

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON WEDNESDAY 20 AUGUST 2008 at 8.00PM

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

Cllrs Bains (arrived at 8.15pm), Bennett, and Saxon
Voting Members: 4

PD901/08 Apologies for Absence

Apologies were received from Cllrs Norman and Wynne-Jones. Cllr Bains had advised the Clerk that he would be late therefore Cllr Hollands acted as Chairman.

PD902/08 Declarations of Interest

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

PD903/08 Representations from the Public

There were no public present.

PD904/08 Matters Arising

The Clerk apologised that this item was on the Agenda as it should only appear on the first Agenda of the month.

PD905/08 Planning Applications

The Parish Council were unable to comment on the first seven applications as the consultation period had expired. This was due to the fact that the previous Planning and Development meeting had been cancelled owing to it being inquorate.

Application No: 08/1360/FUL
Address: 18 Durrants Drive Croxley Green Rickmansworth
Application: Part conversion of garage into habitable room and single storey rear extension with rooflights and raised decking
Consultation period expired 06/08/2008

Application No: 08/1363/FUL
Address: 4 Malvern Way Croxley Green Hertfordshire
Application: First floor side extension and loft conversion with extension to existing roof and side and rear dormer windows
Consultation period expired 05/08/2008

Application No: 08/1365/FUL
Address: 57 Copthorne Road Croxley Green Hertfordshire
Application: 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 three dormer windows to rear and two rooflights, creation of detached underground swimming pool complex with sauna, gym, changing facilities, plant room and patio area in rear garden
Consultation period expired 06/08/2008

Application No: 08/1377/FUL
Address: 77 Frankland Road Croxley Green Hertfordshire
Application: Loft conversion with hip-to-gable roof alteration and front and rear dormer windows
Consultation period expired 05/08/2008

Application No: 08/1378/CLPD
Address: 96 Winton Drive Croxley Green Hertfordshire
Application: Certificate of Lawfulness Proposed Use: To hold music and singing lessons from 96 Winton Drive between the hours of 4.30 - 7.30pm Mondays, 4.00 - 7.00pm Tuesdays, 4.00 - 7.30pm Fridays and 9.30am - 1.00pm Saturdays
Consultation period expired 06/08/2008

Application No: 08/1390/FUL
Address: 29 And 31 Winton Drive Croxley Green Hertfordshire
Application: Joint Application: 29 and 31 Winton Drive, loft conversions with increase in ridge height, roof alterations, rooflight to front elevations and dormer window to side elevation and single storey front porch
Consultation period expired 12/08/2008

Application No: 08/1414/FUL
Address: 78 Valley Walk Croxley Green Hertfordshire
Application: Conversion of existing garage to habitable room and erection of single storey front extension and single storey rear extension
Consultation period expired 15/08/2008

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

Application No: 08/1316/FUL
Address: Building Rear Of 175 New Road Croxley Green
Application: Change of use to ground floor from poultry use to a dance studio with internal partitions and new entrance gates to Community Way
CGPC Decision NGFO

Application 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

Application No: 08/1391/FUL
Address: 58 Claremont Crescent Croxley Green Rickmansworth
Application: Two storey side and rear extension, single storey side and rear extensions and loft conversion with creation of a Dutch Hip, dormer window to rear and rooflights to front
CGPC Decision NGFO

Application No: 08/1398/FUL
Address: Croxley Green Tennis Club The Green Croxley Green
Application: Installation of septic tank
CGPC Decision NGFO

Application No: 08/1445/FUL
Address: 6 Hazelwood Road Croxley Green Rickmansworth
Application: Erection of single storey detached garage to rear
CGPC Decision NGFO

Application No: 08/1491/FUL
Address: 2 Durrants Drive Croxley Green Hertfordshire
Application: Amendment to planning permission 06/2111/FUL: First floor side extension and single storey rear extension
CGPC Decision NGFO

Application No: 08/1507/FUL
Address: Rowan Cottage Whitegates Close Croxley Green
Application: Erection of garden outbuilding in the rear garden
CGPC Decision NGFO

Application 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.

