

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON WEDNESDAY 19 OCTOBER 2011 at 8.00 PM

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

Cllr Isard-Brown

Voting Members: 2

The Clerk advised that the meeting this evening was with the lesser quorum of two in accordance with Standing Order 19.9.

PD1690/11 Apologies for Absence

Apologies had been received from Cllrs Baldwin, Jordan, Mitchell and Martin

PD1691/11 Declarations of Interest

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

PD1692/11 Representations from the Public

There were no representations from the public.

PD1693/11 Planning Applications

Part Retrospective: Internal refurbishment of existing building, replacement of glazing at entrance to building, single glazed facade to be replaced with curtain walling including new revolving door, replacement of roof mounted M&E equipment

Building 8 Hatters Lane Watford Hertfordshire

Ref. No: 11/2122/RSP | Received: Wed 12 Oct 2011 | Validated: Wed 12 Oct 2011 |

Status: Pending Consideration

Croxley Green Parish Council Decision: Details not available on-line. Deferred to next meeting

New single storey building to house new substation and LV switch room; removal of the existing substation and its enclosure; new areas of hardstanding to form car parking area; new fencing, gates and balustrade

Rickmansworth School Scots Hill Croxley Green Rickmansworth Hertfordshire WD3 3AQ

Ref. No: 11/2119/FUL | Received: Wed 12 Oct 2011 | Validated: Wed 12 Oct 2011 |

Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Single storey rear extension

20 Valley Walk Croxley Green Rickmansworth WD3 3SY

Ref. No: 11/2068/FUL | Received: Thu 06 Oct 2011 | Validated: Mon 10 Oct 2011 |

Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Change of Use of ground floor from retail (Class A1) to chiropractor's place (Class D1)

41 Baldwins Lane Croxley Green Rickmansworth Hertfordshire WD3 3LS

Ref. No: 11/2067/FUL | Received: Thu 06 Oct 2011 | Validated: Wed 12 Oct 2011 |

Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Single storey rear extension

43 New Road Croxley Green Rickmansworth Hertfordshire WD3 3EN

Ref. No: 11/1930/FUL | Received: Wed 14 Sep 2011 | Validated: Mon 10 Oct 2011 |

Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Herts County Council Application (Regulation 3): Temporary relocation of existing one single and one double mobile to allow installation of a new 9 bay modular triple classroom unit. Removal of existing double mobile and single mobile classroom units on completion of works

Little Green Junior Mixed Infants School Lincoln Drive Croxley Green Rickmansworth Hertfordshire WD3 3NJ

Ref. No: 11/2066/HCR3 | Received: 04 Oct 2011 | 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:

Discharge of Condition 10 pursuant to planning permission 11/1305/FUL and Condition 6 pursuant to Conservation Area Consent 11/1306/CAC

Little Gillions The Green Croxley Green Rickmansworth Hertfordshire WD3 3HY

Ref. No: 11/2052/DIS | Received: Fri 30 Sep 2011 | Validated: Fri 30 Sep 2011 | Status:

Pending Consideration

Croxley Green Parish Council Decision: Noted

APPROVED

Reference No: 11/1654/FUL
Address: 41 Winton Crescent Croxley Green Rickmansworth
Application: Extensions at ground level to create a sunroom and a utility room. Extension at roof level to convert attic to habitable space with rear dormer window.
CGPC Decision: NGFO
TRDC Decision: Approved

Reference No: 11/1666/RSP
Address: 42 Barton Way Croxley Green Rickmansworth
Application: Part Retrospective: Front porch extension
CGPC Decision: NGFO subject to a precedent not being set regarding exceeding the front building line.
TRDC Decision: Approved

Reference No: 11/1752/FUL
Address: 29 Lewes Way Croxley Green Rickmansworth
Application: Proposed single storey rear extension with sliding doors and rooflights & alteration to landscaping & garden.
CGPC Decision: NGFO
TRDC Decision: Approved

