

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON WEDNESDAY 21 JANUARY 2009 at 8.00PM

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

Cllrs Hollands and Saxon
Voting Members: 3

PD1019/09 Apologies for Absence

Apologies were received from Cllrs Bennett and Wynne-Jones

PD1020/09 Declarations of Interest

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

PD1021/09 Representations from the Public

There were no public present.

PD1022/09 Planning Applications

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

Application No: 09/0015/FUL

Address: 34 Sherborne Way Croxley Green Rickmansworth

Application: Single storey rear extensions

CGPC Decision NGFO

Application No: 09/0031/CLPD

Address: 181 Watford Road Croxley Green Rickmansworth

Application: Certificate of Lawfulness Proposed Development: Single storey side and rear extension

CGPC Decision Noted

PD1023/09 Recent Decisions by Three Rivers District Council

APPROVED

Reference No: 08/2039/FUL

Address: 129 - 131 New Road Croxley Green Rickmansworth

Application: Change of Use from Class B1 (office) to Class D2 (assembly and leisure) to run a Wellness Centre

TRDC Decision: Approved

CGPC Decision: NGFO

REFUSED

Reference No: 08/2103/FUL

Address: 39 Watford Road Croxley Green Rickmansworth

Application: Conversion of dwelling into three flats and single storey rear extension

TRDC Decision: Refused:

- 1 The proposed subdivision of one of a pair of semi-detached houses into 3 flats would be detrimental to the amenities of neighbours (in particular those of occupiers of No 37 Watford Road) and to the character and appearance of the locality, due to the poor internal layout, the increased general activity and disturbance from the intensive use and the extensive area and location of hard surfacing for access and parking. This would be contrary to Policies GEN3, H13 and Appendix 2 of the Three Rivers Local Plan 1996-2011.
- 2 The proposed subdivision of one of a pair of semi-detached houses into 3 flats would be detrimental to the amenities of the future occupiers of the flats due to the poor internal layout with a living room over a bedroom and a bedroom over a living room of separate flats. This would be contrary to Policies GEN3, H13 and Appendix 2 of the Three Rivers Local Plan 1996-2011.

CGPC Decision: Object: There is inadequate car parking for the number of bedrooms being proposed

WITHDRAWN

Withdrawn 08/12/2008

Reference No: 08/1924/CLPD

Address: 31 Winton Drive

Application: Certificate of Lawfulness Proposed Development: Loft conversion with roof alterations including raise in ridge height, rooflight to front elevation, window to side elevation and dormer window to rear elevation

CGPC Decision: Noted

Withdrawn 13/12/2008

Reference No: 08/1962/CLPD

Address: 52 Dickinson Square

Application: Certificate of Lawfulness Proposed Development: Single storey rear extension

CGPC Decision: Noted

Withdrawn 08/01/2009

Reference No: 08/2087/FUL

Address: 77 Manor Way

Application: Erection of single storey side and rear extension with two rooflights and two storey/first floor side extension

CGPC Decision: NGFO

PD1024/09 Appeals Against Planning Decisions

There were no appeals.

PD1025/09 Highways

The Chairman introduced this item and the Clerk referred to the Members Update from Hertfordshire Highways dated January 2009. The update was noted.

The Clerk also referred Members to a report from Hertfordshire Highways Joint Member Panel for TRDC relating to S106 Contributions. The Clerk draw specific attention to Appendix B which reported that £65,000 was anticipated from the IMC Works, Harvey Road towards a pedestrian crossing at the junction of Harvey Road with Watford Road with the trigger point for payment prior to 1st occupation. The Clerk also pointed out that a further £65,000 from the IMC Works was anticipated for traffic management schemes and traffic studies. Members noted the report.

PD1026/09 Closure

There being no further business, the Chairman closed the meeting at 8.05pm.