

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON WEDNESDAY 18 APRIL 2007 AT 8.00PM

Present: Cllr Wynne- Jones - In the Chair
David Allison – Clerk to the Council
Helena Flynn – Minute taker

Cllrs Bain, Duffy and Saxon
Voting Members 4

PD571/07 Apologies for Absence

Apologies were received from Cllrs Englefield, R Jefford, Norman and Vassiliou.

PD572/07 Declarations of Interest

Declarations of interest regarding specific proposals under Agenda item PD574/07 to be taken at the time.

PD573/07 Representations from the Public

There were no public present.

PD574/07 Planning Applications

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

APPLICATION NO.	07/0622/FUL	DECISION LEVEL	Delegated
LOCATION	18 Whitegates Close Croxley Green Hertfordshire		
PROPOSAL	Single storey rear extension		
FOR	Jeremy Shindler	WARD	Croxley Green
GRID REF E:	507101	N:	196174
		PLANNING OFFICER	Mr L Moore

CGPC DECISION NGFO

APPLICATION NO.	07/0503/CLED	DECISION LEVEL	Delegated
LOCATION	6 Byewaters Croxley Green Hertfordshire		
PROPOSAL	Certificate of Lawfulness Existing Use: Rear conservatory		
FOR	Mrs Katie E Mogose	WARD	Croxley Green South
GRID REF E:	508580	N:	195519
		PLANNING OFFICER	Mr Peter Walker

CGPC DECISION Noted

APPLICATION NO.	07/0624/FUL	DECISION LEVEL	Delegated
LOCATION	202A Watford Road Croxley Green Hertfordshire		
PROPOSAL	Change from Retail (A1) to (A5) Take Away		
FOR	Mustafa Balutch	WARD	Croxley Green South
GRID REF E:	508046	N:	195428
		PLANNING OFFICER	Mr L Moore

CGPC DECISION OBJECT:

1. The Parish Council has received a written objection –see attached letter dated 12 April 2007 from the Standard Tandoori;
2. The proposed change of use is contrary to Guideline S.3 of the TRDC Local Plan 1996-2011 where A1 retail use is to be encouraged. The proposal would lead to the loss of an A1 unit within a defined Local Shopping Centre which would be to the detriment of the vitality and viability of the parade as a whole;
3. The retail area is already serviced by a take away unit and any further take away units will be to the detriment of local residents, particularly in respect of inadequate parking which is already inadequate in servicing the existing units.

APPLICATION NO. 07/0592/FUL **DECISION LEVEL** Delegated
LOCATION 20 Lewes Way Croxley Green Hertfordshire
PROPOSAL Loft conversion with rear and side dormer windows, three roof lights to front elevation, single storey front, side and rear extension and two storey rear extension

FOR Mr And Mrs Woodford **WARD** Croxley Green North
GRID REF E: 508112 **N:** 196419 **PLANNING OFFICER** Mr Peter Walker

CGPC DECISION OBJECT: the proposal is considered to have excessive fenestration to the front elevation detrimental to the street scene.

APPLICATION NO. 07/0594/CLPD **DECISION LEVEL** Delegated
LOCATION 90 Winton Drive Croxley Green Hertfordshire
PROPOSAL Certificate of Lawfulness Proposed Use/Development:
Loft conversion with rear dormer window and window to side elevation
roof alterations

FOR L Buckland And M Dias **WARD** Croxley Green
GRID REF E: 507989 **N:** 195635 **PLANNING OFFICER** Alice Eggeling

CGPC DECISION NOTED

APPLICATION NO. 07/0512/FUL **DECISION LEVEL** Delegated
LOCATION 12 Scots Hill Croxley Green Hertfordshire
PROPOSAL New shop front, security shutters to front and side elevation, replacement double glazed windows and internal alteration

FOR Mr K Vairayanathan **WARD** Croxley Green
GRID REF E: 506909 **N:** 195263 **PLANNING OFFICER** Ms Claire Garner

CGPC DECISION NGFO

APPLICATION NO. 07/0513/CLED **DECISION LEVEL** Delegated
LOCATION 13 Winchester Way Croxley Green Hertfordshire
PROPOSAL Certificate of Lawfulness Existing Use: Front porch extension
FOR Mrs J E Burdin **WARD** Croxley Green
GRID REF E: 507706 **N:** 195933 **PLANNING OFFICER** Alice Eggeling

CGPC DECISION NOTED

APPLICATION NO. 07/0518/FUL **DECISION LEVEL** Delegated
LOCATION 43 Sherborne Way Croxley Green Hertfordshire
PROPOSAL Single storey front porch extension
FOR S Wade **WARD** Croxley Green
GRID REF E: 507660 **N:** 195985 **PLANNING OFFICER** Ms M Harding

