

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON WEDNESDAY 19 DECEMBER 2012 at 8.00 PM

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

Cllrs Baldwin, Getkahn, Isard-Brown, Martin and Mitchell
Voting Members: 6

PD1981/12 Apologies for Absence

Apologies were received from Cllr Wynne-Jones.

PD1982/12 Declarations of Interest

Members were invited to declare interests as appropriate during the course of the meeting.

PD1983/12 Representations from the Public

There were no public present.

PD1984/12 Minutes

Resolved:

- that the Minutes of the meeting held on Wednesday 7 November and Wednesday 21 November 2012 be approved and be signed by the Chairman.

PD1985/12 Matters Arising

There were no matters arising.

PD1986/12 Planning Applications

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

[Single storey front, side and rear extensions, internal alterations](#)

3 Elmcote Way Croxley Green Rickmansworth WD3 3HP

Ref. No: 12/2178/FUL | Received: Mon 19 Nov 2012 | Validated: Mon 19 Nov 2012 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[To provide 1 additional car parking space to each of the 16 Braybrook 5 bed houses, and 2 visitor car parking spaces at Old Merchant Taylors site in reference with planning application 05/1382/FUL](#)

Durrants Lincoln Way Croxley Green Hertfordshire

Ref. No: 12/2223/FUL | Received: Thu 22 Nov 2012 | Validated: Thu 29 Nov 2012 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Replace flat roof to existing rear and side extension with pitched roof](#)

44 Dickinson Avenue Croxley Green Rickmansworth Hertfordshire WD3 3EX

Ref. No: 12/2226/FUL | Received: Fri 23 Nov 2012 | Validated: Fri 30 Nov 2012 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Demolition of existing garage, new garage erected at side of house and single storey side and rear extension](#)

6 Chess Vale Rise Croxley Green Rickmansworth WD3 4AF

Ref. No: 12/2230/FUL | Received: Sat 24 Nov 2012 | Validated: Mon 26 Nov 2012 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Demolition of existing detached garage and erection of single storey side extension](#)

53 Frankland Road Croxley Green Rickmansworth Hertfordshire WD3 3AS

Ref. No: 12/2277/FUL | Received: Mon 03 Dec 2012 | Validated: Mon 10 Dec 2012 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Single storey rear extension](#)

6 Norwich Way Croxley Green Rickmansworth Hertfordshire WD3 3SP

Ref. No: 12/2300/FUL | Received: Thu 06 Dec 2012 | Validated: Thu 06 Dec 2012 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Single storey rear extension with rooflight; extend existing raised patio with new steps](#)

Coach House Croxley Hall Woods Croxley Green Rickmansworth WD3 3BE

Ref. No: 12/2326/FUL | Received: Thu 13 Dec 2012 | Validated: Thu 13 Dec 2012 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Single storey rear extension](#)

3 Rousebarn Lane Croxley Green Rickmansworth Hertfordshire WD3 3RL

Ref. No: 12/2323/FUL | Received: Thu 13 Dec 2012 | Validated: Thu 13 Dec 2012 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Certificates of Lawfulness, Discharge of Conditions and Non-Material Amendments to planning applications – for Members information only

The following applications were noted:

[Certificate of Lawfulness Proposed Development: Demolition of rear conservatory and erection of single storey rear extension](#)

68 Winton Drive Croxley Green Rickmansworth WD3 3RA

Ref. No: 12/2162/CLPD | Received: Fri 16 Nov 2012 | Validated: Fri 16 Nov 2012 | Status: Pending Consideration

[Certificate of Lawfulness Proposed Development: Single storey rear extension with patio doors and rooflights. Loft level dormer at rear and hip to gable extension at side with new windows and new rooflights in front face of existing roof.](#)

13 Warwick Way Croxley Green Rickmansworth WD3 3SB

Ref. No: 12/2279/CLPD | Received: Tue 04 Dec 2012 | Validated: Thu 06 Dec 2012 | Status: Pending Consideration

PD1987/12 [Recent Decisions by Three Rivers District Council](#)

APPROVED

- Application:** Part retrospective: Installation of a children's play frame
Address: 17 Appleby Drive Croxley Green Rickmansworth
Application No: 12/1835/RSP
CGPC Decision: OBJECT. The installed play frame by virtue of its height has led to an unacceptable loss of privacy and amenity to the occupiers of adjacent properties.
TRDC Decision: Approved
- Application No:** 12/1847/FUL
Address: Whitestones 13 Old Barn Lane Croxley Green
Application: Two storey and single storey side and rear extension incorporating new garage and loft extension including raise in part of ridge, rooflights and rear dormer window
CGPC Decision: OBJECT – the proposed roof alterations would have a detrimental and adverse impact on the character and appearance of the property and street scene
TRDC Decision: Approved
- Application No:** 12/1907/FUL
Address: 30 Yorke Road Croxley Green Rickmansworth
Application: Single storey rear extension, part conversion of garage, first floor side extension with new pitched roof over, formation of rooms in existing/new roof space including rear dormer windows and front rooflights
CGPC Decision: NGFO
TRDC Decision: Approved