Application No: 08/1519/FUL
Address: Broads Of Watford 189 - 191 Watford Road Croxley Green
Application: Demolition of existing car showroom and workshop and redevelopment to create new convenience retail store and seven flats (including three affordable units) in two blocks with associated car parking and access
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 significant adverse impact on other local shops and lead to duplication of services;
4. The proposal is not located within an existing shopping area;
5. The proposal will have a significant impact on local traffic movement, contrary to Policy T.7 in the TRDC Local Plan;
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. There are serious concerns concerning the safety of pedestrians that would be using the zebra crossing across Watford Road adjacent to the development site given increased traffic volumes;
8. Concern is expressed regarding the access and egress to the site causing potential traffic management problems;
9. Concern is also expressed concerning potential ground stability problems with the railway embankment given the proximity of the development to the railway track;
10. The retail development is outside an existing retail area and therefore contrary to Policy S.6 of the TRDC Plan 1996-2011.

Also, the Parish Council concurs with Hazel Blears' announcement of 10 July 2008 regarding the new proposals to strengthen Planning Policy Statement 6: Planning for Town Centres to give Councils more scope to refuse out of town development proposals that threaten the survival of high streets and small shops, resulting in 'Clone Towns'.

It is recommended that the application be referred to the Development Control Committee.

Application 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

Certificate of Lawfulness – for Members information only

Application No: 08/1430/CLPD
Address: 59 Harvey Road Croxley Green Hertfordshire
Application: Certificate of Lawfulness Proposed Development: Conversion of garage into habitable room, single storey front extension and single storey porch extension
CGPC Decision Noted

Application 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

Application No: 08/1547/CLPD
Address: 127 Frankland Road Croxley Green Hertfordshire
Application: Certificate of Lawfulness Proposed Development: Erection of a rear conservatory and re-siting of garden shed
CGPC Decision Noted

PD906/08 Recent Decisions by Three Rivers District Council

APPROVED

Reference No: 08/1079/CLPD
Address: 39 Watford Road Croxley Green Hertfordshire
Application: Certificate of Lawfulness Proposed Development: Single storey detached garage/playroom to rear of garden
CGPC DECISION Noted
TRDC DECISION Approved

Reference No: 08/1080/FUL
Address: 31 Durrants Drive Croxley Green Hertfordshire
Application: First floor side extension with side rooflight
CGPC DECISION No decision taken - inqorate
TRDC DECISION Approved

Reference No: 08/1145/FUL
Address: West Wind House The Green Croxley Green
Application: First floor side extension, single storey rear extension with four rooflights and replacement windows
CGPC DECISION NGFO
TRDC DECISION Approved

Reference No: 08/1233/FUL
Address: 26 Sherborne Way Croxley Green Hertfordshire
Application: Single storey rear extension
CGPC DECISION NGFO
TRDC DECISION Approved

Reference No: 08/1248/FUL
Address: 46 Windmill Drive Croxley Green Hertfordshire
Application: Part Retrospective: Rear Conservatory
CGPC DECISION NGFO
TRDC DECISION Approved

Reference No: 08/1267/FUL
Address: 14 Canterbury Way Croxley Green Hertfordshire
Application: Demolition of existing garage and side extension and erection of single storey front and side extension, two storey side extension, loft conversion with roof alterations including Dutch hip and rear dormer window
CGPC DECISION NGFO
TRDC DECISION Approved

Reference No: 08/1274/FUL
Address: 154 Links Way Croxley Green Hertfordshire
Application: Roof alterations including hip to gable extension to create loft conversion with two rooflights to front elevation, two windows to side elevation and dormer window to rear elevation
CGPC DECISION NGFO
TRDC DECISION Approved

Reference No: 08/1300/FUL
Address: 46 Warwick Way Croxley Green Hertfordshire
Application: Single storey front porch extension and single storey side extension with three rooflights
CGPC DECISION NGFO
TRDC DECISION Approved

Reference No: 08/1306/FUL
Address: 5 Springfield Close Croxley Green Hertfordshire
Application: Rear conservatory
CGPC DECISION NGFO
TRDC DECISION Approved

