

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON WEDNESDAY 19 MAY 2010 at 8.00PM

Present: Cllr Bennett - In the Chair David Allison – Clerk to the Council
Cllrs Bains and Hollands
Voting Members: 3

PD1347/10 Apologies for Absence

Apologies had been received from Cllrs Saxon and Wynne-Jones.

PD1348/10 Declarations of Interest

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

Cllr Bennett declared an interest in Planning Application 10/0765/FUL and would take no part in the discussion when this application would be considered.

PD1349/10 Representations from the Public

There were no public present.

PD1350/10 Planning Applications

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

Application No: 10/0564/FUL
Address: Dukes Place 19 Watford Road Croxley Green
Application: One-storey extension to kitchen at back of three-storey townhouse
CGPC Decision: NGFO

Application No: 10/0695/FUL
Address: 10 Rousebarn Lane Croxley Green Rickmansworth
Application: Single-storey front, side and rear extension
CGPC Decision: NGFO

Application No: 10/0708/FUL
Address: 289 Baldwins Lane Croxley Green Rickmansworth
Application: Demolition of existing single-storey rear bay window and erection of single-storey rear extension
CGPC Decision: NGFO

Application No: 10/0724/FUL
Address: 12 Lewes Way Croxley Green Rickmansworth
Application: Single storey front, side and rear extensions including new roof to garage and two storey / first floor side extension
CGPC Decision: NGFO

Application No: 10/0747/FUL
Address: 222 Watford Road Croxley Green Rickmansworth
Application: Two-storey front extension
CGPC Decision: NGFO

Cllr Bennett had previously declared an interest in the following application and took no part in the discussion.

Application No: 10/0765/FUL
Address: 94 Frankland Road Croxley Green Rickmansworth
Application: Single-storey side and rear extension, loft conversion with hip-to-gable roof alteration, rear and front dormer windows
CGPC Decision: NGFO

Application No: 10/0788/FUL
Address: 71 Winton Drive Croxley Green Rickmansworth
Application: Two-storey front and rear extensions and single-storey rear extension
CGPC Decision: NGFO

Application No: 10/0838/FUL
Address: 176 Links Way Croxley Green Rickmansworth
Application: Proposed single-storey rear extension in lieu of existing outbuilding
CGPC Decision: NGFO

Certificate of Lawfulness – for Members information only

Application No: 10/0795/CLPD
Address: 204 Baldwins Lane Croxley Green Rickmansworth
Application: Certificate of Lawfulness Proposed Development: Conservatory
CGPC Decision: Noted

PD1351/10 Recent Decisions by Three Rivers District Council

APPROVED

Reference No: 8/0787-10 (CC0420)
Address: Yorke Mead Primary School, Dulwich Way, Croxley Green
Application: Application for proposed new single storey children's centre
CGPC Decision: NGFO
HCC Decision: Approved

Reference No: 10/0042/FUL
Address: Land Adjacent 51 Durrants Drive Croxley Green Rickmansworth
Application: Erection of a two-storey, three bedroom attached dwelling with new vehicular access and associated parking and landscaping
CGPC Decision: Object: the proposed development changes an end terraced house into a mid terrace property and the development is out of character with the street scene creating a cramped form of development.
TRDC Decision: Approved

Reference No: 10/0063/FUL
Address: 24 Richmond Way Croxley Green Rickmansworth
Application: Pitched roofs over dormer windows at front and back, replacing flat roofs
CGPC Decision: NGFO
TRDC Decision: Approved

Reference No: 10/0073/CLPD
Address: 72 Watford Road Croxley Green Rickmansworth
Application: Certificate of Lawfulness Proposed Development: Construction of brick and tile wood burning oven on concrete foundation
CGPC Decision: Noted
TRDC Decision: Approved

Reference No: 10/0199/FUL
Address: Land Adjacent To Chalmers Court Rickmansworth School Scots Hill
Application: Variation of Condition 15 of Outline Approval 06/2054/OUT to allow incorporation of entrance gates
CGPC Decision: Object: the proposed gate would not be in keeping with the character of the street scene
TRDC Decision: Approved

