

CROXLEY GREEN PARISH COUNCIL

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

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

Cllrs Hollands, Saxon and Wynne-Jones

Voting Members: 4

In attendance: Cllr Brand, Marie Harding, Area Team Leader and Claire Lewington, Planning Officer, Development Management, Three Rivers District Council.

PD1182/09 Apologies for Absence

Apologies were received from Cllr Bains

PD1183/09 Declarations of Interest

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

PD1184/09 Representations from the Public

There were no public present.

PD1185/09 Open Discussion with TRDC Planning Officers

The Chairman welcomed Marie Harding and Claire Lewington to the meeting. Members were given a talk on current planning legislation and permitted development rights and they then had the opportunity to ask questions. Members were advised that planning guidance was available on TRDC's website and another very useful site is the Planning Portal - <http://www.planningportal.gov.uk/uploads/hhg/houseguide.html>. A leaflet entitled 'Development Management – Some background information for Parish Councils' was handed out to Cllrs.

The Chairman thanked Marie Harding and Claire Lewington for attending the meeting and giving advice and answering questions. The TRDC Officers then left the meeting at this point.

PD1186/09 Planning Applications

In the following applications "NGFO" means No Grounds For Objection

Application No: 09/1198/FUL
Address: 92 Windmill Drive Croxley Green Rickmansworth
Application: Installation of 4 rooflights and door to flank elevation
CGPC Decision: NGFO

Application No: 09/1244/FUL
Address: Barton Way Recreation Ground
Application: District Council Application: Installation of playground and adult gym
CGPC Decision: NGFO

Application No: 09/1286/RSP
Address: 30 Lewes Way Croxley Green Rickmansworth
Application: Part Retrospective: Single-storey front, side and rear extensions with Raised rooflights
CGPC Decision: Unable to make a decision as application was upside down and there were no location, elevation or floor plans

For information only

The following application was withdrawn 10 September 2009

Application No: 09/1295/FUL
Address: 26 Durrants Drive Croxley Green Rickmansworth
Application: Side extension to bungalow to provide kitchen, bathroom and bedroom

Certificate of Lawfulness – for Members information only

The following application was approved 7 September 2009

Application No: 09/1077/CLPD
Address: 32 Yorke Road Croxley Green Rickmansworth
Application: Certificate of Lawfulness Proposed Development: Loft conversion with rear dormer window and front rooflights

PD1187/09 Recent Decisions by Three Rivers District Council

APPROVED

Reference No: 09/0634/CLPD
Address: 12 Claremont Crescent
Application: Certificate of Lawfulness Proposed Development: Loft conversion with hip to gable roof alteration, rear dormer window and front rooflight
TRDC Decision: Approved
CGPC Decision: Noted

Reference No: 09/0645/CLPD
Address: 229 New Road
Application: Certificate of Lawfulness Proposed Development: Single storey rear extension with rooflight, loft conversion with rear dormer window (including Juliette balcony) and alterations to fenestration
TRDC Decision: Approved
CGPC Decision: Noted

Reference No: 09/0712/FUL
Address: 21 Frankland Road
Application: First floor rear extension
TRDC Decision: Approved
CGPC Decision: NGFO

Reference No: 09/0826/RSP
Address: 1 Rousebarn Lane
Application: Replacement single-storey rear extension, conversion of garage to habitable room, loft conversion with roof alterations including extension to ridge line and creation of gable end, front and rear rooflights, relocation of side entrance to front, alterations to fenestration and replacement of concrete drive and lawn with gravel

TRDC Decision: Approved

CGPC Decision: NGFO

Reference No: 09/0946/FUL

Address: 8 Oakleigh Drive

Application: Single storey rear extension with rooflights and steps

TRDC Decision: Approved

CGPC Decision: Inquorate – no decision taken

Reference No: 09/1022/CLPD

Address: 44 Frankland Close Croxley Green Rickmansworth

Application: Certificate of Lawfulness - Proposed Development: Loft conversion including hip to gable roof alterations, rear dormer window and front rooflights

TRDC Decision: Approved

CGPC Decision: Noted

Reference No: 09/1054/FUL

Address: 33 Claremont Crescent Croxley Green Rickmansworth

Application: Single storey rear extension with rooflights

TRDC Decision: Approved

CGPC Decision: NGFO

Reference No: 09/1076/FUL

Address: 2 Bateman Road Croxley Green Rickmansworth

Application: Amendment to planning permission 09/0646/FUL: Single storey side and rear extension with rooflights to include increase in width of rear extension

TRDC Decision: Approved

CGPC Decision: NGFO

Reference No: 09/1077/CLPD

Address: 32 Yorke Road Croxley Green Rickmansworth

Application: Certificate of Lawfulness Proposed Development: Loft conversion with rear dormer window and front rooflights

TRDC Decision: Approved

CGPC Decision: N/A – consultation and decision notification both received 07/09/2009

Reference No: 09/1092/CLPD

Address: 4 Malvern Way Croxley Green Rickmansworth

Application: Certificate of Lawfulness Proposed Use: Loft conversion with hip to gable roof alteration, rear dormer window and front rooflight

TRDC Decision: Approved

CGPC Decision: Noted

Reference No: 09/1164/FUL

Address: 103 Malvern Way Croxley Green Rickmansworth

Application: Demolition of existing conservatory and erection of single-storey rear extension
TRDC Decision: Approved
CGPC Decision: Object: It would appear that the proposed extension is over 3.1m and may have a detrimental effect on the visual amenities of the adjacent house no. 101.

