

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON WEDNESDAY 21 MAY 2008 at 8.00PM

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

Cllrs Bennett, Hollands and Saxon
Voting Members: 4

PD828/08 Apologies for Absence

Apologies were received from Cllr Wynne-Jones.

PD829/08 Declarations of Interest

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

PD830/08 Representations from the Public

There were no members of the public present.

PD831/08 Planning Applications

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

Application No: 08/0756/FUL
Address: 9 The Green Croxley Green Hertfordshire
Application: Erection of a two storey rear extension and single storey front garage extension
CGPC Decision NGFO

When the following application was discussed at the last P&D meeting, the online plans related to an application in another area, this has now been amended by Three Rivers District Council (TRDC):

Application No: 08/0819/FUL
Address: 23 Bateman Road Croxley Green Hertfordshire
Application: Roof alterations to form further room in roofspace with front and rear dormer windows
CGPC Decision NGFO

Application No: 08/0885/FUL
Address: 46 Windmill Drive Croxley Green Hertfordshire
Application: Conversion of garage into habitable room
CGPC Decision NGFO

Application No: 08/0919/FUL
Address: Dukes Place 19 Watford Road Croxley Green
Application: Part retrospective: Installation of roof light to rear of each dwelling (7) for loft storeroom
CGPC Decision NGFO

Application No: 08/0924/FUL
Address: 11 Manor Way Croxley Green Hertfordshire
Application: Rear conservatory
CGPC Decision NGFO

Application No: 08/0936/FUL
Address: 231 Baldwins Lane Croxley Green Hertfordshire
Application: Single and two storey side extension
CGPC Decision NGFO

Application No: 08/0970/FUL
Address: 11 Bateman Road Croxley Green Hertfordshire
Application: Single storey side extension
CGPC Decision NGFO

Application No: 08/0977/FUL
Address: 8 Frankland Close Croxley Green Hertfordshire
Application: Loft conversion with gable end extension to roof, two rooflights to front elevation, window to side elevation and dormer window to rear elevation
CGPC Decision NGFO

Certificate of Lawfulness – for Members information only

Members questioned why the following application had been submitted as a certificate of lawfulness of proposed development, when it would appear to them that it needed full planning permission. It was asked that clarification be sought from TRDC.

Application No: 08/0930/CLPD
Address: 135 Winton Drive Croxley Green Hertfordshire
Application: Certificate of Lawfulness Proposed Development: Loft conversion with rooflight to front elevation window to side elevation, juliette balcony to rear elevation and change in roof from hip to gable
CGPC Decision Noted

[Post meeting note: An email was sent to the Officer dealing with this application 22 May 2008; see attached]

PD832/08 Recent Decisions by Three Rivers District Council

APPROVED

Reference No: 08/0550/FUL
Address: 189 Baldwins Lane Croxley Green Hertfordshire
Application: First floor side, two storey and single storey side and rear extension
CGPC DECISION NGFO
TRDC DECISION Approved

Reference No: 08/0551/FUL
Address: 91 Frankland Road Croxley Green Hertfordshire
Application: Loft conversion with roof alterations rooflight and dormer window to front elevation and dormer window to rear elevation
CGPC DECISION NGFO
TRDC DECISION Approved

Reference No: 08/0643/FUL
Address: 67 Frankland Road Croxley Green Hertfordshire
Application: Demolition of front of garage and conversion of garage to habitable room
CGPC DECISION NGFO
TRDC DECISION Approved

Reference No: 08/0659/FUL
Address: 26 Richmond Way Croxley Green Hertfordshire
Application: Single storey rear and side extension
CGPC DECISION NGFO
TRDC DECISION Approved

REFUSED

Reference No: 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 details are as follows:
Address: 15 And 17 Byewaters Croxley Green Hertfordshire
Application: Remove existing roof to two houses, construct new roof with steeper pitch, rear dormer windows, rooflights to front slope
CGPC DECISION NGFO
TRDC DECISION

- 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.
- 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.

Reference No: 08/0570/FUL
Address: 31 Winton Drive Croxley Green Hertfordshire
Application: Loft conversion with increase in ridge height, roof alterations, rooflight to front elevation, window to side elevation and dormer window to rear elevation
CGPC DECISION Object: the proposed development is very excessively overbearing from the front aspect, there is an imbalance of roof height between the pair of semi detached houses and it is not in keeping with the street scene.
TRDC DECISION

- 1 The proposed hip to gable roof extension would be an intrusive and incongruous form of development and would imbalance the appearance of the pair of semi detached dwellinghouses, which would be harmful to the character of the existing building in particular, and the visual amenity of the street scene in general. The application fails to comply with Policy GEN 3 and Appendix 2, of the Three Rivers Local Plan 1996-2011.

PD833/08 Appeals Against Planning Decisions

APPLICATION NO. 07/2195/FUL
LOCATION Coach and Horses Public House, The Green, Croxley Green
PROPOSAL Retrospective Application: Children's play equipment
DOE APPEAL REF. APP/P1940/A/08/2074046
APPELLANT'S NAME Mark Leonard Cooper
APPEAL START DATE 07/05/2008
TRDC DECISION Refused:
The play equipment by reason of its size, height and siting results in disturbance and general activity which results in an unacceptable loss of amenity for the adjoining residential occupiers. The development is contrary to Policy GEN1 of the Three Rivers Local Plan 1996-2011.
CGPC DECISION NGFO

APPLICATION NO. 07/2201/LBC
LOCATION Coach and Horse Public House, The Green, Croxley Green
PROPOSAL Listed Building Consent: Retrospective erection of children's play equipment
DOE APPEAL REF. APP/P1940/E/08/2074047/NWF
APPELLANT'S NAME Mark Leonard Cooper
APPEAL START DATE 07/05/2008
TRDC DECISION Refused:
The play equipment by reason of its size, height and appearance is an inappropriate form of development in the curtilage of a Listed Building and has a detrimental impact on the character and setting of the Listed Building. This is contrary to Policy C9 of the Three Rivers Local Plan 1996-2011.
CGPC DECISION NGFO

PD834/08 The Green/Conservation Area

This item was introduced by the Chairman and the Clerk referred Members to the correspondence that had been circulated with the Agenda. Currently the matter of the Artichoke Public House is being dealt with by the Solicitor at TRDC who has spoken with the Clerk and asked if somebody with knowledge of how the Artichoke looked in the past could speak to her. It was suggested that old photographs could be researched to see whether they could possibly offer any information.

PD835/08 Highways

The Chairman introduced this item and the Clerk referred Members to the documents received from Hertfordshire Highways. He pointed out that the Croxley Green Revels Procession was listed as being on 15 June when it is in fact to be held on 21 June, he added that he had sent an email informing of this error.

PD836/08 Closure

There being no further business, the Chairman closed the meeting at 8.33pm.