDA

1. APOLOGIES FOR ABSENCE

2. <u>DECLARATIONS OF INTEREST</u>

3. APPROVAL OF THE MINUTES

If so resolved to confirm the minutes of the meeting of 2^{nd} June, 2015, previously circulated.

4. MATTERS ARISING

To update any items, which may be raised - arising from the minutes of the meeting held on the 2^{nd} May 2015, which will not be covered in the course of the Agenda.

5. <u>LETTERS OF OBJECTION/EXPLANATION</u>

No letters of objection have been received

6. PLANNING APPLICATIONS

Enc

To consider the attached planning applications relating to this Parish which have been received in the period validated to 29th June 2015

7. PLANNING APPEALS

a. Town & Country Planning 1990, Section 78

Site The Glen, 8 The Beeches, Chorleywood

Proposed Development: Construction of detached outbuilding with dormers on land to front of

dwelling and creation of new vehicular access onto The Beeches.

Planning App Ref 14/2455/FUL

DoE Appeal Ref: APP/P1940/D/15/3084314

Appellant's Name: Mrs S Sharma
Appeal Start Date 16th June, 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:-

- 1. The proposed development by reason of the siting, scale and design of the proposed outbuilding, together with the creation of a new access, would appear prominent and incongruous within the streetscene and would be detrimental to the visual amenities of the area. The development would therefore by contrary to Policies Cp1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the development Management Policies LD (adopted July 2013).
- 2. The creation of a new second access would unnecessarily increase the level of inconvenience and danger caused to highway users. Vehicular manoeuvring to and from the proposed access would result in conflicts with vehicles negotiating the nearby junction with Berry lane to the detriment of road safety and the free and safe flow of traffic. The development would therefore be contrary to Policy CP10 OF THE Core Strategy (adopted October 2011).

a. Town & Country Planning 1990, Section 78

Site Cherry Hill Cottage, Trout Rise, Loudwater Chorleywood

Proposed Development: Demolition of existing dwelling and garage and construction of detached dwelling with lower ground floor level and raised terraces and construction of detached garage to front of dwelling including alterations to landscaping and drive.

Planning App Ref 14/2106/FUL

DoE Appeal Ref: APP/P1940/W/15/3022096

Appellant's Name: Mr and Mrs Patel
Appeal Start Date 26th May, 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:-

1. The existing dwelling makes a positive contribution to the character and appearance of the Loudwater Estate conservation Area. It has not been demonstrated that there is any justification for its demolition and the proposed replacement dwelling by virtue of its design, bulk and massing would fail to preserve or enhance the character and appearance of the Loudwater estate conservation Area. The proposed demolition of the existing dwelling and replacement dwelling would therefore be contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011), Policy DM3 of the Development Management Policies LDD (adopted July 2013) and the Loudwater Estate Conservation Area Appraisal (June 013).

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 18th June, 2015.

9. PLANNING APPLICATION DECISIONS RECEIVED

Enc

To consider the planning application decisions received in the period ending $\,25^{th}\,$ June $\,2015.$

10. <u>URGENT ITEMS</u> -

None to report

11. COMMUNITY PLAN

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

12. <u>LICENCE APPLICATION</u>

None to report this month.

13. TRANSPORT

None to report

14. CLOSURE