

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON WEDNESDAY 18 JUNE 2008 at 8.00PM

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

Cllrs Bennett, Hollands and Norman

Voting Members: 4

There was one member of public present

PD850/08 Apologies for Absence

Apologies were received from Cllrs Saxon and Wynne-Jones.

PD851/08 Declarations of Interest

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

PD852/08 Representations from the Public

There was one member of the public present who made representations at the time of discussing the applications for Applegarth, Parrotts Close (see PD854/08 below).

PD853/08 Certificate of Lawfulness

The Clerk informed those present that Laurence Moore of Three Rivers District Council (TRDC) would be attending the meeting to be held on 2 July to discuss and offer advice on Certificate of Lawfulness applications.

PD854/08 Planning Applications

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

Representations were made by a member of the public in objection to the following proposed development at Applegarth, Parrotts Close. A summary of previous planning applications and appeals for this site was given. Concerns were expressed that this type of development would open the floodgates to similar developments in the future and that it would not be an enhancement to the Conservation Area as is recommended in planning law. The main reasons for objection were preservation of the Conservation Area and prevention of overdevelopment. It was asked that the Parish Council supports this resident and also that these new applications are discussed at TRDC’s Planning and Development committee.

Application No: 08/1140/FUL
Address: Applegarth Parrotts Close Croxley Green
Application: Demolition of existing dwelling and erection of one, two storey block consisting of six flats with associated access parking, refuse and cycle store and landscaping
CGPC Decision Object: The proposed development is out of keeping with the Conservation Area and there would be problems associated with access and egress. The Parish Council requests that this application is discussed at Three Rivers District Council’s Planning and Development Committee.

Application No: 08/1141/CAC
Address: Applegarth Parrotts Close Croxley Green
Application: Conservation Area Consent: Demolition of existing dwelling and garage
CGPC Decision Object: The demolition of Applegarth would result in a site with no

acceptable proposal for redevelopment and this would be detrimental to the Conservation Area.

For information:

The following application was discussed at the Parish Council's Planning and Development meeting of 7 May 2008. We have been notified by Watford Borough Council that "this application is scheduled to be heard at the Development Control Committee on 26 June 2008 commencing at 7.30pm in the Council Chamber at the Town Hall. This is a public meeting which you may wish to attend and hear the discussion of the committee and their decision. In order to speak in favour of, or against an application you must register that you intend to do so at any time up to 12.00 noon on the day of the meeting, with the Democratic Services Team of the Council."

Application No: 08/00440/REM – WATFORD BOROUGH COUNCIL
Address: Former Fire and Ambulance Station, 562-572 and 550 Whippendell Road, Watford, WD18 7QN
Application: Reserved Matters relating appearance, landscaping layout and scale for the erection of 100 dwellings, pursuant to Outline Planning Permission 03/00602/OUTM
CGPC Decision: Concerns are expressed regarding the increased volume of traffic

Cllrs Bains, Bennett and Hollands declared an interest in the following application and therefore it was not discussed because the meeting became inquorate.

Application No: 08/1080/FUL
Address: 31 Durrants Drive Croxley Green Hertfordshire
Application: First floor side extension with side rooflight
CGPC Decision No decision taken - inquorate

Application No: 08/1110/FUL
Address: 54 Durrants Drive Croxley Green Hertfordshire
Application: Loft conversion with side and rear dormer windows and rooflight to side elevations
CGPC Decision Object: The proposed development is out of keeping with the street scene

Certificate of Lawfulness – for Members information only

Application No: 08/1172/CLPD
Address: 13 Frankland Road Croxley Green Hertfordshire
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
CGPC Decision Noted

APPROVED

Reference No: 08/0694/CLPD
Address: 286 Baldwins Lane Croxley Green Hertfordshire
Application: Certificate of Lawfulness Proposed Development: Loft conversion with two rooflights to front elevation and dormer window to rear elevation
CGPC DECISION Noted
TRDC DECISION Approved

Reference No: 08/0756/FUL
Address: 9 The Green Croxley Green Hertfordshire
Application: Erection of a two storey rear extension and single storey front garage extension
CGPC DECISION NGFO
TRDC DECISION Approved

