

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON WEDNESDAY 15 FEBRUARY 2012 at 8.00 PM

Present: Cllr Jordan - In the Chair David Allison – Clerk to the Council
Amanda Taft – Minute Taker

Cllrs Baldwin, Bennett, Isard-Brown, Martin, and Mitchell

Voting Members: 6

In Attendance: Cllr Getkahn

Public: 4

PD1778/12 Apologies for Absence

Apologies had been received from the Cllr Wynne-Jones

PD1779/12 Declarations of Interest

Members were invited to declare interests as appropriate during the course of the meeting. Cllr Jordan declared an interest in applications 11/2634/FUL (23A New Road) and 12/0188/FUL (2 New Road) and refrained from the discussions. Cllr Mitchell Chaired the meeting during these discussions.

Cllr Martin declared an interest in item PD1784/12 (TRDC Site Allocation and Development Management Policies Consultation - Killingdown Farm) and refrained from the discussion.

PD1780/12 Representations from the Public

The Chairman welcomed those present to the meeting and advised that she would allow six minutes for the first representations regarding 23A New Road and three minutes for the second representation regarding 2 New Road after which there should be no comments from the floor. The Chairman requested that after the representations, the Committee should discuss both of these planning applications for the convenience of those members of the public that had attended the meeting and this was agreed.

Representations were made by two people regarding applications 11/2634/FUL (23A New Road) and 12/0188/FUL (2 New Road).

With respect to 23A New Road a six page copy of the representations was circulated and a thorough presentation was made. The objections were based on the impact on the community, the Conservation Area, The Green and Stones Orchard. It was pointed out that the development would be contrary to 5.1 of the Conservation Policy as the open character and appearance of the Conservation Area would be affected and the proposal generally conflicted with the aims of this policy. Other concerns included that of visual amenity, the impact on biodiversity, the negative impact on the local area from noise and disturbance, road access including additional traffic and parking. It was also pointed out that a similar application in 2010 was dismissed by the Planning Inspectorate and if anything, this application was worse as it encroaches further into the Conservation Area.

Regarding the application for 2 New Road, it was pointed out that the proposed new side dormer would front The Green and was out of keeping in the Conservation Area.

[Demolition of existing outbuilding, removal of existing scaffolding yard and creation of residential development of 5 detached properties with roads sewers and all ancillary works](#)

23A New Road And Land At Sundial Cottage The Green Croxley Green Rickmansworth WD3 3EJ

Ref. No: 11/2634/FUL | Received: Tue 27 Dec 2011 | Validated: Tue 31 Jan 2012 | Status: Pending Consideration

Croxley Green Parish Council Decision: Objects very strongly on the grounds that:

The proposed development fails to comply with the policies in that it would be overly prominent in the street scene, particularly when viewed from the Green and Stones Orchard and would cause material harm to the appearance of the Croxley Green Conservation Area in that it fails to preserve or enhance the character and appearance of the Conservation Area.

The excessive size, bulk (of each property) and prominent siting in relation to those properties adjacent to the development and would be unduly obtrusive, overbearing and result in overlooking of the neighbouring properties. This would be detrimental to the visual and residential amenities of the existing occupiers.

The design would form an incongruous and cramped form of development, to the detriment of the character of the surrounding area.

The proposed development by virtue of the siting and scale would lead to an unacceptable loss of privacy and amenity to the neighbouring properties.

The proposed development fails to comply with the policies which set out to protect from infill development and would result in overdevelopment of the site.

There appears to be inadequate provision for space within the site for parking and maneuvering of vehicles. The long and narrow access would not be easily accessible to service vehicles and there is inadequate vehicular access/egress to the development and the surrounding residential roads and not suitable for the increase in the volume of traffic created by the development.

Following an Appeal, which was dismissed by the Planning Inspectorate we feel the same issues still stand.

The Parish Council requests that this application is put before TRDC's Planning Committee and that we are notified of the date of the meeting.

