

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON WEDNESDAY 17 JANUARY 2007 at 8.00PM

The Clerk welcomed all to the meeting and drew attention to the absence of the Chairman and Vice-Chairman of the Planning & Development Committee and asked Members for a nomination. It was proposed by Cllr R Jefford and seconded by Cllr Saxon that Cllr Bains act as Chairman for this meeting only. The proposal was agreed. Cllr Bains agreed and took the chair.

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

Cllrs Englefield, R Jefford, Norman, Saxon and Vassiloiu
Voting Members 6
Seven members of the public were present.

PD513/07 Apologies for Absence

Apologies were received from Cllrs Duffy and Wynne-Jones.

PD514/07 Declarations of Interest

Cllr Saxon expressed an interest in planning application 07/0045/FUL 56 Harvey Road and Cllr Vassiloiu expressed an interest in application 06/2279/FUL 92 Windmill Drive. Any other declarations of interest regarding specific proposals under Agenda item PD516/07 to be taken at the time.

PD515/07 Representations from the Public

Five members from the public wished to express representations concerning planning application 06/2250/FUL – Retail store 189 – 191 Watford Road.

It was stated that the proposed development would significantly harm the commercial interests of other local stores in Croxley and may affect their viability. Concerns were expressed concerning the potential increase in traffic on what is already a very busy main road. Concerns were also expressed about potential car parking which would further increase the likelihood of accidents occurring.

PD516/07 Planning Applications

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

APPLICATION NO.	06/1936/FUL	DECISION LEVEL	Delegated
LOCATION	4 Copthorne Cottages	The Green	Croxley Green
PROPOSAL	Demolition of existing extension and erection of single storey rear extension		
FOR	Mr And Mrs Batchford	WARD	Croxley Green
GRID REF E:	506954	N: 19590	PLANNING OFFICER Ms Sarah Hunter
CGPC DECISION	NGFO		

APPLICATION NO.	06/2224/FUL	DECISION LEVEL	Delegated
LOCATION	39 Barton Way	Croxley Green	Hertfordshire
PROPOSAL	Single storey front extension and single storey rear extension		
FOR	Mr A Moore	WARD	Croxley Green
GRID REF E:	507594	N: 195702	PLANNING OFFICER Alice Eggeling
CGPC DECISION	NGFO		

APPLICATION NO. 06/2250/FUL DECISION LEVEL Delegated
 LOCATION 189 - 191 Watford Road Croxley Green Hertfordshire
 PROPOSAL Demolition of existing car showroom and redevelopment of site to
 create new retail convenience store
 FOR Padam Services WARD Croxley Green South
 GRID REF E: 508339 N: 195756 PLANNING OFFICER Ms M Harding
 CGPC DECISION OBJECT on the grounds that:

1. No apparent detailed Transport Impact Assessment appears to have been undertaken;
2. No apparent detailed retail impact assessment appears to have been undertaken;
3. Applicant appears not to have established that there is a need for the development;
4. The proposal will have significant adverse impact on other local shops;
5. The proposal is not located within an existing shopping area;
6. The proposal will have a significant impact on local traffic movement, contrary to Policy T.7 in the TRDC Local Plan;
7. The proposal is very close to local roads used to gain access to Malvern Way School and increased traffic movement is believed will endanger the children going to and from the school;
8. There are serious concerns concerning the safety of pedestrians that would be using the zebra crossing across Watford Road adjacent to the development site given increased traffic volumes.

It is recommended that the application be referred to the Development Control Committee.

It should be noted that representations were made to the Parish Council Planning and Development Committee against the development by all the local general store owners and a copy of a petition against the proposal signed by over 300 people was handed to the Committee. The store owners were advised to send the petition to District Councillor Sara Bedford at TRDC.

APPLICATION NO. 06/2255/FUL DECISION LEVEL Delegated
 LOCATION 4 Springfield Close Croxley Green Hertfordshire
 PROPOSAL Two storey side extension
 FOR Mr And Mrs Sanghera WARD Croxley Green
 GRID REF E: 507814 N: 195564 PLANNING OFFICER Alice Eggeling
 CGPC DECISION NGFO

APPLICATION NO. 06/2257/FUL DECISION LEVEL Delegated
 LOCATION 32 Hazelwood Road Croxley Green Hertfordshire
 PROPOSAL Two storey side extension and single storey side extension
 FOR Mr E Sylvester WARD Croxley Green South
 GRID REF E: 508152 N: 195336 PLANNING OFFICER Ms M Harding
 CGPC DECISION NGFO

