

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON WEDNESDAY 20 JANUARY 2010 at 8.00PM

Present: Cllr Bennett - In the Chair David Allison – Clerk to the Council
Cllrs Bains, Hollands, Saxon and Wynne-Jones
Voting Members: 5
Members of the Public: 7

PD1269/10 Apologies for Absence
There were no apologies to note.

PD1270/10 Declarations of Interest
It was recommended that Members declare any interests if required during the meeting.

PD1271/10 Representations from the Public
Representations were made from the Upper New Road Residents Group against planning applications 09/2041/FUL, 23A New Road and 09/2056/FUL, Unit 1 Holly Bush House, 5A New Road. Representations were also made by the applicant in favour of 09/2056/FUL.

PD1272/10 Planning Applications
In the following applications “NGFO” means No Grounds For Objection

Application No: 09/1963/OUT
Address: Land Outside Rickmansworth School Scots Hill Croxley Green
Application: Outline: Erection of 5 no. terraced houses and vehicular access to Scots Hill (appearance and landscaping reserved)
CGPC Decision: OBJECT: The proposed development by virtue of its scale and design would form an incongruous and cramped form of development, to the detriment of the character of the surrounding area and not in keeping with the street scene.

Application No: 09/2041/FUL
Address: 23A New Road Croxley Green Rickmansworth
Application: Redevelopment and change of use from scaffolding yard to residential to provide 4 detached houses with 8 off street parking spaces
CGPC Decision: The Parish Council would welcome a housing development on this site but believes this proposal to be overdevelopment with inadequate parking and access and egress difficulties particularly for vehicles delivering to or servicing the units.

Application No: 09/2042/FUL
Address: 3 Yorke Road Croxley Green Rickmansworth
Application: Single-storey rear/side extension with rooflight, rebuild existing single-storey rear extension, loft conversion with rear dormer and front rooflight
CGPC Decision: NGFO

Application No: 09/2050/FUL
Address: Woodlands The Green Croxley Green
Application: Demolition of the existing dwelling; erection of new two storey detached dwelling with roofspace accommodation, integral double garage and associated landscaping
CGPC Decision: NGFO

Application No: 09/2051/CAC
Address: Woodlands The Green Croxley Green
Application: Conservation Area Consent: Demolition of the existing dwelling
CGPC Decision: NGFO

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

Application No: 09/2103/FUL
Address: 32 Bateman Road Croxley Green Rickmansworth
Application: Single-storey side and rear extension with rooflights
CGPC Decision: NGFO

Application No: 09/2114/FUL
Address: 54 Winchester Way Croxley Green Rickmansworth
Application: Two-storey rear extension, single storey rear extension with rooflights and extension to patio
CGPC Decision: NGFO

Application No: 10/0026/FUL
Address: 152 Baldwins Lane Croxley Green Rickmansworth
Application: Demolition of existing side extension, construction of new side extension including loss of part of garage, erection of new front porch and new door opening to rear elevation
CGPC Decision: NGFO

Application 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.

APPROVED

Reference No: 09/1662/FUL
Address: 268A Baldwins Lane Croxley Green Rickmansworth
Application: Erection of single-storey rear extension and first-floor rear extension to doctors' surgery
TRDC Decision: Approved
CGPC Decision: NGFO

Reference No: 09/1690/FUL
Address: 4 Fuller Way Croxley Green Rickmansworth
Application: Part single, part two-storey side/rear extension, replacement of flat roof with new tiled roof to existing rear extension, enlarged hardstanding to front
TRDC Decision: Approved
CGPC Decision: NGFO

Reference No: 09/1691/FUL (amended)
Address: 35 Springfield Close Croxley Green Rickmansworth
Application: Two-storey side extension, part single storey side extension and part single storey rear extension
TRDC Decision: Approved
CGPC Decision: NGFO

Reference No: 09/1710/FUL
Address: 30 Rochester Way Croxley Green Rickmansworth
Application: Single-storey orangery to rear of house
TRDC Decision: Approved
CGPC Decision: Object: the proposal appears to be an extension on a previous extension

Reference No: 09/1739/FUL
Address: 1 Frankland Road Croxley Green Rickmansworth
Application: Demolition of existing side and rear extensions and erection of two-storey side extension and single-storey side and rear extensions
TRDC Decision: Approved
CGPC Decision: Object: the proposal is considered to be excessive overdevelopment