Reference No: 09/1179/FUL
Address: 35 Winton Crescent Croxley Green Rickmansworth
Application: Single storey rear conservatory with steps to existing terrace area
TRDC Decision: Approved
CGPC Decision: NGFO

REFUSED

None advised

WITHDRAWN

Reference No: 09/0123/CLPD
Address: 43 Durrants Drive
Application: Certificate of Lawfulness Proposed Development: Loft conversion with hip to gable roof alteration, two rooflights to front elevation and dormer window to rear elevation
Withdrawn: 26/03/2009
CGPC Decision: Noted

Reference No: 09/0402/FUL
Address: 12 Dugdales
Application: Demolition of existing garage and erection of two-storey side and rear extension and single storey front extension
Withdrawn: 05/05/2009
CGPC Decision: NGFO

Reference No: 09/0642/CLPD
Address: 8 Oakleigh Drive
Application: Certificate of Lawfulness Proposed Development: Single storey rear extension with rooflights and steps
Withdrawn: 22/06/2009
CGPC Decision: Noted

Reference No: 09/0838/FUL
Address: 1 Cassiobridge Terrace, Watford Road
Application: Two-storey side and rear extension and single-storey rear extension
Withdrawn: 24/07/2009
CGPC Decision: NGFO

Reference No: 09/0859/FUL

Address: 1 Rousebarn Lane
Application: Replacement single-storey rear extension, conversion of garage to habitable room, loft conversion with roof alterations including extension to ridge line and creation of gable end, front and rear dormer windows, relocation of side entrance to front, alterations to fenestration and replacement of concrete drive and lawn with gravel
Withdrawn: 06/08/2009
CGPC Decision: NGFO

Reference No: 09/0882/FUL
Address: 253 Watford Road
Application: Demolition of existing dwelling and buildings and redevelopment of site for the erection of ten detached, two-storey dwellings with garaging, parking and new road
Withdrawn: 02/09/2009
CGPC Decision: Inquire – no decision taken

Reference No: 09/0973/FUL
Address: 33 Links Way
Application: First floor and two storey side and rear extension with Juliette balcony to rear, rear conservatory and rear dormer window
Withdrawn: 13/08/2009
CGPC Decision: Inquire – no decision taken

PD1188/09 Appeals Against Planning Decisions

There were no appeals to note.

The Clerk advised Members that the Public Inquiry into the Tesco planning application (08/2239/FUL, 189-191 Watford Road) was being held at TRDC Offices from today (Wednesday 16th September) until Friday 18th September.

PD1189/09 Cycle Rack – Watford Road

The Clerk advised Members that he had been notified by Peter Kerr of TRDC that the Council's committee agreed that they would carry out enhancements of parades at Watford Road and New Road in the current year. The Clerk then referred Members to the plans which Peter Kerr had emailed and which were available at the meeting. Members noted these plans.

PD1190/09 Upgrading the Zebra Crossings, Watford Road

The Chairman introduced this item and the Clerk informed Members that he had been advised by PC Clark of various reported incidents at the two zebra crossings as follows:

Watford Road/Shell Garage

18/12/2006 Lorry parked over zebra crossing;
 20/01/2007 Person reporting that two people have been hit by a car on the zebra crossing;
 02/06/2008 Person reporting vehicles not stopping on zebra crossing;
 14/01/2009 Road traffic collision on the zebra crossing;
 04/02/2009 Road traffic collision near to the zebra crossing.

Watford Road/Harvey Road

26/09/2005 Road traffic collision at corner of Harvey Road (not sure if this was at the crossing);
 05/01/2007 Person reporting that a car nearly hit them on the zebra crossing;

27/08/2007 Person reporting that vehicles are failing to stop at the zebra crossing;
11/10/2007 Vehicles not stopping at crossing.

Regarding the request to contact Schools to find out if they had School Travel Plans, the Schools had been emailed twice. Yorke Mead had replied to date stating that they 'have had no near incidents'. The Head Teacher at Harvey Road replied stating that he was deeply concerned about the safety of his school children as were the School Governors; they had written to Hertfordshire Highways on 02/11/2007 and to Cllr Hollands on 07/03/2008.

A discussion ensued on how the matter of upgrading the two zebra crossings could be progressed with the view that the number of incidents in the past five years makes the risk of accidents a low one. It was suggested that the perceived risk could be higher than the actual risk. It was proposed by Cllr Hollands and seconded by Cllr Saxon that this matter is dropped and that the Clerk writes to the schools to tell them.

At this point in the meeting under Standing Order 22(d), it was proposed by Cllr Bennett and seconded by Cllr Saxon that a Member who persistently interrupted the discussion (after being warned by the Chairman) be no longer heard and the proposal was agreed.

However, Cllr Bennett put forward a counter proposal that as a PR exercise, he would be willing to go to Harvey Road School to speak with the Head Teacher about how to move forward on this subject. Cllr Hollands withdrew his proposal and the Clerk is to adjourn this item from the Agendas until after Cllrs Bennett, Hollands and Saxon have met and spoken with the Head Teacher. The counter proposal was agreed. The Clerk advised that Malvern Way and Little Green School did not respond to the emails.

PD1168/09 Highways

Members were referred to two papers which were available at the meeting:

The first was The Three Rivers (Harvey Road, Frankland Road, Frankland Close and Watford Road) (Prohibition of Waiting) Order 2009.

The second was the Three Rivers (Malvern Way and Girton Way) (Prohibition of Waiting, Restricted Stopping and Restricted Waiting) Order 2009.

Members had no objections.

PD1169/09 Closure

There being no further business, the Chairman closed the meeting at 9.08pm.