APPLICATION NO. 06/2279/FUL DECISION LEVEL Delegated
 LOCATION 92 Windmill Drive Croxley Green Hertfordshire
 PROPOSAL Two storey side and first floor side extension
 FOR Mr P And Mrs R Button PLANNING OFFICER Mr Peter Walke
 WARD Croxley Green PARISH Croxley Green Parish Council
 APP. TYPE FUL GRID REF E: 506675 N: 19522
 CGPC DECISION NGFO

APPLICATION NO. 06/2295/FUL DECISION LEVEL Delegated
 LOCATION 136 Baldwins Lane Croxley Green Hertfordshire
 PROPOSAL First floor side and single storey rear extension
 FOR Mr Moss And Miss Murphy PLANNING OFFICER Ms M Harding
 WARD Croxley Green North PARISH Croxley Green Parish Council
 APP. TYPE FUL GRID REF E: 508050 N: 196090
 CGPC DECISION NGFO

The following application was not discussed as the plans were not available from the library.

APPLICATION NO. 07/0045/FUL DECISION LEVEL Delegated
 LOCATION 56 Harvey Road Croxley Green Hertfordshire
 PROPOSAL Single storey rear extension
 FOR Mr And Mrs A Osborne WARD Croxley Green South
 GRID REF E: 507601 N: 194992 PLANNING OFFICER Ms M Harding

PD517/07 Recent Decisions by Three Rivers District Council

APPLICATION NO. 06/1980/FUL
 LOCATION 39 Rugby Way
 PROPOSAL Loft conversion with alterations and extensions to roof including rear dormer window, two front rooflights and new side window
 DECISION: APPROVED
 CGPC DECISION: NGFO

APPLICATION NO. 06/1952/FUL
 LOCATION Saltram Cottage, The Green
 PROPOSAL First floor rear extension and replace etc flat roof to pitched roof on existing single storey rear projection and to existing dwelling, two storey side extension, single storey front extension and roof alterations including velux windows to existing outbuilding to form self contained annexe.
 DECISION: OBJECT
 CGPC DECISION: NGFO

APPLICATION NO. 06/1994/FUL
 LOCATION 5 Byewaters

PROPOSAL Two storey side and single storey rear extension
DECISION: APPROVED
CGPC DECISION: NGFO

APPLICATION NO. 06/2003/FUL
LOCATION 37 Valley Walk
PROPOSAL Single storey rear conservatory
DECISION: APPROVED
CGPC DECISION: NGFO

APPLICATION NO. 06/2035/FUL
LOCATION 117 Winton Drive
PROPOSAL Single storey front, side and rear extension
DECISION: APPROVED
CGPC DECISION: NGFO

APPLICATION NO. 06/2038/FUL
LOCATION 89 Malvern Way
PROPOSAL Single storey rear extension
DECISION: APPROVED
CGPC DECISION: NGFO

APPLICATION NO. 06/2081/CLPD
LOCATION 126 Baldwins Lane
PROPOSAL Single storey side extension
DECISION: Approved
CGPC DECISION: Not considered – CLPD (no plans available)

APPLICATION NO. 06/2098/FUL
LOCATION 135 Frankland Road
PROPOSAL Two storey and single storey side extension
DECISION: APPROVED
CGPC DECISION: NGFO

REFUSED

APPLICATION NO. 06/2086/CLPD
LOCATION 1 Basildon Close
PROPOSAL Cert of Lawfulness proposed use: Loft conversion with rear dormer windows, rooflights to front, second floor side window and roof alterations
DECISION: REFUSED
CGPC DECISION: NGFO

PD518/07 Appeals Against Planning Decisions

APPLICATION NO. 06/0696/FUL
LOCATION 90 Winton Drive
PROPOSAL Loft conversion with rear dormer window and roof alterations
DOE APPEAL REF. APP/P1940/A/06/2032665/WF
APPELLANT'S NAME Mr M Dias
APPEAL START 11 December 2007

DATE
TRDC DECISION

REFUSED

1. The proposed loft conversion with rear dormer window and roof alterations by way of its imbalance of the symmetry of the roof form of the semi-detached dwellings together with its excessive prominence, obtrusive roof form, poorly positioned fenestration and potential for loss of light to neighbours does not comply with Policy GEN3 of the Local Plan, particularly with reference to the guidelines set down in Appendix Two and would have a detrimental impact on the visual amenities of the street scene.

CGPC DECISION

NGFO - comment would prefer half hip instead of full hip

PD519/07 Budget 2007/2008

The Chairman introduced this item and asked the Clerk to elaborate. The Clerk commented that Members had already discussed budget proposals at their meeting on 3 January. However, the Clerk took the opportunity of reminding Members that the full draft budget will be discussed at the Council meeting scheduled for Thursday 25 January.

PD520/07 Highways

The Chairman introduced this item and referred to the information circulated with the agenda which was noted by Members.

PD521/07 Closure

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