Reference No: 10/0379/FUL
Address: 43 Frankland Close Croxley Green Rickmansworth
Application: Loft conversion including hip-to-gable roof alteration, front and rear dormer windows and front rooflight; single-storey rear extension; demolition of existing garage, store and greenhouse and erection of new detached garage
CGPC Decision: NGFO
TRDC Decision: Approved

Reference No: 10/0388/FUL
Address: 50 Manor Way Croxley Green Rickmansworth
Application: Single-storey side extension
CGPC Decision: NGFO
TRDC Decision: Approved

Reference No: 10/0435/FUL
Address: 242 Baldwins Lane Croxley Green Rickmansworth
Application: Conversion of part of existing garage into utility and shower room, installation of a lantern or similar domed rooflight within existing single-storey kitchen extension, demolition and support of existing chimney stack within ground floor dining room, re-paving the existing front driveway to create additional parking spaces
CGPC Decision: Object: it appears that the proposed paving is not permeable
TRDC Decision: Approved

Reference No: 10/0436/FUL
Address: 11 Oakleigh Drive Croxley Green Rickmansworth
Application: Erection of a two-storey extension to the front-left handside of the property to enable the construction of a downstairs wc with wash hand basin and extension to the current upstairs wc.
CGPC Decision: NGFO
TRDC Decision: Approved

Reference No: 10/0464/FUL
Address: Clarendon Cottage The Green Croxley Green
Application: Demolition of existing single-storey side extension, erection of two-storey side extension and single-storey side/rear extension, pitched roof on existing first-floor flat roof and alterations
CGPC Decision: Object: The proposed development fails to comply with the policies in that it would be overly prominent in the street scene, particularly when viewed from the Green and would cause material harm to the appearance of the CG conservation area in that it fails to preserve or enhance the character and appearance of the conservation area.
TRDC Decision: Approved

Reference No: 10/0465/CAC
Address: Clarendon Cottage The Green Croxley Green
Application: Conservation Area Consent: Demolition of existing single-storey side extension

CGPC Decision: Object: on the basis that the proposed plans are not acceptable (see objection relating to planning application 10/0464/FUL)

TRDC Decision: Approved

Reference No: 10/0474/RSP

Address: The Crescent Bungalow The Crescent Croxley Green

Application: Part retrospective: Erection of detached single garage

CGPC Decision: NGFO

TRDC Decision: Approved

Reference No: 10/0489/FUL

Address: 49 Springfield Close Croxley Green Rickmansworth

Application: Single-storey rear extension and alterations

CGPC Decision: NGFO

TRDC Decision: Approved

Reference No: 10/0505/FUL

Address: 243 Watford Road Croxley Green Rickmansworth

Application: Attached annexe extension to rear and side with rooflights

CGPC Decision: Object: the rear protrusion is too far and extends past recommended guidelines, it is overdevelopment of the site and it makes two properties out of one property.

TRDC Decision: Approved

Reference No: 10/0539/FUL

Address: 12 Ludlow Way Croxley Green Rickmansworth

Application: Single-storey rear extension and demolition of existing garage and replacement of garage

CGPC Decision: NGFO

TRDC Decision: Approved

Reference No: 10/0576/CLPD

Address: 40 Hastings Way Croxley Green Rickmansworth

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

CGPC Decision: Noted

TRDC Decision: Approved

WITHDRAWN

Application withdrawn 19/03/2010

Application No: 10/0167/CAC

Address: 1 Dugdales Croxley Green Rickmansworth

Application: Conservation Area Consent: Demolition of existing single-storey extension to existing dwelling

CGPC Decision: NGFO

Application withdrawn 05/03/2010

Application No: 10/0168/FUL

Address: Applegarth Parrotts Close Croxley Green

Application: Demolition of existing residential dwelling and erection of 2 detached houses, garages and provision of landscaping and amenity space

CGPC Decision: NGFO

Application withdrawn 05/03/2010

Application No: 10/0169/CAC

Address: Applegarth Parrotts Close Croxley Green

Application: Conservation Area Consent: Demolition of existing residential dwelling

