



CHORLEYWOOD PARISH COUNCIL

PLANNING COMMITTEE

MEETING ON TUESDAY 3rd APRIL 2018

7.30PM AT THE COMMON ROOM, COMMON ROAD, 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 David Raw
Cllr Steve Watkins (ex officio)
Cllr Jane White (ex officio)
Cllr Jackie Worrall

AGENDA

1. APOLOGIES FOR ABSENCE

2. DECLARATIONS OF INTEREST AND DISPENSATION

To receive declarations of interest from Councillors on items on the agenda
To receive written requests for dispensation for declarable interests
To grant any requests for dispensation as appropriate

3. APPROVAL OF THE MINUTES

If so resolved to confirm the minutes of the meeting of 27th February, 2018, 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 27th February 2018, 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 23rd March 2018.

7. PLANNING APPEALS

Planning appeal has been received on the following applications

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

Site Land and Garages rear of 2-34 Green Street Chorleywood

Proposed Development: **Demolition of existing garages and erection of two semi detached two storey dwellings with associated access, parking and landscaping.**

Planning App Ref 17/1503/FUL

DoE Appeal Ref: APP/P1940/W/17/3188113

Appellant's Name: Clovercourt Ltd

Appeal Start Date 5th March, 2018

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 TRDC Council for the following reasons:-

The proposed scheme results in the overdevelopment of the site by reason of a cramped and contrived design which does not maintain the character of the area in terms of plot layout, plot frontage and access and would result in a form of development which would be unable to maintain the prevalent character of the area to the detriment of the visual amenities of the locality contrary to Policies CP1, CP3 and CP12 of the Core Strategy (adopted October 2011), and policy DM1, and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

The Parish Committee had Objections with this application on the following grounds and wish to CALL IN, unless the Officers are minded to refuse this application.

' Loss of off street parking. DM13.

' With the parking issues within Chorleywood there is a huge need for garages and parking within the town, especially for workers and commuters.

' If the application is refused - this is an opportunity for re classification of the area.

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

Site 75 Quickley Lane Chorleywood

Proposed Development: **Demolition of existing dwelling and construction of replacement two storey dwelling, including alterations to land levels, installation of new vehicular access and construction of cycle and bin storage to front.**

Planning App Ref 17/0310/FUL

DoE Appeal Ref: APP/P1940/W/17/3188040

Appellant's Name: Mrs Jon Reed

Appeal Start Date 5th March, 2018

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 TRDC Council for the following reasons:-

The proposed replacement dwelling by reason of its excessive width, depth and flat roof design would result in a dwelling that would be significantly out of character with the general built form of this part of Quickley Lane would not maintain the spaciousness of the area and would become an unduly prominent feature within the street scene to the detriment of the character and appearance of the area 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).

The Parish Committee had no Objection to this application

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 21st March 2018

9. PLANNING APPLICATION DECISIONS RECEIVED

Enc

To consider the planning application decisions received in the period ending 23rd March 2018.

10. URGENT ITEMS -

Tree felling in Chorleywood Station Conservation Area.

11. NEIGHBOURHOOD DEVELOPMENT PLAN

Update on the Neighbourhood Plan progress

12. LICENCE APPLICATION

None to report

13. TRANSPORT

None to report

14. FOUR YEAR VISION

Update on the four year vision.

15. ATTENDANCE AT TRDC DEVELOPMENT MEETING

To agree who will attend the Development Meeting at TRDC on Thursday 19th April 2018.

16. CLOSURE