

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON WEDNESDAY 21 MARCH 2007 at 8.00PM

The Clerk drew attention to the absence of the Chairman and Vice-Chairman of the Planning & Development Committee and asked Members for a nomination. It was proposed by Cllr Saxon and seconded by Cllr Jefford that Cllr Bains act as Chairman for this meeting only. The proposal was agreed. Cllr Bains agreed and took the chair.

Present: Cllr Bains - In the Chair

Cllrs R Jefford, Norman, Saxon

Voting Members 4

Not present: Cllrs Duffy and Vassiliou

PD553/07 Apologies for Absence

Apologies were received from Cllr Englefield.

PD554/07 Declarations of Interest

Declarations of interest regarding specific proposals under Agenda item PD556/07 to be taken at the time.

PD555/07 Representations from the Public

There were no public present.

PD556/07 Planning Applications

In the following applications "NGFO" means No Grounds For Objection.

APPLICATION NO.	07/0313/FUL	DECISION LEVEL	Delegated
LOCATION	35 Frankland Close Croxley Green Hertfordshire		
PROPOSAL	Single storey side and rear extension, loft conversion with rear dormer window and two rooflights to front and roof alterations		
FOR	Celebration Homes Ltd	WARD	Croxley Green South
GRID REF	E: 507418 N: 195002	PLANNING OFFICER	Alice Eggeling
CGPC DECISION	NGFO		

APPLICATION NO.	07/0340/FUL	DECISION LEVEL	Delegated
LOCATION	135 Frankland Road Croxley Green Rickmansworth		
PROPOSAL	Demolition of side conservatory and erection of a two storey side extension		
FOR	Mr Phillip Gibbs	WARD	Croxley Green South
GRID REF	E: 507552 N: 195037	PLANNING OFFICER	Ms M Harding
CGPC DECISION	NGFO		

APPLICATION NO. 07/0357/FUL DECISION LEVEL Delegated
LOCATION 36 Frankland Road Croxley Green Hertfordshire
PROPOSAL Loft extension with rear dormer window and two velux windows to front elevation and roof alterations
FOR E Brewster And S WARD Croxley Green South
Paulon
GRID REF E: 507841 N: 195242 PLANNING OFFICER Ms Sarah Hunter
CGPC DECISION NGFO

APPLICATION NO. 07/0376/FUL DECISION LEVEL Delegated
LOCATION 103 Byewaters Croxley Green Hertfordshire
PROPOSAL Single storey rear extension and two storey rear extension
FOR Mr S Rose WARD Croxley Green South
GRID REF E: 508306 N: 195292 PLANNING OFFICER Alice Eggeling
CGPC DECISION NGFO

APPLICATION NO. 07/0377/CLPD DECISION LEVEL Delegated
LOCATION 147 New Road Croxley Green Hertfordshire
PROPOSAL Certificate of Lawfulness Proposed Use/Development: Single storey extension and loft conversion with front and rear velux windows
FOR Mr And Mrs R Springer WARD Croxley Green
GRID REF E: 507480 N: 195542 PLANNING OFFICER Mr Peter Walker
CGPC DECISION Noted

APPLICATION NO. 07/0381/FUL DECISION LEVEL Delegated
LOCATION Chess Side 16 Copthorne Road Croxley Green
PROPOSAL Amendment to planning permission 06/1696/FUL: Two storey side extension and single storey rear and single storey detached garage and alterations to fenestration detail
FOR Mr And Mrs S Pike WARD Croxley Green
GRID REF E: 506748 N: 195465 PLANNING OFFICER Ms M Harding
CGPC DECISION OBJECT
The proposed development is considered excessive and by virtue of its design not in character with the original house thus detrimental the character of the surrounding area.

APPLICATION NO. 07/0384/FUL DECISION LEVEL Delegated
LOCATION 31 New Road Croxley Green Hertfordshire
PROPOSAL Creation of hardstanding at front of property with vehicular access via Tussauds Close
FOR Mr Richard Collins WARD Croxley Green
GRID REF E: 507153 N: 195537 PLANNING OFFICER Ms Claire Garner
CGPC DECISION NGFO

APPLICATION NO. 07/0459/FUL DECISION LEVEL Delegated
 LOCATION 129 Frankland Road Croxley Green Hertfordshire
 PROPOSAL Demolition of existing garage and erection of single storey side extension
 FOR Mr And Mrs D I Crowder WARD Croxley Green South
 GRID REF E: 507577 N: 195051 PLANNING OFFICER Alice Eggeling

CGPC DECISION NGFO

PD557/07 Recent Decisions by Three Rivers District Council

APPLICATION NO. 07/0111/FUL DECISION LEVEL Delegated
 LOCATION 74 Durrants Drive Croxley Green Hertfordshire
 PROPOSAL Two storey side and two storey and single storey rear extension
 FOR Mr A Hubbard WARD Croxley Green North
 GRID REF E: 508156 N: 196522 PLANNING OFFICER Ms Claire Garner