CGPC Decision: NGFO

PD1352/10 Appeals Against Planning Decisions

APPLICATION NO. 10/0165/FUL
LOCATION 1 Dugdales Croxley Green Rickmansworth Hertfordshire
PROPOSAL Proposed new dwelling to be served by existing access, demolition of existing single-storey extension to existing dwelling and proposed single-storey rear extension to existing dwelling with new access and associated parking for existing dwelling

DOE APPEAL REF. APP/P1940/A/10/2126632/WF
APPELLANT'S NAME Chess Homes Ltd
APPEAL START DATE 22 April 2010
TRDC DECISION Refused:
The proposal would result in the overdevelopment of the site and would create a cramped and contrived layout, which would not maintain the character of the area in terms of plot size and depth, garden sizes, scale, siting, elevational design and spacing of dwellings. The proposal would also adversely affect an important space within the Conservation Area. As such the proposal fails to preserve or enhance the character and appearance of the Conservation Area and would be detrimental to the visual amenities of the street scene, contrary to Policies H14 and C1 of the Three Rivers Local Plan 1996-2011 (adopted 2001) and the Croxley Green Conservation Area Appraisal (1996).

CGPC DECISION NGFO

APPLICATION NO. 09/2056/FUL
LOCATION Unit 1, Holly Bush House, 5A New Road, Croxley Green
PROPOSAL Change of Use: from office B1 to day care nursery, installation of a kitchen, 2 additional toilets and wash basins

DOE APPEAL REF. APP/P1940/A/10/2126332/NWF
APPELLANT'S NAME Mrs Beverley Bonnefoy
APPEAL START DATE 30 April 2010
TRDC DECISION Refused:
1 The proposal would provide insufficient off-street parking provision to meet the needs of the development. The failure to provide adequate off street parking is likely to result in on-street parking elsewhere to serve the development that would be detrimental to the amenities of neighbouring residents by reason of disturbance and general activity and to highway and pedestrian safety and the free flow of traffic. As such the proposed development would fail to comply with Policies T7, T8 and GEN1 and Appendix 1 of the Three Rivers Local Plan 1996 – 2011 and Supplementary Planning Guidance – Parking at New Developments (March 2002).

2 The proposed use would be likely to result in an over intensive use of the site and would lead to levels of activity

and vehicular movements that would cause noise and disturbance detrimental to the amenities of the occupiers of neighbouring residential properties and the future occupiers and users of Unit 2, contrary to Policy GEN1 and Appendix 1 of the Three Rivers Local Plan 1996 – 2011 and PPG 24 Planning and Noise (1994).

INFORMATIVES :-

1 The applicant's attention is drawn to the submitted location and block plans which incorrectly identify the application site as including the curtilage of No. 5 New Road.

CGPC DECISION

NGFO providing that adequate access and facilities are provided for people with disabilities and that adequate provision is made to facilitate access and egress from the building and site to accommodate those with disabilities.

PD1353/10 Salt Bins

The Chairman introduced this item and the Clerk reminded members that at the Planning and Development meeting on 20 January 2010 Members of the Committee recommended that an additional £1,000 be incorporated into this year's budget for the provision of six extra salt bins. The Clerk continued the proposal had been agreed by Council on 28 January 2010 and was therefore included into this year's budget.

The Clerk added that a new account code (4043/301) had been set up for this matter. The Clerk further added that this budget would also have to include any purchases of salt required not only to fill the existing bins but any new ones purchased. The Clerk stated that salt bins can be currently purchased at a cost of £119 for a 200 litre bin and there would be a £20 delivery charge, ie £140 per bin. Accordingly six new bins would cost £840. Research on the cost of salt had been undertaken and the best value established at the time of the meeting had been 20kg bags at a cost of £3.58 per bag. The Clerk said that for Members benefit a 200 litre salt bin if empty would require 75kg of salt to fill.

Members discussed possible locations for new bins but wished the views of residents to be sought as to their location.

Resolved:

- An article be placed in the Parish magazine to seek the views of residents as to appropriate locations for new salt bins.

PD1354/10 Highways

There were no highways works to note.

PD1355/10 Closure

There being no further business, the Chairman closed the meeting at 8.36pm.