[New side dormer, alter roof to create flat roof with roof light, all to form room in the roof](#)

2 New Road Croxley Green Rickmansworth Hertfordshire WD3 3EL

Ref. No: 12/0188/FUL | Received: Tue 31 Jan 2012 | Validated: Tue 31 Jan 2012 | Status: Pending Consideration

Croxley Green Parish Council Decision: Object:

The proposed roof alterations by reason of its siting would have an adverse impact on the character and appearance of the dwelling and the street scene as viewed from the Green.

The proposed development fails to comply with the policies in that it would be overly prominent in the street scene, particularly when viewed from the Green

and would cause material harm to the appearance of the Croxley Green Conservation Area in that it fails to preserve or enhance the character and appearance of the Conservation Area.

The Parish Council requests that this application is put before TRDC's Planning Committee and that we are notified of the date of the meeting.

[Application of external wall insulation with render and brick slips to all external house walls excluding conservatory, dining room and utility room walls](#)

100 Baldwins Lane Croxley Green Rickmansworth Hertfordshire WD3 3LP

Ref. No: 12/0070/FUL | Received: Fri 13 Jan 2012 | Validated: Tue 31 Jan 2012 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Single storey side and rear extension with crown roof, porch to main entrance \(front aspect\)](#)

26 Gonville Avenue Croxley Green Rickmansworth WD3 3BY

Ref. No: 12/0077/FUL | Received: Tue 17 Jan 2012 | Validated: Thu 02 Feb 2012 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Single storey conservatory to the rear](#)

4 Whitegates Close Croxley Green Rickmansworth Hertfordshire WD3 3JY

Ref. No: 12/0173/FUL | Received: Mon 30 Jan 2012 | Validated: Tue 07 Feb 2012 | Status: Pending Consideration

Croxley Green Parish Council Decision: No objections subject to the Conservation Officer being satisfied with the design and size.

[Listed Building Consent: Conversion of Grade II listed Durrants House \(Old Merchant Taylor's\) and curtilage courtyard cottages to provide 19 residential units, with associated internal and external alterations, extensions to rear, side and roof, and parking and landscaping works](#)

Durrants Lincoln Way Croxley Green Hertfordshire

Ref. No: 12/0222/LBC | Received: Fri 03 Feb 2012 | Validated: Fri 03 Feb 2012 | Status: Pending Consideration

Croxley Green Parish Council Decision: Object: The Parish Council feels that the new addition (proposed two storey extension to the east of the existing building) to this Listed Building is incongruous, inappropriate, out of keeping and detracts from the street scene and visual amenity. This extension does not add to the character of this Listed Building but detracts from it.

[Two storey extension and loft conversion \(with gable end, dormer window and rooflights\)](#)

70 Gonville Avenue Croxley Green Rickmansworth WD3 3BY

Ref. No: 12/0235/FUL | Received: Tue 07 Feb 2012 | Validated: Tue 07 Feb 2012 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Single storey rear extension](#)

45 Sherborne Way Croxley Green Rickmansworth Hertfordshire WD3 3PE

Ref. No: 12/0284/FUL | Received: Fri 10 Feb 2012 | Validated: Fri 10 Feb 2012 |
Status: Pending Consideration

Croxley Green Parish Council Decision: Object: the proposal exceeds existing guidelines

PD1782/12 Recent Decisions by Three Rivers District Council

APPROVED

Reference No: 11/2489/FUL
Address: 43 Winton Crescent Croxley Green Rickmansworth
Application: Loft conversion involving hip to gable extension, rear dormer window and front rooflights.
CGPC Decision: NGFO
TRDC Decision: Approved

Reference No: 11/2546/FUL
Address: 40 Rugby Way Croxley Green Rickmansworth
Application: New single storey rear extension, including demolition of existing single storey extension
CGPC Decision: NGFO
TRDC Decision: Approved

Reference No: 11/2547/FUL
Address: Cassiobury Farm And Fishery Rousebarn Lane Croxley Green
Application: Demolition of existing fishing hut and erection of replacement fishing hut
CGPC Decision: NGFO
TRDC Decision: Approved