CGPC DECISION NGFO
 TRDC DECISION APPROVED

APPLICATION NO. 07/0118/FUL DECISION LEVEL Delegated
 LOCATION 86 Valley Walk Croxley Green Hertfordshire
 PROPOSAL Single storey front extension
 FOR Mrs Suzie Lovick WARD Croxley Green South
 GRID REF E: 508593 N: 195613 PLANNING OFFICER Ms Claire Garner

CGPC DECISION NGFO
 TRDC DECISION APPROVED

APPLICATION NO. 06/2241/FUL DECISION LEVEL Committee
 LOCATION 134 Watford Road Croxley Green Hertfordshire
 PROPOSAL Demolition of existing buildings and erection of three buildings (2 1/2 storey) comprising 18 flats (15x2bed and 3x1bed) with associated access, parking and landscaping
 FOR Oakbridge Homes Ltd WARD Croxley Green South
 GRID REF E: 507774 N: 195354 PLANNING OFFICER Mr L Moore

CGPC DECISION : OBJECT on the grounds that:-

1. The design of the proposed development is not in keeping with nearby properties;
2. The proposal represents an overdevelopment of the site, with excessive height not in keeping with the environment, poor access and egress and creates a lack of privacy to neighbouring properties;
3. Appendix 2 Item 1(b)(ii) of the Three Rivers Local Plan 1996-2011 states "The development should not incorporate balconies, or first floor conservatories which overlook neighbouring properties to any degree";
4. Concern is expressed that there is no protection that any existing trees would remain, creating further privacy intrusion;

It is recommended that this application is placed before the Development Control Committee. Please let us have details of the date.

TRDC
DECISION

APPROVED

REFUSALS

APPLICATION NO. 07/0123/FUL DECISION LEVEL Delegated
LOCATION The Lodge Copthorne Road Croxley Green
PROPOSAL Change of use from Offices to Residential dwelling with insertion of two
velux windows in front elevation
FOR Mr L Mahtani WARD Croxley Green
GRID REF E: 506907 N: 195895 PLANNING OFFICER Alice Eggeling

CGPC DECISION NGFO
TRDC DECISION REFUSED

The Reasons for Refusal are:

1. The proposed development results in inadequate amenity space to serve the proposed residential unit contrary to requirements of Policy GEN3 and Appendix 2 of the Local Plan 1996-2011.
2. The positioning of a flank window to a habitable room results in inappropriate overlooking of the private amenity area of a neighbouring property resulting in an unacceptable reduction in privacy and an increased perception of overlooking contrary to Policy GEN3 and Appendix 2 of the Local Plan 1996-2011.

APPLICATION NO. 07/0091/CLED DECISION LEVEL Delegated
LOCATION 15 Owens Way Croxley Green Hertfordshire
PROPOSAL Certificate of lawfulness existing use: Continued use of existing dwelling
as two flats
FOR Mr S J Mason PLANNING OFFICER Alice Eggeling
WARD Croxley Green PARISH Croxley Green Parish Council
APP. TYPE CLED GRID REF E: 507340 N: 196036

CGPC DECISION Noted

TRDC DECISION REFUSED

The Reasons for Refusal are:

In pursuance of its powers under the above mentioned Acts and the Orders [*Town and Country Planning Act (General Development Procedure) Order 1995*] 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 for the works described in the application dated 17 January 2007.

The Certificate is refused because the Council is not satisfied on a balance of probability that the property has been sub divided in to 2 self contained dwellings and continuously occupied as such, for the 4 years prior to the date of application (the relevant period) for the following reasons:-

Documents 1,2,4,5,6, refer to valuations of possible work rather than actual work having been carried out. Such works might also be carried out within a single family dwelling house.

Document 2 describes the moving of the meter position. The box entitled 'Conversion of flats' has not been ticked.

Document 7 (Mortgage valuation) refers to a second floor kitchen 'in order to accommodate tenants' but this piece of evidence does not prove that tenants were in occupation, nor that the unit of accommodation was self contained. At Section 3 of the application the boxes ticked confirm the property to be a semi detached house. The tick box ' Flat or maisonette' has not been ticked. In any event the document is dated September 1991 and cannot therefore confirm matters in the relevant period.

Document 8 does not state why the inspection was necessary, if it was carried out and what the survey revealed. In any event it relates to a visit in 1994, outside the relevant period.

No Leases, tenancies or any other occupation agreements have been submitted relating to the relevant period. Document 9 (which is not a certified copy of the original) is dated 28 November 1996 and there is no evidence as to how long the tenants remained in occupation, nor in respect of which part of the property the agreement related.

Council tax records show Council tax to have been paid by Mr S Mason in respect of 15 Owens Way which has, according to the Council's records, never been evaluated and listed as separate units of accommodation. It is listed as a Band D single family dwelling house.

PD558/07 Appeals Against Planning Decisions

There were no appeals.

PD559/07 Highways

No new information had been received from Highways Department.

PD560/07 Closure

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