

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE  
**PLANNING AND DEVELOPMENT COMMITTEE**  
HELD IN THE COUNCIL CHAMBER  
ON WEDNESDAY 1 OCTOBER 2008 at 8.00 PM

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

Cllrs Bennett, Hollands, Norman, Saxon and Wynne-Jones

Voting Members: 6

PD940/08 Apologies for Absence

There were no apologies

PD941/08 Declarations of Interest

The Chairman recommended that any declarations be made throughout the meeting as necessary.

PD942/08 Representations from the Public

There were no public present.

PD943/08 Minutes

It was proposed by Cllr Norman and seconded by Cllr Hollands that the Minutes of the meetings held on Wednesday 3 September 2008 and Wednesday 17 September 2008 be approved as correct. The proposal was agreed and the Chairman signed the minutes. The Clerk apologised that the Minutes of the 20 August 2008 were not on the Agenda and informed Members that these Minutes would appear on the November meeting.

PD944/08 Matters Arising

There were no matters arising.

PD945/08 Planning Applications

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

**Application No:** 08/1688/FUL

**Address:** 10 Manor Way Croxley Green Rickmansworth

**Application:** Part demolition of existing bungalow and erection of single storey front, side and rear extensions and first floor extension with dormer windows, rooflights and rear balcony to create a two storey dwelling house

**CGPC Decision:** NGFO

**Application No:** 08/1738/FUL

**Address:** 46 Dover Way Croxley Green Hertfordshire

**Application:** Loft conversion with hip-to-gable roof alteration, dormer window to front and rear elevation and window to side elevation

**CGPC Decision:** NGFO

Cllr Wynne-Jones declared an interest in the following application and refrained from the discussion

**Application No:** 08/1764/FUL

**Address:** 109 Byewaters Croxley Green Hertfordshire

**Application:** Two storey side extension with corner balcony and alterations to fenestration detail

**CGPC Decision:** NGFO

**Application No:** 08/1783/PDNT  
**Address:** Lamppost 297 Land Opposite Croxley Green Station Watford Road  
**Application:** Permitted Development Notice Telecommunications: Erection of replacement street lighting column, comprising of telecommunication antennae with associated equipment cabin and ancillary works  
**CGPC Decision:** The Parish Council has no grounds for objection, however, we would require the applicant to pay for the costs associated in having the Christmas light connections reinstalled in the new street lighting column.

**Application No:** 08/1800/FUL  
**Address:** 61 Winton Drive Croxley Green Hertfordshire  
**Application:** First floor front/side extension  
**CGPC Decision:** NGFO

**Application No:** 08/1801/FUL  
**Address:** 70 Winton Drive Croxley Green Hertfordshire  
**Application:** Two storey side and rear extension and single storey front extension  
**CGPC Decision:** NGFO

**Application No:** 08/1819/FUL  
**Address:** 2 Oakleigh Drive Croxley Green Rickmansworth  
**Application:** Erection of single storey front and side extension and single storey rear extension with rooflights and raised balcony  
**CGPC Decision:** NGFO

**Application No:** 08/1820/FUL  
**Address:** 71 Frankland Road Croxley Green Rickmansworth  
**Application:** Single storey side and rear extension with rooflights and raised decking to rear  
**CGPC Decision:** NGFO

PD946/08 Recent Decisions by Three rivers District Council

**APPROVED**

**Reference No:** 08/1357/FUL  
**Address:** 3 Old Barn Lane Croxley Green Rickmansworth  
**Application:** Erection of a detached timber summerhouse to rear of garden  
**CGPC DECISION** NGFO  
**TRDC DECISION** Approved

**Reference No:** 08/1506/CLPD  
**Address:** 42 Valley Walk Croxley Green Hertfordshire  
**Application:** Certificate of Lawfulness Proposed Use: Conversion of garage into habitable accommodation  
**CGPC DECISION** Noted  
**TRDC DECISION** Approved

**Reference No:** 08/1507/FUL  
**Address:** Rowan Cottage Whitegates Close Croxley Green  
**Application:** Erection of garden outbuilding in the rear garden  
**CGPC DECISION** NGFO  
**TRDC DECISION** Approved

**Reference No:** 08/1508/FUL  
**Address:** 72 Winton Drive Croxley Green Hertfordshire  
**Application:** Single storey front and side extension  
**CGPC DECISION** NGFO  
**TRDC DECISION** Approved

**Reference No:** 08/1547/CLPD  
**Address:** 127 Frankland Road Croxley Green Hertfordshire  
**Application:** Certificate of Lawfulness Proposed Development: Erection of a rear conservatory  
**CGPC DECISION** Noted  
**TRDC DECISION** Approved

**Reference No:** 08/1575/CLED  
**Address:** 67 Byewaters Croxley Green Hertfordshire  
**Application:** Certificate of Lawfulness Existing Development: Single storey rear extension  
**CGPC DECISION** Noted  
**TRDC DECISION** Approved

#### REFUSED

**Reference No:** 08/1512/FUL  
**Address:** 90 Watford Road Croxley Green Hertfordshire  
**Application:** Two storey side extension, single storey front and side extension, single storey rear extension and new front porch  
**CGPC DECISION** OBJECT: The proposed development appears to exceed TRDC's guidelines for single storey rear extensions.  
**TRDC DECISION** Refused:  
The proposed extension would result in overdevelopment of the site, failing to respect the scale and proportions of the existing dwelling. The proposed extension would also have a detrimental impact on the visual amenities of the street scene by reason of it being a cramped form of development projecting significantly forward of the established building line of Harvey Road. The proposed development would be contrary to Policy GEN3 and Appendix 2 of the Three Rivers Local Plan 1996-2011.