Application No: 12/1918/FUL
Address: 177 New Road Croxley Green Rickmansworth
Application: Single storey rear/side extension
CGPC Decision: NGFO
TRDC Decision: Approved

Application No: 12/1923/FUL
Address: 77 Evensyde Watford Hertfordshire
Application: Single storey side extension
CGPC Decision: NGFO
TRDC Decision: Approved

Application No: 12/1929/FUL
Application: Change of use of existing caretaker building to commercial use (premises building) with associated extensions and alterations, additional hardstanding and car parking towards entrance, alterations to traffic flow within site including new coach pick up / drop off point
Address: Rickmansworth School Scots Hill Croxley Green
CGPC Decision: NGFO
TRDC Decision: Approved

Application No: 12/1968/FUL
Application: Renewal of 08/2239/FUL: Demolition of existing car showroom and workshop and redevelopment of site to create new convenience retail store, seven flats (including three affordable units) in two blocks and retail office space with associated car parking and access
Address: 189 - 191 Watford Road Croxley Green Rickmansworth
CGPC Decision: OBJECT on the grounds that: 1. It appears that no meaningful detailed Transport Impact Assessment has been undertaken; 2. The applicant appears not to have established that there is a need for the development; 3. The proposal will have an unacceptable impact on existing convenience stores in the Croxley Green area and lead to duplication of services; 4. The retail development is outside an existing retail area and therefore contrary to TRDC policy and would threaten the survival of local shops; 5. The proposal will have a significant impact on local traffic movement. The site is adjacent to a very busy petrol station being the only one on the A412 for some miles in either direction. The highway already suffers considerable traffic congestion from vehicles trying to enter the garage and the proposed development would further create additional traffic volumes and lead to further congestion; 6. 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; 7. Concern is expressed regarding the access and egress to the site causing potential traffic management

problems; 8. Concern is also expressed concerning potential ground stability problems with the railway embankment given the proximity of the development to the railway track. It is recommended that the application be referred to the Development Control Committee.

TRDC Decision: Approved

Application No: 12/1975/FUL

Application: Installation of 2 velux rooflights to rear of roof

Address: 8 Woodland Chase Croxley Green Rickmansworth

CGPC Decision: NGFO

TRDC Decision: Approved

Application No: 12/1995/FUL

Address: 34 Copthorne Road Croxley Green Rickmansworth

Application: Single and two storey rear extension

CGPC Decision: NGFO

TRDC Decision: Approved

Application No: 12/1997/FUL

Address: 10 Harvey Road Croxley Green Rickmansworth

Application: Loft conversion including side extension to create new gable with Dutch hip and rear rooflights

CGPC Decision: NGFO

TRDC Decision: Approved

Application No: 12/2005/RSP

Application: Part Retrospective: Rear extension with balcony and external access steps (revised scheme to 12/1014/FUL)

Address: 24 Oakleigh Drive Croxley Green Rickmansworth

CGPC Decision: NGFO

TRDC Decision: Approved

Application No: 12/2009/FUL

Address: 7 Ludlow Way Croxley Green Rickmansworth

Application: First floor rear extension

CGPC Decision: NGFO

TRDC Decision: Approved

Application No: 12/2010/FUL

Application: Single storey rear/side extension

Address: 179 New Road Croxley Green Rickmansworth

CGPC Decision: NGFO

TRDC Decision: Approved

Application No: 12/2019/FUL
Application: Single and two storey rear extensions, two storey side extension including first floor Juliette balcony, detached garage and hardstanding
Address: 4 Nuttfield Close Croxley Green Rickmansworth
CGPC Decision: OBJECT: The development by virtue of its bulk, scale and design would result in an overly large addition to the property.
TRDC Decision: Approved

Application No: 12/2022/FUL
Application: Construction of new infill to existing ground floor undercroft and conversion to use as habitable accommodation; insertion of new rooflight
Address: 13 Rochester Way Croxley Green Rickmansworth
CGPC Decision: NGFO
TRDC Decision: Approved

Application No: 12/2053/FUL
Application: Single storey rear extensions including side/rear conservatory, decking to side and alteration to fenestration detail
Address: 18 Dickinson Square Croxley Green Rickmansworth
CGPC Decision: NGFO
TRDC Decision: Approved

Application No: 12/2066/FUL
Application: Rear single storey extension with internal alterations, dormer to front elevation at first floor
Address: 120 Links Way Croxley Green Rickmansworth
CGPC Decision: NGFO
TRDC Decision: Approved

Application No: 12/2077/FUL
Application: Two storey and single storey rear extension. Front porch and alterations to frontage (additional hardstanding).
Address: 3 Beechcroft Avenue Croxley Green Rickmansworth
CGPC Decision: NGFO, subject to the development not exceeding the building line and it is in keeping with the street scene
TRDC Decision: Approved

REFUSED

Application No: 12/1749/FUL

Application: Removal of existing scaffolding yard and creation of residential development of 3 detached properties with roads sewers and all ancillary works

Address: 23A New Road Croxley Green Rickmansworth

CGPC Decision: OBJECT. There is inadequate vehicular access/egress to support the current proposed development which is considered to be an incongruous and cramped form of development (overdevelopment). Concern is also expressed regarding parking particularly as some parking may fall within the Conservation Area. With any development on the site all rooms should comply with the Parker Morris standard and built to Sustainability Housing Level 6. It is requested that this application be dealt with by the Planning Development Committee.