Reference No: 09/1810/FUL
Address: Croxley Baptist Church Baldwins Lane Croxley Green
Application: New front, side and rear extensions and replacement windows
TRDC Decision: Approved
CGPC Decision: NGFO

Reference No: 09/1811/FUL
Address: 14 Winton Crescent Croxley Green Rickmansworth
Application: Demolition of existing conservatory; conversion of existing garage and utility spaces with roof-lights; erection of single storey rear extension
TRDC Decision: Approved
CGPC Decision: NGFO

Reference No: 09/1820/FUL
Address: 16 Copthorne Road Croxley Green Rickmansworth
Application: Renewal of 06/1696/FUL: Two-storey side extension, single-storey rear extension and erection of a detached double garage and alterations to fenestration detail
TRDC Decision: Approved
CGPC Decision: NGFO

Reference No: 09/1832/FUL
Address: 110 Frankland Road Croxley Green Rickmansworth
Application: Single-storey rear extension and alterations to fenestration
TRDC Decision: Approved
CGPC Decision: NGFO

Reference No: 09/1834/FUL
Address: 223 Baldwins Lane Croxley Green Rickmansworth
Application: Single-storey rear extension
TRDC Decision: Approved
CGPC Decision: NGFO

Reference No: 09/1837/FUL
Address: 69 Winton Drive Croxley Green Rickmansworth
Application: First floor front extension
TRDC Decision: Approved
CGPC Decision: NGFO

Reference No: 09/1883/CLPD
Address: 8 Frankland Close Croxley Green Rickmansworth
Application: Certificate of Lawfulness Proposed Development: Loft conversion including hip-to-gable roof alteration, rear dormer window and front rooflights
TRDC Decision: Approved
CGPC Decision: Noted

PD1274/10 Appeals Against Planning Decisions

There were no appeals to note.

PD1275/10 Provision of Salt Bins in Croxley Green

The Chairman introduced this matter and asked the Clerk to elaborate. The Clerk explained that with the recent inclement weather conditions Members may wish to discuss

a strategy for the future in the event that such conditions prevail again. The Clerk continued that at present the Council has 10 salt bins (although one had been stolen and was in the course of being replaced) located in key places where there would be obvious benefit to drivers and pedestrians against icy conditions. The Clerk added that given the conditions the Council's Rangers could not undertake their usual duties and that consideration ought to be given to their deployment when snow and icy conditions prevent normal working operations. The Clerk pointed out that whilst there is a very strong argument for them to be deployed on snow/ice clearance for the benefit of the community there was, regrettably, a potential liability issue under Health & Safety legislation which Members need to consider.

Following a discussion it was agreed that an article be prepared for the Parish Pump magazine to seek views of residents as to where they would consider additional locations for salt bins to be provided. It was also pointed out that although the existing bins were placed at strategic points, the salt provided was publicly funded and therefore available for public use.

It was agreed that the Clerk approach Three Rivers District Council (TRDC) to develop a contingency plan with them which would potentially put the Council's Rangers at their disposal subject to assurances from TRDC regarding liability issues.

It was also proposed by Cllr Hollands and seconded by Cllr Bains that financial provision be made in next year's budget for the purchase of 6 additional salt bins and the associated salt to fill them. The proposal was agreed.

PD1276/10 Budget 2010/2011 and beyond

The Clerk advised that there were two items in the P&D Budget for 2010/2011, these being £100 for Bus Shelter repairs and £6,900 for the Community Bus.

It was proposed by Cllr Bains and seconded by Cllr Bennett that the outcome of the discussions from the previous Agenda item be discussed under this Agenda item. The proposal was agreed.

The Clerk added that following the discussion from the previous Agenda item, an additional budget item should be included in the P&D Budget proposals for discussion at Council to provide for the additional salt bins recommended by the Committee. The Clerk advised that a recent purchase of the stolen salt bin was approximately £120, although this was at a special offer price.

It was proposed by Cllr Hollands and seconded by Cllr Wynne-Jones that an additional £1,000 be put in the P&D budget proposals for the purchase of 6 salt bins and associated salt. The proposal was agreed.

PD1277/10 Tesco Store – Provision of Public Open Space

The Chairman advised that there was nothing further to report on this matter at present but the subject will remain on the Agenda should the situation change and a discussion be required.

PD1278/10 Highways

Members noted the proposal for a raised roadway which would be installed at the entrance to the new housing development at the former IMC site in Harvey Road.

PD1279/10 Closure

There being no further business, the Chairman closed the meeting at 9.40pm.