

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON WEDNESDAY 16 JULY 2008 at 8.00PM

Present: Cllr Bains - In the Chair David Allison – Clerk to the Council

Cllrs Bennett, Hollands and Norman
Voting Members: 4

PD876/08 Apologies for Absence

Apologies were received from Cllrs Saxon and Wynne-Jones.

PD877/08 Declarations of Interest

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

PD878/08 Representations from the Public

There were no public present.

PD879/08 Planning Applications

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

Application No: 08/1300/FUL
Address: 46 Warwick Way Croxley Green Hertfordshire
Application: Single storey front porch extension and single storey side extension with three rooflights
CGPC Decision NGFO

Application No: 08/1302/FUL
Address: 104 Links Way Croxley Green Hertfordshire
Application: Single storey rear extension, loft conversion with hip to gable roof alteration rooflight and dormer window to front elevation, windows to side elevation and dormer window to rear elevation
CGPC Decision NGFO unless the proposed roofline unbalances the adjacent property.

Application No: 08/1306/FUL
Address: 5 Springfield Close Croxley Green Hertfordshire
Application: Rear conservatory
CGPC Decision NGFO

Application No: 08/1324/FUL
Address: 35 Yorke Road Croxley Green Hertfordshire
Application: Single storey rear extension
CGPC Decision OBJECT: Due to the prominent siting of the property the proposed development might intrude on the adjacent property given the excessive size of the proposal which could be unduly obtrusive and overbearing on an already extended property.

Application No: 08/1326/FUL
Address: 4 Bateman Road Croxley Green Hertfordshire
Application: Single storey rear extension
CGPC Decision NGFO

Application No: 08/1368/FUL
Address: Imperial Machine Co Ltd Harvey Road Croxley Green
Application: Demolition of existing buildings and erection of 37 dwellings, 3 flats, alteration to existing vehicular access, associated open space landscaping and car parking.

CGPC Decision The Parish Council seek assurances on the following matters: that there appears to be no S106 Statement and one should be submitted; that the proposed street lighting is at low level to minimise visual/light intrusion to the surrounding area. Clarification is sought regarding access and egress to the development given that this traverses a public right of way (Public Footpath Number 11 on the Definitive Map) and that there remains a continuing public right of way over this public footpath.
The Parish Council wishes this application to be submitted to the Development Control Committee.

Certificate of Lawfulness – for Members information only

There were no Certificate of Lawfulness applications.

PD880/08 Recent Decisions by Three Rivers District Council

APPROVED

Application: 08/00440/REM
Address: Fire and Ambulance Station, 562-572 and 550 Whippendell Road, Watford
Application: Reserved matters relating to appearance, landscaping, layout and scale for the erection of 90 dwellings, pursuant to outline planning permission ref 03/00602/OUTM (amended plans received)

CGPC DECISION Concerns are expressed regarding the increased volume of traffic
WATFORD Approved
BOROUGH
COUNCIL
DECISION

Reference No: 08/0919/FUL
Address: Dukes Place (Formerly The Duke Of York Public House) 19 Watford Road
Application: Part Retrospective: Installation of rooflights to rear of terraced dwellings (seven in total)

CGPC DECISION NGFO
TRDC DECISION Approved

Reference No: 08/0977/FUL
Address: 8 Frankland Close Croxley Green Hertfordshire
Application: Loft conversion with gable end extension to roof, two rooflights to front elevation, window to side elevation and dormer window to rear elevation

CGPC DECISION NGFO
TRDC DECISION Approved

Reference No: 08/0991/FUL
Address: 77 Durrants Drive Croxley Green Hertfordshire
Application: Single storey front extension
CGPC DECISION NGFO
TRDC DECISION Approved

Reference No: 08/1005/FUL
Address: 58 Copthorne Road Croxley Green Rickmansworth
Application: Change of use of land to residential garden and erection of garden shed
CGPC DECISION NGFO
TRDC DECISION Approved

Reference No: 08/1024/FUL
Address: 3 Old Barn Lane Croxley Green Hertfordshire
Application: Erection of first and second floor side extension with additional dormer to rear and side rooflight, demolition and reconstruction of attached side garage in revised location
CGPC DECISION NGFO
TRDC DECISION Approved

Reference No: 08/1271/CLPD
Address: 28 Beechcroft Avenue Croxley Green Hertfordshire
Application: Certificate of Lawfulness Proposed Development: Demolition of existing porch prior to construction of loft conversion with roof alterations including hip to gable conversion, two rooflights to front elevation, dormer window to rear elevation and window to N E side elevation
CGPC DECISION Noted
TRDC DECISION Approved

REFUSED

Reference No: 08/1062/CLPD
Address: 104 Links Way Croxley Green Hertfordshire
Application: Certificate of Lawfulness Proposed Development: Loft conversion with hip to gable and rear dormer window and rooflight to front elevation
CGPC DECISION Noted
TRDC DECISION Refused

PD881/08 Appeals Against Planning Decisions

APPLICATION NO. 07/1857/FUL
 LOCATION 1 Scots Hill Close, Croxley Green
 PROPOSAL Two storey rear extension, single storey side/rear extension
 DOE APPEAL REF. APP/P1940/A/08/2078810
 APPELLANT'S NAME Mr O'Dee
 APPEAL START DATE 26/06/2008
 TRDC DECISION Refused:
 The proposed extensions result in an obtrusive and incongruous form of development detrimental to the visual amenities of the street scene and surrounding residential properties by reason of their excessive size, depth, bulk and prominent siting which fails to respect the character and