Reference No: 11/2622/FUL
Address: 35 Winton Drive Croxley Green Rickmansworth
Application: Demolition of porch erection of two storey front extension.
Demolition of conservatory erection of single storey rear extension.
Demolition of garage erection of workshop-store.
CGPC Decision: NGFO
TRDC Decision: Approved

Reference No: 12/0015/FUL
Address: 53 Harvey Road Croxley Green Rickmansworth
Application: Single storey side and rear extension
CGPC Decision: NGFO
TRDC Decision: Approved

Reference No: 12/0029/FUL
Address: Building 3 Hatters Lane Watford
Application: Change of use of first floor from Training Room (Class D1) to Office (Class B1)
CGPC Decision: NGFO
TRDC Decision: Approved

WITHDRAWN

Reference No: 11/2498/FUL
Address: 16A Copthorne Road, Croxley Green
Application: Demolition of existing garage and erection of a two storey side and rear extension and rear conservatory
CGPC Decision: NGFO

PD1783/12 Appeals Against Planning Decisions

There were no Appeals to note.

PD1784/12 TRDC Site Allocation and Development Management Policies Consultation

The Chairman introduced this item and reminded Members that this matter had been deferred from the meeting of 1 February in order that Members had more time to study the documents.

Croxley Station Car Park and Timber Yard – Members objected to this on the grounds of the loss of parking spaces adding that if anything, there should be more parking spaces. It was also questioned as to whether it was a suitable site for housing in that it was next to a railway and a long, dark area low down from the road. Members also felt that the access and egress from the car park would not be suitable.

Former Yorke Road School – No objection regarding site allocation.

33 Baldwins Lane – Members objected to this site, believing that it should be safeguarded for commercial or retail use.

Killingdown Farm Buildings – No objection regarding site allocation.

50-52 New Road – Members objected to this site, believing that it should be safeguarded for commercial land.

Proposed Secondary School Allocation, Croxley Green, land north east of Baldwins Lane – Members strongly objected to this stating that the site (at 12.3ha) was inappropriate as it is too small. There would be problems with access and egress and it was considered that there were other sites more local to the demand from other areas.

The Chairman pointed out that the open spaces had been included to ensure their future protection. It was noted that the designation of New Road as the local shopping centre had not changed.

It was requested that we demand that TRDC tighten up the wording in Development Management Policy 6.10 and also Appendix 2, item 3 (Amenity Space/Garden Space)

The Clerk advised that following recent resolutions of the Planning and Development Committee the Parish Council had adopted two Planning Policies; firstly that the Parish Council wish to see any new housing in Croxley Green built to the Code of Sustainable Housing Level 6, unless there is good reason not to and secondly that the Parish Council adopt the Parker Morris Standard for new housing in Croxley Green. The Clerk added that a letter had been sent to Renato Messere (Head of Development Plans Service at TRDC) and Mr Messere had replied suggesting that we submit our policies as part of our consultation comments.

PD1785/12 Proposed Croxley Rail Link

The Chairman introduced this matter and advised that both she and Cllr Mitchell had spoken about this at the recent Local Area Forum. It was suggested that the Parish Council should support the Croxley Rail Link as it would provide a good communication network with Watford, reduce traffic levels and was a positive addition to Croxley Green for the residents.

However, it was felt that there were concerns and these should be expressed. The concerns included the quality of the design, the impact of the development on the community and affected residents. It was pointed out that the Road Safety Committee would be writing to the Secretary of State to ensure that the site at the bottom of Baldwins Lane would not be used and that the dual carriageway out of Croxley towards Watford would always have one lane open for traffic to enable a flow of traffic.

It was thought that the wording included in the Croxley Rail Link Order, Rule 10(6) Request for Planning Permission, Schedule 2, Section 11 should be amended so that the Local Planning Authority and Parish Council be a named authority in regard to design approval.

The Clerk was asked to include all of these comments in a letter to the Secretary of State. Cllrs Jordan and Mitchell would review the letter prior to despatch.

PD1786/12 Highways

There were no highways works to note.

PD1787/12 Closure

There being no further business, the Chairman closed the meeting at 10.15pm.