TRDC Decision: REFUSED:

1. The proposed scheme, by reason of the excessive building footprint to plot size ratio, bulk and scale of the dwellings, poor building and parking layout and inadequate parking provision, would result in overdevelopment of the site and give rise to a cramped and contrived form of development. This would be to the detriment of the character and appearance of the area and residential amenities of future occupiers, contrary to Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011), Saved Policies H14, T8, GEN3 and Appendices 2 and 3 of the Three Rivers Local Plan 1996-2011 and Policies DM1, DM13 and Appendices 2 and 5 of the Development Policies LDD (Proposed Submission Version).
2. The proposed development fails to meet the requirements of Policy CP4 of the Core Strategy (adopted October 2011) and SPD: Affordable Housing (approved June 2011) in that the scheme is for market dwellings and contribution has been made towards the provision of affordable housing.
3. The proposed development would result in a significant increase in demand for education, libraries, childcare facilities, youth facilities, open space/children's play space and sustainable transport provision in the area. There is currently a shortage of these facilities in the area. The proposed development would exacerbate this situation and in the absence of an agreement under the provisions of Section 106 of Town and Country Planning Act 1990 fails to recognise the impact of the development upon these services. The application therefore fails to meet the requirements of Policies PSP2, CP1, CP8 and CP10 of the Core Strategy (adopted October 2011, Saved Policies T7 and L10 of the Three Rivers Local Plan 1996-2011, Policy DM11 of the Development Management Policies LDD (Proposed Submission Version) and SPD: Open Space, Amenity and Children's Playspace (adopted December 2007).

PD1988/12 Appeals Against Planning Decisions

There were no appeals to note.

PD1989/12 Budgets 2013/14

The Chairman introduced this item and asked the Clerk to elaborate. The Clerk advised that budget submissions have been received in respect of carbon footprint reduction (£500), for the Community Plan report printing (£1,500) and renewing Survey Monkey (£350). The Clerk continued that there will be a full discussion on budgets at an Extraordinary Council meeting on 10 January 2013.

The Clerk said that currently the P&D budget was showing as £10,850 which is £1,750 above this year's budget which takes into account a potential transfer from reserves for the carbon footprint project which did not spend any allocated budget this year.

PD1990/12 TRDC Site Allocations Development Plan

The Chairman introduced this item and asked the Clerk to elaborate. The Clerk advised that this matter had been brought to the attention of the Committee by another Councillor who had observed that the Residents Association had submitted comments on the TRDC Site Allocations Proposed Submission (November 2012) document.

The Clerk point out that any comments on the TRDC document had to be on the basis of the 'soundness' of the document and whether it was 'legally compliant'. The Clerk added that the Planning and Development Committee had submitted its comments on the proposed sites in Croxley Green mentioned in the document during the previous consultation stage.

It was commented that the Residents Association were less constrained than the Parish Council in putting forward views on such documents and that the Parish Council had made a satisfactory input into the Development Plan. It was also pointed out that a Councillor had attended the TRDC meeting when the Development Plan proposals were being ratified and it was clear from the meeting he attended that one particular proposed site, that of the proposed secondary school on land north east of Baldwins Lane, was being very reluctantly included by TRDC to ensure that they would retain any necessary planning controls over the site.

The Clerk stated that the Councillor who had raised this matter had also expressed the view that the Parish Council may not have been pursuing the potential intrusion onto greenbelt land with sufficient vigour. It was pointed out that the Parish Council is not a lobby group and can only react and respond to matters that are brought to its attention and are within the auspices under which the Council operates. The Clerk stated that he had pointed out to the Councillor that the Council, if it so desired, could use 'Working Groups' more frequently to deal with specific topics as such working groups are less constrained by the meeting protocols normally applied to other Council and Committee meetings, although they cannot make decisions which would have to go through the normal protocols.

PD1991/12 Community Plan

The Chairman introduced this item and asked the Clerk to elaborate. The Clerk advised that at the latter end of last week he and the Chairman and had gone through the questionnaire to finalise the content and it was sent to the printers last Friday for production of proofs. The Clerk added that the proofs were delivered on Monday and subject to a minor correction the questionnaire was then committed to print.

The Clerk continued that the final printed questionnaires were being delivered to the distribution company tomorrow (21 December) and the distribution company were gearing up to start the door to door delivery from 2 January 2013.

A discussion ensued as it was pointed out that if residents were going to be receiving the questionnaire from 2 January onwards, then the live online link to undertake the questionnaire electronically should be made available as soon as possible after the 2 January.

PD1992/12 Highways

There were no works to report.

PD1993/12 Closure

There being no further business, the Chairman closed the meeting at 9.23pm.