CGPC DECISION NGFO

APPLICATION NO. 07/0525/FUL **DECISION LEVEL** Delegated
LOCATION 5 Frankland Road Croxley Green Hertfordshire
PROPOSAL Loft conversion with rear dormer window and roof light to front elevation and roof alterations
FOR Mr And Mrs M Hepper **WARD** Croxley Green South
GRID REF E: 507999 **N:** 195340 **PLANNING OFFICER** Ms Sarah Hunter

CGPC DECISION NGFO

APPLICATION NO. 07/0585/FUL **DECISION LEVEL** Delegated
LOCATION 143 Community Way Croxley Green Hertfordshire
PROPOSAL Change of use from B1 (Offices) to D2 (Fitness studio)
FOR Julia Wheeler **WARD** Croxley Green
GRID REF E: 507474 **N:** 195562 **PLANNING OFFICER** Alice Eggeling

CGPC DECISION NGFO

APPLICATION NO. 07/0583/FUL **DECISION LEVEL** Delegated
LOCATION 229 Baldwins Lane Croxley Green Hertfordshire
PROPOSAL Two storey side and front extension and single storey rear extension
FOR Mr J Crane And Ms McDermot **WARD** Croxley Green
GRID REF E: 507705 **N:** 196070 **PLANNING OFFICER** Ms Sarah Hunter

CGPC DECISION NGFO

PD575/07 Recent Decisions by Three Rivers District Council

APPLICATION NO. 07/0187/FUL **DECISION LEVEL** Delegated
LOCATION 26 Frankland Road Croxley Green Hertfordshire
PROPOSAL Single storey side and rear extension and alterations to fenestration detail and demolition of detached garage
FOR Mr Adrian Simpson **WARD** Croxley Green South
GRID REF E: 507871 **N:** 195265 **PLANNING OFFICER** Ms Sarah Hunter

CGPC DECISION NGFO

TRDC DECISION APPROVED

APPLICATION NO. 07/0148/FUL **DECISION LEVEL** Delegated
LOCATION 85 Kenilworth Drive Croxley Green Hertfordshire
PROPOSAL Single storey rear extension with rear roof light and internal alteration
FOR Richard Campanini **WARD** Croxley Green North
GRID REF E: 507734 **N:** 196178 **PLANNING OFFICER** Ms Sarah Hunter

CGPC DECISION NGFO
TRDC DECISION APPROVED

APPLICATION NO. 07/0178/FUL **DECISION LEVEL** Delegated
LOCATION 27 Scots Hill Croxley Green Hertfordshire
PROPOSAL Loft conversion with two front roof lights and rear dormer window and new front porch
FOR Ms Sha Oldham **PLANNING OFFICER** Ms Sarah Hunter
WARD Croxley Green South **PARISH** Croxley Green Parish Council
APP. TYPE FUL **GRID REF E:** 506905 **N:** 195199
CGPC DECISION NGFO
TRDC DECISION APPROVED

APPLICATION NO. 07/0345/FUL **DECISION LEVEL** Delegated
LOCATION 20 Dulwich Way Croxley Green Hertfordshire
PROPOSAL Change of use of amenity land to residential curtilage
FOR Mr D V Crawley **WARD** Croxley Green
GRID REF E: 507370 **N:** 19584 **PLANNING OFFICER** Alice Eggeling
CGPC DECISION NGFO
TRDC DECISION APPROVED

APPLICATION NO. 07/0421/CLPD **DECISION LEVEL** Delegated
LOCATION 5 Malvern Way Croxley Green Hertfordshire
PROPOSAL Certificate of Lawfulness Proposed Development: Erection of two rear garden sheds
FOR Mr S Dodds **WARD** Croxley Green
GRID REF E: 507959 **N:** 195959 **PLANNING OFFICER** Ms M Harding
CGPC DECISION NGFO
TRDC DECISION APPROVED

APPLICATION NO. 07/0211/FUL **DECISION LEVEL** Delegated
LOCATION 309 New Road Croxley Green Hertfordshire
PROPOSAL Amendment to planning permission 06/0215/FUL to include:
Changes to fenestration detail in two storey side extension
FOR Mr Grant Murray **WARD** Croxley Green
GRID REF E: 507863 **N:** 19548 **PLANNING OFFICER** Ms Claire Garner
CGPC DECISION NGFO
TRDC DECISION APPROVED