Reference No: 11/1771/FUL
Address: 57 Copthorne Road Croxley Green Rickmansworth
Application: Renewal of extant planning permission 08/1365/FUL dated 1st September 2008 - Single storey front garage extension, single storey infill extension to front elevation, changes to fenestration and front door details on front elevation. Raise in roof level to create loft conversion with two dormer windows to rear and three rooflights
CGPC Decision: NGFO
TRDC Decision: Approved

Reference No: 11/1772/FUL
Address: 57 Copthorne Road Croxley Green Rickmansworth
Application: Renewal of extant planning permission 09/0111/FUL dated 24th March 2009 - Proposed alterations to the existing pool area to create a pool complex with alterations to land levels
CGPC Decision: NGFO
TRDC Decision: Approved

Reference No: 11/1782/FUL
Address: 4 Scots Hill Croxley Green Rickmansworth
Application: New shop front windows and doors with refurbished signs
CGPC Decision: NGFO
TRDC Decision: Approved

Application: Removal of existing concrete structure garage and construction of new garage
Address: 213 New Road Croxley Green Rickmansworth
Reference No: 11/1803/FUL
CGPC Decision: NGFO
TRDC Decision: Approved

Application: Single storey rear extension
Address: April Cottage 309 New Road Croxley Green
Reference No: 11/1850/FUL
CGPC Decision: NGFO
TRDC Decision: Approved

Application: Two storey and single storey side and rear extensions, new window and 2 new rooflights over kitchen, access from garden to public footpath re-located
Address: 35 New Road Croxley Green Rickmansworth
Reference No: 11/1869/FUL
CGPC Decision: NGFO
TRDC Decision: Approved

REFUSED

Reference No: 11/1765/FUL
Address: Elmcote House The Green Croxley Green
Application: Proposed redevelopment of site for a residential development of 6 flats, parking and amenity space.
CGPC Decision: OBJECT on the following grounds:- 1.The proposed development fails to comply with policies that provide protection from 'backland' development and failure to preserve or enhance the character and appearance of the conservation area; 2. The proposed development is out of character with the street scene by the provision of a multi-occupancy building in an area of single occupancy property; 3. The first and second floor windows on the northern and southern elevations and proposed balconies, by reason of siting, design and layout would result in the overlooking and unacceptable loss of privacy and amenity to the occupiers of Green Lane and Elmcote Way; 4. The development has inadequate narrow vehicular access/egress (single vehicle width) and would not be suitable for the increase in traffic volume

generated by the proposal nor provide ease of accessibility for service vehicles.

TRDC Decision: Refused:

- 1 The proposed building by reason of its height, mass, bulk and design would be an over large, overly dominant and visually obtrusive form of development that would not be sympathetic to the form and characteristics of the adjacent buildings and Conservation Area. The development would therefore fail to preserve or enhance the character and appearance of the Croxley Green Conservation Area and general locality, contrary to Policies GEN1, GEN3, C1 and Appendices 1 and 2 of the Three Rivers Local Plan 1996 – 2011 and Policy CP12 of the Core Strategy Submission Version (February 2011).
- 2 The proposed building by reason of its height, mass, bulk and design including dormer windows and first floor balconies would result in an overbearing, visually obtrusive and un-neighbourly development which would be detrimental to the visual and residential amenities of neighbouring occupiers, contrary to Policies GEN1, GEN3 and Appendices 1 and 2 of the Three Rivers Local Plan 1996 – 2011 and Policy CP12 of the Core Strategy Submission Version (February 2011).
- 3 The proposed development would result in a significant increase in demand for education, library, youth and childcare facilities, open space, children’s playspace 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 GEN1, GEN8, L10, T7 and Appendix 1 of the Three Rivers Local Plan 1996 – 2011 and the Open Space, Amenity and Children’s Playspace SPD (2007) and Policies CP1 and CP8 of the Core Strategy Submission Version (February 2011).

PD1695/11 Appeals Against Planning Decisions

There were no Appeals to note.

PD1696/11 Highways

There were no highways works to note.

PD169711 Closure

There being no further business, the Chairman closed the meeting at 8.16pm.