

**CROXLEY GREEN PARISH COUNCIL**

MINUTES OF A MEETING OF THE  
**PLANNING AND DEVELOPMENT COMMITTEE**  
HELD IN THE COUNCIL CHAMBER  
ON WEDNESDAY 16 DECEMBER 2009 at 8.00PM

Present: Cllr Bennett - In the Chair David Allison – Clerk to the Council  
Cllrs Bains, Hollands, Saxon and Wynne-Jones  
Voting Members: 5  
Members of the Public: 4

PD1246/09 Apologies for Absence

There were no apologies to note.

PD1247/09 Declarations of Interest

It was recommended that Members declare any interests if required during the meeting.

PD1248/09 Representations from the Public

Representations were made by two members of the public concerning the outline development proposals put forward by Leukaemia Research for their site in Yorke Road. The concerns focused on the fact that the building is a local iconic building and it would be important to preserve the heritage within Croxley Green by retaining the buildings existing structure rather than to demolish it for new build.

A further representation was made by a member of the public concerning the planning application 09/1795/FUL (Land adjacent 51 Durrants Drive). Strong objections to the proposed development were put forward which included the fact that the adjacent property (53 Durrants Drive) would become a terraced house rather than end of terrace as at present and the proposal would form a cramped form of development and out of keeping with the street scene. Concern was also expressed that the bricks for the development would not match the others used in the adjoining properties; there would be further shared drainage and there was a street lamppost in the way of access and no drop kerb amongst other matters. The member of the public concluded that this was not a welcome development by adjacent property owners.

PD1249/09 Planning Applications

In the following applications “NGFO” means No Grounds For Objection

The Clerk explained that the following Application (09/1691/FUL) was considered at the P&D meeting held on 18 November 2009. The Committee objected due to the lack of fenestration on the extension and this was not aesthetically pleasing and was out of character with the street scene. Amended Plans were subsequently submitted with the inclusion of fenestration. The Consultation date has now expired but an email was sent to Members of the P&D Committee on 1 December requesting views on the modified plans. The Clerk advised that an email had been received that morning from TRDC advising that the application had been approved:

**Application No:** 09/1691/FUL – Amended Plans  
**Address:** 35 Springfield Close Croxley Green Rickmansworth  
**Application:** Two-storey side extension, part single storey side extension and part single storey rear extension  
**CGPC Decision** Noted

**Application No:** 09/1795/FUL  
**Address:** Land Adjacent 51 Durrants Drive Croxley Green Rickmansworth  
**Application:** Erection of a two-storey, three bedroom attached dwelling with new vehicular access and associated parking and landscaping  
**CGPC Decision** OBJECT: the proposed development changes an end terraced house into a mid terrace property and the development is out of character with the street scene creating a cramped form of development.

**Application No:** 09/1798/OUT  
**Address:** Leukaemia Research Fund (former Yorke Road School) Yorke Road Croxley Green  
**Application:** Outline application: Residential development up to 5 dwellings (including access)  
**CGPC Decision** OBJECT:  

1. the proposed outline development results in demolition of local historic building;
2. the proposed development would be out of keeping with the street scene;
3. the proposed development is not in keeping with the TRDC's LDF in addressing the integrity of the existing building;

The Parish Council wish this matter to be referred to TRDC's Development Control Committee.

**Application No:** 09/1832/FUL  
**Address:** 110 Frankland Road Croxley Green Rickmansworth  
**Application:** Single-storey rear extension and alterations to fenestration  
**CGPC Decision** NGFO

**Application No:** 09/1834/FUL  
**Address:** 223 Baldwins Lane Croxley Green Rickmansworth  
**Application:** Single-storey rear extension  
**CGPC Decision** NGFO

**Application No:** 09/1838/FUL  
**Address:** Land Rear Of 107 - 115 New Road Community Way Croxley Green  
**Application:** Removal of condition 5 of 05/1871/FUL (two storey office block with associated parking) to remove requirement for a scheme for the improvement of pedestrian routes within the adjoining public car park  
**CGPC Decision** If Condition No. 5 has been met by the recent resurfacing of the Community Way car park, the Parish Council has no objection to the removal of the Condition.  
However, if the intention of Condition 5 was to create some form of delineation for Public Footpath No. 10 then the Parish Council OBJECT to the removal of Condition 5.