Reference No: 08/0765/CLPD
Address: 15 Warwick Way Croxley Green Hertfordshire
Application: Certificate of Lawfulness Proposed Development: Loft conversion with roof alteration from hip to gable, two rooflights to front elevation and dormer window to rear elevation
CGPC DECISION Noted
TRDC DECISION Approved

Reference No: 08/0785/FUL
Address: 39 Dover Way Croxley Green Hertfordshire
Application: Single storey front, side and rear extension, loft conversion with hip to gable roof alteration, dormer window to front elevation and dormer window to rear elevation
CGPC DECISION NGFO providing it does not unbalance the adjoining semi-detached property
TRDC DECISION Approved

Reference No: 08/0809/FUL
Address: 37 Lewes Way Croxley Green Hertfordshire
Application: Single storey side extension
CGPC DECISION NGFO
TRDC DECISION Approved

Reference No: 08/0814/CLPD
Address: 52 Claremont Crescent Croxley Green Hertfordshire
Application: Certificate of Lawfulness Proposed Development: Loft conversion with roof alterations incorporating a hip to gable extension, rear dormer window, two rooflights to front roofslope and window to side elevation
CGPC DECISION Noted
TRDC DECISION Approved

Reference No: 08/0819/FUL
Address: 23 Bateman Road Croxley Green Hertfordshire
Application: Roof alterations to form further room in roofspace with front and rear dormer windows
CGPC DECISION NGFO
TRDC DECISION Approved

Reference No: 08/0847/CLED

Address: 1B Winton Drive Croxley Green Hertfordshire
Application: Certificate of Lawfulness Existing Development: Single storey front porch
CGPC DECISION Noted
TRDC DECISION Approved

Reference No: 08/0872/FUL
Address: 17 Oakleigh Drive Croxley Green Hertfordshire
Application: Two storey front/side infill extension and single storey rear extension with three rooflights
CGPC DECISION NGFO
TRDC DECISION Approved

REFUSED

None

PD856/08 Appeals Against Planning Decisions

APPLICATION NO. 08/0112/FUL
LOCATION 57 Frankland Road
PROPOSAL First floor side extension including rise in roof, garage conversion, new pitched roof to single storey side and rear extensions, to create new two bedroom dwelling including subdivision of rear garden with fence, new rear gate and parking.
DOE APPEAL REF. APP/P1940/A/08/2076391/WF
APPELLANT'S NAME Mrs J C Scammell
APPEAL START DATE 03/06/2008
TRDC DECISION Refused
The subdivision of this site would result in a cramped form of development which, by virtue of the restricted plot width, narrow width of the new dwelling and intensive use of the plot frontage for car parking, would be out of character with the surrounding properties and would have a harmful visual impact in the street scene. The development would be contrary to Policy GEN3 and Appendix 2 of the Three Rivers Local Plan 1996-2011.
CGPC DECISION Object: The proposed development is excessive, overbearing and is overdevelopment. The height of the roof in relation to neighbouring properties is also excessive.

PD857/08 The Green/Conservation Area

This item was introduced by the Chairman and the Clerk stated that there was nothing further to report as currently the matter of the Artichoke Public House is being dealt with by the Solicitor at TRDC.

PD858/08 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 informed those present that he had contacted Hertfordshire Highways who had advised him that both crossings were on the traffic and environment list (of 150) but there were currently no funds available. Hertfordshire Highways had not commented on the fact that the Parish Council were prepared to recommend to Council that a contribution be made for these crossings. The Clerk was asked to find out what percentage of the capital cost we would need to fund in order that the crossings be installed as soon as possible.

PD859/08 Highways

The Chairman introduced this item and the Clerk referred Members to item 7 of the previously circulated documents received from Hertfordshire Highways. This relates to the closure of 'that length of Lancing Way from its junction with Baldwins Lane southwards to its junction with Malvern Way'. Members noticed that the dates for the temporary road closures was anticipated as being sometime during the period 4 July 2008 and 3 January 2010. It was felt that this was not very informative but the Clerk stated that if he received further information he would advise accordingly. It was asked that this be put on the Agenda for discussion.

PD860/08 Closure

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