**Reference No:** 08/1532/FUL  
**Address:** 50 Manor Way Croxley Green Rickmansworth  
**Application:** Loft conversion with two dormer windows and rooflight to side elevation  
**CGPC DECISION** NGFO  
**TRDC DECISION** Refused:  
The proposed dormers to the flank roof slope would by reason of their size, siting and relation to existing fenestration, be obtrusive, incongruous, excessively prominent and detrimental to the character and appearance of the street scene contrary to Policy GEN3 and Appendix 2 of the Three Rivers Local Plan 1996-2011.

PD947/08 Appeals Against Planning Decisions

There were no appeals.

PD948/08 The Green/Conservation Area

The Chairman introduced this item and the Clerk informed Members that this issue of encroachment onto the Green had now been resolved. Around 3 - 4 metres of decking is to be removed from the front of the Artichoke Public House on 6 October 2008 and Three Rivers District Council (TRDC) have asked Croxley Green Parish Council to reinstate the land. The Clerk added that as a gesture of goodwill and harmony with TRDC he had agreed that the Rangers would undertake this work. Some Cllrs stated that after TRDC had refused to allow the Parish Council to continue maintaining the Green and Stones Orchard we should refuse to do this work unless there are moves afoot to reverse their decision. Their attitude was considered patronising and arrogant.

PD949/08 Puffin/Pelican Crossing in Watford Road/Junction of Harvey Road and Watford Road adjacent to the Shell Garage

The Clerk stated that he had been informed by Hertfordshire Highways that 50-60% of the cost of a crossing would be required by a third party contribution and even then Highways may not have sufficient funding for the crossings. Cllr Saxon informed Members that he had put forward a budget proposal sum of £35,000 for the third party contribution. The Clerk was asked that if the Parish Council could supply this money, when would the crossing be installed and the Clerk said that he would supply this information in a post meeting note. It was then asked if the Parish Council could put pressure on Hertfordshire Highways via a press release stating that the Parish Council is allocating £35,000 out of Reserves. The Clerk confirmed that this will be discussed as part of the budget.

*[Post meeting note: The Clerk sent a follow up email and is currently waiting for Steve Gregory, District Manager of Hertfordshire Highways to reply.]*

PD950/08 Maintenance Contract with TRDC for the Green and Stones Orchard

After an introduction by the Chairman, the Clerk informed those present that a meeting had been scheduled for Friday 24 October with Peter Brooker of TRDC and that the Chairman, Vice-Chairman and Clerk of the Council had been invited to attend. He added that the meeting had been proposed by Peter Brooker "to try to 'clear the air' and to find a way forward".

The Clerk was asked if this meeting was open to anyone else as the Chairman of the Parish Council has a conflict of interest in this item as he is both a Parish and a District Cllr. Cllr Norman stated that he was determined to step down from this item and that politics had not come into it to which the response from Members was that although Cllr Norman was trusted as the Parish Council Chairman, by declaring this conflict of interest

he would also be protecting himself. The Clerk stated that he would be meeting Peter Brooker of TRDC on 9 October 2008 at which time a structured agenda would be prepared and that he had intended to discuss this very issue with him then. The Chairman of the meeting agreed with the suggestion that Cllr Norman as Parish Council Chairman and District Councillor, declares a conflict of interest in this matter.

PD951/08 Parish Council's Friday Bus

The Chairman introduced this item and the Clerk referred Members to the results of this survey which had been circulated with the Agenda. The Clerk advised that the questionnaire had been circulated to bus users during September and the 33 responses showed that there was around a 50/50 split between those who wanted the bus service to remain as it was and those who would like it to journey to different destinations. It was acknowledged that it was possible now for the over 60's to use public transport to travel to all of the destinations (except for two) that had been suggested free of charge. For this reason Cllr Bains proposed that no changes are made to the Friday bus service and this proposal was seconded by Cllr Hollands and the proposal was agreed.

PD952/08 Picnic Bench/Seat in Long Valley Wood

The Chairman introduced this item and invited Cllr Wynne-Jones to elaborate on his proposal which had been circulated with the Agenda. Cllr Wynne-Jones stated that a new picnic bench or seat would cost in the region of £500 and would make the area more user friendly, especially to senior citizens. After some discussion, the Clerk recommended that Cllr Wynne-Jones comes in to the Parish Council office to locate possible sites for the new seat and the Clerk will then write to the landowner to request permission.

PD953/08 Highways

There were no highways works to note.

PD954/08 Closure

There being no further business, the Chairman closed the meeting at 9.14pm