CGPC DECISION	appearance of existing dwellings in the vicinity of the site. The development fails to meet the requirements of Policy GEN3 and Appendix 2 of the Three Rivers Local Plan 1996 – 2011. NGFO
APPLICATION NO. LOCATION PROPOSAL	07/2528/FUL 244A New Road, Croxley Green Part retrospective: Use of flat roof as a balcony: installation of doors providing access to balcony and installation of two high-set flank windows in western flank wall; the installation of a balustrade on the perimeter of the balcony and part proposed: the installation of a staircase at rear of balcony to provide access to rear garden and erection of privacy screen to western side of balcony.
	<p>APPEAL AGAINST ENFORCEMENT NOTICE</p> <p>Without planning permission, the unauthorised construction of a balcony with balustrades and timber decking on top of the single storey extension to the rear of the property.</p> <p>The required remedy for the breach is to:-</p> <p>(i) Dismantle the retaining balustrade and timber decking on top of the single storey extension to the rear of the property. Time for compliance: THREE MONTHS after the Notice takes effect.</p> <p>(ii) Remove all materials involved with the compliance with (i) above off site. Time for compliance: THREE MONTHS after the Notice takes effect.</p> <p>The Notice takes effect on 14 April 2008 unless an appeal is made against it beforehand.</p> <p>The appellant has appealed under the following grounds:-</p> <p>(a) that, in respect of any breach of planning control which may be constituted by the matters stated in the notice, planning permission ought to be granted or, as the case may be, the condition or limitation concerned ought to be discharged;</p> <p>(c) that those matters (if they occurred) do not constitute a breach of planning control.</p> <p>The reason for issuing the notice is:</p> <p>It appears to the Council that the above breach of planning control has occurred within the last four years. The balcony consisting of balustrades and timber decking by reason of its siting, design and layout, results in overlooking and a loss of privacy to the neighbouring properties to the detriment of their residential amenity. The development fails to comply with Policy GEN3 and Appendix 2 of the Three Rivers Local Plan 1996-2011.</p>
DOE APPEAL REF. APPELLANT'S NAME	APP/P1940/A/08/2073705 & APP/P1940/C/08/2072756 M Glenister

For Member's information, a date has now been set by the Planning Inspectorate for the Informal Hearing on the above site. The Informal Hearing will open on 28th October 2008 at Three Rivers House, Northway, Rickmansworth, Herts, WD3 1RL starting at 10.00am.

APPLICATION NO. 07/1898/CAC
 LOCATION Applegarth, Parrotts Close
 PROPOSAL Conservation Area Consent: Demolition of existing detached dwelling
 DOE APPEAL REF. APP/P1940/E/08/2067213/NWF
 APPELLANT'S NAME Kebbel Country Homes
 APPEAL START DATE 10/03/2008
 TRDC DECISION Refused:
 In the absence of an acceptable redevelopment scheme for the site the demolition of the existing building would lead to a vacant site with no permitted use or buildings, which would be detrimental to the character and appearance of the Conservation Area. The proposal would therefore be contrary to Policy C6 of the Three Rivers Local Plan 1996-2011.
 CGPC DECISION Should the Planning Committee accept 07/1897/FUL then we have no objection to 07/1898/CAC

APPLICATION NO. 07/1897/FUL
 LOCATION Applegarth, Parrotts Close
 PROPOSAL Erection of 3 two storey detached houses, 3 detached garages, associated parking and landscaping
 DOE APPEAL REF. APP/P1940/A/08/2067212
 APPELLANT'S NAME Kebbel Country Homes
 APPEAL START DATE 10/03/2008
 TRDC DECISION Refused:
 The proposed development fails to comply with Policies C1, GEN3 and H14, which seeks to protect the character and residential amenity of existing areas of housing with long or extensive garden from "backland" or infill development which the Council considers to be inappropriate. The proposal would result in overdevelopment of the site which would result in a layout unable to maintain the particular character of the area in terms of the plot size, height and siting which fails to preserve or enhance the character and appearance of the Conservation Area and would have a detrimental impact on the street scene.
 CGPC DECISION No decision taken; awaiting decision on application 07/1898/CAC

For Member's information, a date has now been set by the Planning Inspectorate for the Informal Hearing on the above site. The Informal Hearing will open on 3rd September 2008 at Three Rivers House, Northway, Rickmansworth, Herts, WD3 1RL starting at 10.00am

PD882/08 The Green/Conservation Area

This item was introduced by the Chairman and the Clerk advised that there was nothing further to report at this time.

PD883/08 Puffin/Pelican Crossing in Watford Road/Junction of Harvey Road and Watford Road adjacent to the Shell Garage

The Chairman introduced this item and the Clerk advised that there was nothing further to report at this time.

PD884/08 Proposed Road Closure by Hertfordshire Highways of Lancing Way from Baldwins Lane to Malvern

The Chairman introduced this item and the Clerk advised that there was nothing further to report at this time.

PD885/08 Parish Council's Friday Bus Service to Watford

The Chairman introduced this matter and asked the Clerk to elaborate. The Clerk advised

that at the recent Social Tea Party which the Parish Council held a number of guests expressed a view that a different destination than Watford for the Friday Bus Service should be considered.

Following a brief discussion Members agreed that a survey of those using the Friday Bus Service should take place in September on whether an alternative destination is sought.

PD886/08 Highways

There were no highways works to report.

PD887/08 Closure

There being no further business, the Chairman closed the meeting at 8.45pm.