Reference No: 08/1324/FUL
Address: 35 Yorke Road Croxley Green Hertfordshire
Application: Single storey rear extension
CGPC DECISION OBJECT: Due to the prominent siting of the property the proposed development might intrude on the adjacent property given the excessive size of the proposal which could be unduly obtrusive and overbearing on an already extended property.
TRDC DECISION Approved

Reference No: 08/1326/FUL
Address: 4 Bateman Road Croxley Green Hertfordshire
Application: Single storey rear extension
CGPC DECISION NGFO
TRDC DECISION Approved

REFUSED

Reference No: 08/1062/CLPD
Address: 104 Links Way Croxley Green Hertfordshire
Application: Certificate of Lawfulness Proposed Development: Loft conversion with hip to gable and rear dormer window and rooflight to front elevation
CGPC DECISION Noted
TRDC DECISION Refused
In pursuance of its powers under the above mentioned Acts and the Orders and Regulations in force for the time being thereunder, the Council as local planning authority hereby REFUSES a Certificate of Lawful Use or Development as described in your application dated 22.05.2008 and shown on the plans TRDC 001, B-045-1, B-045-2DP accompanying such application.

The Certificate is refused for the following reasons:-

By reason of its siting fronting a public right of way, the proposed roof alteration fails to meet the requirements for permitted development as set out in the Town and Country Planning (General Permitted Development) Order 1995, Schedule 2, Part 1, Class B (2) in that it would be nearer to the public right of way than the existing roof slope.

Reference 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.
TRDC DECISION Refused
The proposed roof alterations by virtue of their bulk, scale and siting, would be an incongruous and prominent form of development adversely affecting the appearance and character of the original dwelling house, and would have a detrimental impact on the visual amenities of the street scene. The proposal is therefore contrary to Policy GEN3 and Appendix 2 of the Three Rivers Local Plan 1996-2011.

Reference 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.
TRDC DECISION Refused
1 The proposed development fails to comply with Policies C1, GEN3 and H14 and Appendix 2 of the Three Rivers Local Plan 1996-2011, which seek to protect the character and residential amenity of existing areas of housing with long or extensive gardens from "backland" or infill development which the Council considers to be inappropriate. The proposal would result in a development that would harm the residential amenities of the occupants of the flats and neighbouring dwellings, due to the layout and design of the proposed building and parking areas, by reason of disturbance, general activity

and loss of privacy. The proposed upgrading of the accessway and junction with Parrotts Close would result in an urbanising impact on the Conservation Area, which would harm the character and appearance of the Conservation Area.

2 The proposed development would result in a significant increase in demand for education, child care, libraries and sustainable transport provision in the area. In the absence of an agreement under the provisions of Section 106 of the Town and Country Planning Act 1990, this fails to recognise the impact of the development upon these services. The application therefore fails to meet the requirements of Policies GEN1, GEN8, T7 and Appendix 1 of the Three Rivers District Council 1996-2011.

Reference 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.

TRDC DECISION Refused

1 In the absence of an acceptable redevelopment scheme for the site the demolition of the existing building would lead to a vacant site with no permitted use or buildings, which would be detrimental to the character and appearance of the Conservation Area. The proposal would therefore be contrary to Policy C6 of the Three Rivers Local Plan 1996-2011.

PD907/08 Appeals Against Planning Decisions

APPLICATION NO. 07/2402/FUL
LOCATION 147 Watford Road Croxley Green Hertfordshire WD3 3ED
PROPOSAL Demolition of existing conservatory and erection of two storey and single storey rear extension
DOE APPEAL REF. APP/P1940/A/08/2080739/WF
APPELLANT'S NAME Mr Sean Pannell
APPEAL START DATE 23/07/2008
TRDC DECISION Approved
The appeal is against granting planning permission for the development subject to condition/s which the appellant objects to as set out below:
Prior to the commencement of development and notwithstanding the details shown on the approved plans elevational plans showing brick flanks to the first floor rear projection shall be submitted to and approved in writing by the local planning authority. The approved plan and details therein shall be implemented in their entirety and permanently retained as such thereafter.
Reason: To ensure that the external appearance of the building is satisfactory and that the privacy of neighbouring properties will be maintained in accordance with Policy GEN3 and Appendix 2 of the Three Rivers Local Plan 1996-2011.
CGPC DECISION NGFO