APPLICATION NO. 07/0206/LBC **DECISION LEVEL** Delegated
LOCATION Parrotts 3 Parrotts Close Croxley Green
PROPOSAL Listed Building Consent: Single storey front extension and front porch extension
FOR Mr And Mrs P K **WARD** Croxley Green
 Williams
GRID REF E: 507111 **N:** 196054 **PLANNING OFFICER** Ms Claire Garner
CGPC DECISION NGFO
TRDC DECISION APPROVED

APPLICATION NO. 07/0459/FUL **DECISION LEVEL** Delegated
LOCATION 129 Frankland Road Croxley Green Hertfordshire
PROPOSAL Demolition of existing garage and erection of single storey side extension
FOR Mr And Mrs D I **WARD** Croxley Green South
 Crowder
GRID REF E: 507577 **N:** 195051 **PLANNING OFFICER** Alice Eggeling
CGPC DECISION NGFO
TRDC DECISION APPROVED

APPLICATION NO. 07/0376/FUL **DECISION LEVEL** Delegated
LOCATION 103 Byewaters Croxley Green Hertfordshire
PROPOSAL Single storey rear extension and two storey rear extension
FOR Mr S Rose **WARD** Croxley Green South
GRID REF E: 508306 **N:** 195292 **PLANNING OFFICER** Alice Eggeling
CGPC DECISION NGFO
TRDC DECISION APPROVED

REFUSALS

APPLICATION NO. 07/0005/FUL **DECISION LEVEL** Delegated
LOCATION The Grove Dugdales Croxley Green
PROPOSAL Conversion of loft of main house to flat with two front and three rear dormer windows and roof lights and raising of eaves level and roof of Coach House and changes to fenestration detail to create a two bed residential unit
FOR Veritas (Grove) **PLANNING OFFICER** Ms Sarah Hunter
 Ltd
WARD Croxley Green **PARISH** Croxley Green Parish Council
 North
APP. TYPE FUL **GRID REF E:** 507124 **N:** 196328
CGPC DECISION NGFO
TRDC DECISION REFUSED

The reasons for refusal were

1. The raising of the ridge and eaves height would adversely affect the character and appearance of the Coach House and its relationship to the Grove. As such the proposals fail to either preserve or enhance the character and appearance of the site and wider conservation area, and fail to comply with Policies C1 and C12 of the Three Rivers Local

Plan 1996-2011.

2. The proposed dormer windows to the west and east elevations by reason of their sitting and design would result in an incongruous and obtrusive form of development detrimental to the visual amenities of the area and results in a form of design that fails to either preserve or enhance the character and appearance of the Conservation area. Furthermore the proposed dormer windows would adversely affect the character and appearance of the Locally Important Building. This fails to comply with Policies C1,C12,GEN 3 and Appendix 2 of the Three Rivers Local Plan 1996 – 2011.

3.The proposed elevations to the Coach House by reason of design, materials and horizontal emphasis would result in an incongruous and obtrusive visual appearance that fails to preserve or enhance the character and appearance of the Conservation Area and the Locally Important Building. This fails to comply with Policies C1,C12,GEN 3 and Appendix 2 of the Three Rivers Local Plan 1996 – 2011.

4. The site is a designated wildlife site for the protected species. It has not been demonstrated that the proposed development would not have a significant adverse effect on the protected species. The application fails to meet the requirements of Policies N1, N2 and N3 of the Three Rivers Local Plan 1996 – 2011.

APPLICATION NO.	07/0286/FUL	DECISION LEVEL	Delegated
LOCATION	114 Winton Drive Croxley Green Hertfordshire		
PROPOSAL	Loft conversion with rear dormer window and velux window to front elevation and roof alterations		
FOR	Mr And Mrs Ellis	WARD	Croxley Green
GRID REF	E: 507923	N: 195559	PLANNING OFFICER Ms Sarah Hunter
CGPC DECISION	NGFO		
TRDC DECISION	REFUSED		

The reason for refusal was

1. The proposed roof alterations, by reason of their sitting and design would result in extensions that are excessively prominent and obtrusive in relation to the existing property & adjacent properties, the general street scene and would unbalance the symmetry of the pair of semi-detached dwellings. As such, the proposal would adversely affect the character & appearance of the street scene, contrary to Gen 3 and the Design Criteria Section 4(a)(i) & (iii) as set out in Appendix 2 of the Three Rivers Local Plan 1996 – 2011.

PD576/07 Appeals Against Planning Decisions

There were no Appeals to report.

PD577/07 Highway

The Chairman introduced this item and referred to the information circulated at the meeting (copy attached).

Members noted the information.

PD578/07 Closure

There being no further business the Chairman closed the meeting at 8.29pm