**Application No:** 09/1932/FUL  
**Address:** 89 Malvern Way Croxley Green Rickmansworth  
**Application:** Rear conservatory  
**CGPC Decision** NGFO

## Certificate of Lawfulness – for Members information only

**Application No:** 09/1883/CLPD  
**Address:** 8 Frankland Close Croxley Green  
**Application:** Certificate of Lawfulness Proposed Development: Loft conversion including hip-to-gable roof alteration, rear dormer window and front rooflights  
**CGPC Decision** Noted

PD1250/09 Recent Decisions by Three Rivers District Council

### APPROVED

**Reference No:** 09/1341/FUL  
**Address:** Land At 249 - 253 Watford Road Croxley Green Rickmansworth  
**Application:** Demolition of existing dwelling and buildings and redevelopment of site for the erection of ten two-storey dwellings with garaging, parking and new road  
**TRDC Decision:** Approved  
**CGPC Decision:** NGFO

**Reference No:** 09/1570/FUL  
**Address:** 11 Rochester Way Croxley Green Rickmansworth  
**Application:** Single-storey side and rear extension, two-storey side extension and loft conversion with extension to existing ridge line, rear dormer windows and front and side rooflights  
**TRDC Decision:** Approved  
**CGPC Decision:** NGFO

**Reference No:** 09/1627/ADV  
**Address:** 188 New Road Croxley Green Rickmansworth  
**Application:** Retrospective Advertisement Consent: Installation of one internally illuminated fascia sign  
**TRDC Decision:** Approved  
**CGPC Decision:** NGFO

**Reference No:** 09/1635/FUL  
**Address:** 45 Dickinson Square Croxley Green Rickmansworth  
**Application:** Single-storey rear extension  
**TRDC Decision:** Approved  
**CGPC Decision:** NGFO

**Reference No:** 09/1737/FUL  
**Address:** 96 Links Way Croxley Green Rickmansworth  
**Application:** Demolition of existing conservatory and detached garage and erection of single-storey side and rear extension  
**TRDC Decision:** Approved  
**CGPC Decision:** Object: it is considered to be an overdevelopment and exceeding guidelines

**Reference No:** 09/1670/CLPD  
**Address:** 99 Byewaters Croxley Green Watford  
**Application:** Certificate of Lawfulness Proposed Development: Enlargement of 2 windows to front of property  
**TRDC Decision:** Approved  
**CGPC Decision:** Noted

**Reference No:** 09/1634/FUL  
**Address:** 1 Fuller Way Croxley Green Rickmansworth  
**Application:** Two-storey front extension  
**TRDC Decision:** Approved  
**CGPC Decision:** Object: The proposed development exceeds the building line

## REFUSED

**Reference No:** 09/1566/CLPD  
**Address:** 3 Yorke Road Croxley Green Rickmansworth  
**Application:** Certificate of Lawfulness Proposed Development: Single-storey side and rear extension with rooflights and loft conversion with rear dormer window and front rooflight  
**TRDC Decision:** Refused

The proposal fails to meet the requirement of Section A.1 (e) in that the enlarged part of the side and rear extension would extend over 3m beyond a wall forming the rear elevation of the original dwelling house.

In pursuance of its powers under the above mentioned Acts and the Orders and Regulations in force for the time being thereunder, the Council as local planning authority hereby REFUSES a Certificate of Lawful Use or Development as described in your application dated 12th October 2009 and shown on the plans accompanying such application.

The Certificate is refused for the following reasons:-

The proposed development contravenes:  
Section A.1 (e) of Schedule 2, Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 1995 "the Order" as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008.

**CGPC Decision:** Noted

**Reference No:** 09/1583/FUL  
**Address:** 90 Watford Road Croxley Green Rickmansworth  
**Application:** Two storey side extension, single storey front and side extension, single storey rear extension and new front porch  
**TRDC Decision:** Refused

The proposed extension by reason of its size, height and design, would appear out of proportion and unsympathetic to the scale and appearance of the original dwelling. Furthermore, the proposed rear extension, by reason of its size and proximity to Harvey Road, would result in an excessively prominent and visually intrusive form of development which would be harmful to the character and appearance of the street scene. The proposed development would be contrary to

**CGPC Decision:** OBJECT: The proposed development appears to exceed the building line.

PD1251/09 Appeals Against Planning Decisions

There were no appeals to note.

PD1252/09 Budget 2010/2011 and beyond

The Clerk advised that there were two items in the P&D Budget for 2010/2011, these being £100 for Bus Shelters repairs and £6,900 for the Community Bus.

No other proposals were put forward by Members and it was agreed that these two items be put forward for agreement by the Council.

PD1253/09 Tesco Store – Provision of Public Open Space

The Chairman advised that there was nothing further to report on this matter at present but the subject will remain on the Agenda should the situation change and a discussion be required.

PD1254/09 Highways

There were no highways works to note.

PD1255/09 Closure

There being no further business, the Chairman closed the meeting at 8.58pm.