APPLICATION NO.	08/0533/FUL
LOCATION	15 and 17 Byewaters Croxley Green Hertfordshire WD18 8WH
PROPOSAL	Remove existing roof to two houses, construct new roof with steeper pitch, rear dormer windows, rooflight to front slope
DOE APPEAL REF.	APP/P1940/A/08/2079680/WF
APPELLANT'S NAME	Mr Ashok Singha
APPEAL START DATE	8 July 2008
TRDC DECISION	Refused <p>1 The proposal, by reason of its height, bulk and dominance within the street scene and relationship to surrounding residential properties, would be an obtrusive and incongruous form of development that would have a detrimental impact on the visual amenities of the surrounding residential properties and the street scene. This is not in accordance with Policy GEN3 and Appendix 2 of the Three Rivers Local Plan 1996-2011.</p> <p>2 The proposal, by reason of its design, would create an unacceptable amount of overlooking on the neighbouring properties at 1, 3, 5, 7, 9 and 11 Evensyde to the detriment of their residential amenities. This is not in accordance with Policy GEN3 and Appendix 2 of the Three Rivers Local Plan 1996-2011.</p>
CGPC DECISION	08/0533/FUL This application was sent to the Parish Council twice by TRDC. The first application was: Remove existing roofs from 15 and 17 Byewaters and erection of new higher pitched roof to include loft conversion with dormer window to front, rooflights to side and rear elevations and glazed gable projections to rear elevation. To which the Parish Council commented as follows: Object – the proposed development is excessive, overbearing and out of keeping and would be detrimental to the street scene. The second time the application was sent, the Parish Council comments were NGFO.

PD908/08 The Green/Conservation Area

This item was introduced by the Chairman and the Clerk advised that the Solicitor at Three Rivers District Council has given the Artichoke Public House until the end of September to remove the decking back to their boundary. If they do not comply, TRDC will resort to Court action. Members asked that this item stays on the agenda until it has reached a resolution.

PD909/08 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 advised that he had sent an email to Hertfordshire Highways on 16 July but was still awaiting their response. He had asked what percentage of the cost they would accept as a contribution in order to proceed with the installation of these crossings. Members asked that the Clerk emails Steve Drury, County Councillor and that this item remains on the agenda.

PD910/08 Proposed Road Closure by Hertfordshire Highways of Lancing Way from Baldwins Lane to Malvern

The Chairman introduced this item and the Clerk advised that Hertfordshire Highways had been asked to provide more specific dates. They replied that no firm date has been set for

the works although when the works are programmed advanced signs will be placed on site. They added that they always give themselves a large window as they do not know how their works will pan out and whether there will be sufficient funds available to undertake the works.

PD911/08 Maintenance Contract with TRDC for the Green and Stones Orchard

The Clerk informed those present that following the Extraordinary Meeting of 7 August 2008, he had sent a letter to Peter Brooker at TRDC on 11 August 2008 to which he had received no reply or acknowledgement. He added that some residents had also written to Peter Brooker to express their dismay about the Parish Council losing the maintenance contract of the Green and Stones Orchard. Members asked the Clerk to write another letter to be copied to David Gauke, MP as well as Parish Councillors.

Regarding future work for the Rangers, Members suggested that the Clerk contacts Hertfordshire Highways to ask that the Parish Council be allowed to take over responsibility for grass verges and also verge trees. Another suggestion was that the Clerk asks TRDC to extend the woodland maintenance so that the Parish Council is responsible for all woodland maintenance within the Parish boundary.

PD912/08 The Coach and Horses, the Green

The Chairman introduced this item and the Clerk referred Members to the previously circulated email from David Shorto, Licensing Officer at TRDC. Members noted that under the Licensing Act 2003, the Coach and Horses Public House has been called in for Review on the grounds of lack of control of children in the play area and the noise levels made by them using the play equipment which is a nuisance to neighbours.

PD913/08 Highways

The Clerk referred Members to the supplement detailing Highways works for August 2008.

PD914/08 Closure

There being no further business, the Chairman closed the meeting at 9.01pm.