

**To be received by Council
23 January 2024**

**CHORLEYWOOD PARISH COUNCIL
REPORT OF THE PLANNING COMMITTEE MEETING
ON TUESDAY 19 DECEMBER 2023**

MEMBERS ATTENDING

Chair: Cllr Jon Bishop
Councillors: Cllr Zenab Hearn - (Zoom)
Cllr Alison Preedy
Cllr Debbie Rosario (ex officio)

Officers Attending: Michelle Putman - Planning Officer

23/110 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Howell and Watkins.

23/111 DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATION

Cllr J Bishop declared a non-pecuniary interest on application 23/1991– 59 Chestnut Avenue.

23/112 TO MOVE THAT THE CHAIR SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON 28 NOVEMBER 2023

It was proposed, seconded and the Committee,

RESOLVED that the Minutes for the November meeting was approved as a true and correct record.

The Chair signed the minutes.

23/113 TO RECEIVE AN UPDATE ON ANY ACTIONS ARISING FROM THE SUMMARY OF ACTIONS AND RESOLUTIONS REQUIRING ACTION

Cllr Bishop advised he was still working towards Article 4 Directive and looking at removing permitted development to add additional storeys on bungalows to which Policy 4.1 of the Chorleywood Neighbourhood plan apply. Cllr Bishop advised the Committee he has been in contact with Marko Kalik at Three Rivers District Council (**TRDC**) about gaining agreement to the Direction.

It appears that central government is being resistant to the removal of Permitted Development Rights and requiring extensive evidence to support it. To give the best chance of success it is felt that the most recent data, including population projections by age based on the 2021 Census, will be required. These will not be available until Spring 2024. As such, this work will be put on hold until the new projections are available.

ACTIONS AND REGULATIONS -

Neighbourhood Plan – on going.

Reference: 23/58 and 23/64 Four year vision - on going

Reference: 23/105 - Completed

Reference: 23/108 - Completed

Cllr Bishop advised on the following applications discussed at Three Rivers Planning Meeting.

Planning application 23/1707 – Beech House, Chess Way was refused.

Planning application 23/1128 – Cedar Village – TRDC planning committee will visit the site before making a decision. Chorleywood Parish highlighted concerns regarding parking, flooding and landscaping.

Planning application 23/1665 – Willows, 62 Clements Road was refused.

23/114 LETTERS OF OBJECTION/ EXPLANATION:

No letters of objection/ explanation had been received.

23/115 PLANNING APPLICATIONS: TO CONSIDER THE PLANNING APPLICATIONS RELATING TO THIS PARISH WHICH HAVE BEEN RECEIVED IN THE PERIOD VALIDATED TO 11 DECEMBER 2023

It was proposed, seconded and the Committee,

RESOLVED that the attached comments be submitted to TRDC (Appendix 1).

23/116 PLANNING APPEALS: TO NOTE THE FOLLOWING APPEALS HAD BEEN MADE 23/0670 - 17 South Cottage Drive.

RESOLVED to note the planning appeal.

23/117 TREES: TO CONSIDER THE APPLICATIONS FOR WORK TO BE CARRIED OUT ON TREES

It was proposed, seconded and the Committee,

RESOLVED to note the tree applications.

23/118 PLANNING APPLICATIONS DECISIONS RECEIVED

It was proposed, seconded and the Committee,

RESOLVED to note the planning decisions received for the period ending 7 December 2023.

23/119 NEW PREMISES LICENCE APPLICATION – 3-5 STATION APPROACH

The Committee reviewed the new premises licence application for 3-5 Station Approach and had issues with what was proposed.

The Committee had major concerns with the following: -

- Concern with the proposed opening hours of the restaurant, due to the location of the premises which is located in an elevated position, surrounded by residential properties, the noise from the restaurant will cause disturbance and harm to the residents in nearby properties.
- Concern with live music at night in the premises and the effect this will have on the surrounding neighbouring properties.
- The hours requested are unsociable hours and inconsistent with the opening hours of the other restaurants within Chorleywood.
- Concern with any extension past 11.00pm, due to the location of the premises.
- Concern with the lack of parking for the users of the premises, causing a disturbance when they leave the premises late at night.

It was proposed, seconded and unanimously.

RESOLVED. To forward the Committees Concern to TRDC Licencing department

Action: Planning Officer to forward the Committees comments to TRDC's Licensing department.

23/120 FOUR YEAR VISION

The Committee will review the Four Year Vision in January 2024.

23/121 SUSTAINABILITY AND BIODIVERSITY

The Committee did not review any applications this month using the Sustainability check list.

Cllr Bishop requested that the sustainability sheet be attached to future planning agendas.

23/122 DRAFT LOCAL PLAN: TO RECEIVE AN ORAL UPDATE FROM THE CHAIR

Cllr Bishop advised the Committee that Chorleywood Parish Council's comments had been forwarded to TRDC for the Local Plan Regulation 18 Consultation #4.

Cllr Bishop also advised that the NPPF has been published which, unfortunately, does not offer Green Belt the expected protection from the need to be developed to provide new housing that was proposed in the Consultation Draft.

Cllrs Bishop and Hearn will produce a summary on the NPPF.

23/123 ATTENDANCE AT TRDC PLANNING COMMITTEE MEETING

It was agreed that the Parish representative for the TRDC Planning Committee meeting on 18 January 2024 would be Cllr Bishop.

The meeting having started at 7.30pm finished at 8.30pm.

Draft approved by the Chair by email dated 28th December 2023.

These minutes were agreed as a true and correct record and signed by the Chairman.

Signed Date

SUMMARY OF ACTIONS AND RESOLUTIONS REQUIRING ACTION

REFERENCE	RESOLUTION / ACTION	ACTION REQUIRED	BY WHOM
23/?	Action	Neighbourhood Plan - Policy 4.1 to apply for Article 4a Town and Country Planning Act, regulation 18 which runs until October. Note: There is one Council that has in place the article 4A which covers demolition all bungalows within the district.	Cllr Bishop
23/58 and 23/64	Action	Four Year Vision: Cllr S Al-Damluji to be requested to undertake the infrastructure review. The Chair will continue working on the Article 4 Direction matter.	Cllrs S Al Damluji and Bishop
23/92	Action	Councillors to forward comments on the draft local plan to the Planning Officer by 21 November.	Completed
23/105	Action	Planning Officer to confirm to TRDC's licensing department	Planning Officer Completed
23/108	Action	Update comments on Site CFS16 Chorleywood Station Car Park for submission to TRDC. Update comments on Site ACFS1 Heath House for submission to TRDC Draft responses to Questions 2,4 and 6 of the Local Plan Regulation 18 Consultation for submission to TRDC	Cllr Bishop Completed