

**CROXLEY GREEN PARISH COUNCIL**

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

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

Cllrs Bennett, Brand, Hollands, Saxon and Seabourne  
Voting Members 6

PD699/07 Apologies for Absence

Cllrs Bains and Norman

PD700/07 Declarations of Interest

The Clerk recommended that Members declare any interests if required during the meeting.

PD701/07 Representations from the Public

The Chairman welcomed those present to the meeting. There were 10 members of the public present (all of whom belonged to the Upper New Road Residents Group), and one person made representations on behalf of the group. The representations concerned the first two applications on the agenda; 07/2204/FUL and 07/2205/CAC, Petit Roque, 5A New Road, Croxley Green.

A statement was read out to Members which explained the group's objections to the proposed development at this site (copy attached). The objections were on the grounds that the proposed development would be visually intrusive, properties surrounding the proposed development would be overlooked and also that is out of keeping with the local Conservation Area. The lack of parking on the site as well as the lack of turning space on the site would lead to an increase in the already existing parking problems and congestion in New Road. Access and egress to the site was another objection; it was felt that this would compromise the safety of road users and pedestrians contrary to Policy T7 of the Three Rivers District Council Local Plan 1996-2011.

After hearing the Committee discuss the two applications, the group left the meeting.

PD702/07 Planning Applications

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

**Application No:** 07/2205/CAC  
**Address:** Petit Roque 5A New Road Croxley Green  
**Application:** Conservation Area Consent: Demolition of outbuildings within curtilage of site  
**CGPC Decision:** Object on the grounds that no viable application has been submitted.

**Application No:** 07/2204/FUL  
**Address:** Petit Roque 5A New Road Croxley Green  
**Application:** Demolition of all existing buildings and erection of new offices for class B1 Business Use  
**CGPC Decision:** Object – The Parish Council supports the Upper New Road Residents Association and objects on the grounds that the proposed development would be visually intrusive, properties surrounding the proposed development would be overlooked and it is out of keeping with the local Conservation Area. Also, the lack of parking on the site as well as the lack of turning space on the site would lead to an increase in the already existing parking problems and congestion in New Road. Access and egress to the site would compromise the safety of road users and pedestrians contrary to Policy T7 of the Three Rivers District Council Local Plan 1996-2011. If the Planning Officer is minded to approve this application, then the Parish Council request that this application is referred to the Development Control Committee.

**Application No:** 07/2224/FUL  
**Address:** 177 Winton Drive Croxley Green Hertfordshire  
**Application:** Single storey side extension  
**CGPC Decision:** NGFO

**Application No:** 07/2216/FUL  
**Address:** 12 Warwick Way Croxley Green Hertfordshire  
**Application:** Single storey rear extension with two rooflights  
**CGPC Decision:** NGFO

**Application No:** 07/2203/FUL  
**Address:** 24 Manor Way Croxley Green Hertfordshire  
**Application:** Two storey side and rear extension  
**CGPC Decision:** Object – the roofline is detrimental to, and is not in keeping with the street scene

**Application No:** 07/2143/FUL  
**Address:** Cherry Tree Cottage Copthorne Close Croxley Green  
**Application:** Demolition of existing conservatory and erection of two storey rear extension and rear conservatory  
**CGPC Decision:** NGFO

**APPROVED**

**Application No:** 07/1523/FUL  
**Address:** 6 Gill Close Croxley Green  
**Application:** Conversion of garage to habitable accommodation and single storey side extension to link dwelling  
**CGPC DECISION** NGFO  
**TRDC DECISION** Approved

**Application No:** 07/1644/FUL  
**Address:** 55 Baldwins Lane Croxley Green  
**Application:** Change of Use from Class A1 (retail) to Class A2 (financial and professional services)  
**CGPC DECISION** NGFO, however it is with concern that this may set a precedent in that permission was sought on a retail basis then to be changed to an office basis.  
**TRDC DECISION** Approved

**Application No:** 07/1697/FUL  
**Address:** 48 Dover Way Croxley Green  
**Application:** Single storey side and rear extension  
**CGPC DECISION** NGFO  
**TRDC DECISION** Approved

**Application No:** 07/1703/FUL  
**Address:** 40 Links Way Croxley Green  
**Application:** Loft conversion with rear dormer window and single storey rear extension  
**CGPC DECISION** NGFO  
**TRDC DECISION** Approved

**Application No:** 07/1706/CLPD  
**Address:** 71 New Road Croxley Green  
**Application:** Certificate of Lawfulness Proposed Development: single storey rear extension  
**CGPC DECISION** Noted  
**TRDC DECISION** Approved

**Application No:** 07/1721/FUL  
**Address:** 18 Winton Crescent Croxley Green  
**Application:** Single storey front porch extension and erection of pitched roof over existing garage  
**CGPC DECISION** NGFO  
**TRDC DECISION** Approved

**Application No:** 07/1724/FUL  
**Address:** 8 Cherry Croft Croxley Green  
**Application:** Rear conservatory  
**CGPC DECISION** NGFO  
**TRDC DECISION** Approved

**Application No:** 07/1731/FUL  
**Address:** 5 Malvern Way Croxley Green  
**Application:** New pitched tiled roof to existing rear extension and alterations  
**CGPC DECISION** NGFO  
**TRDC DECISION** Approved

**Application No:** 07/1760/FUL  
**Address:** 10 Elmcote Way Croxley Green  
**Application:** Demolition of existing front dormer window and erection of single storey front, side and rear extensions and alterations to roof to create first floor with two front and three rear dormer windows, two front and three rear rooflights and two rooflights to each side elevation  
**CGPC DECISION** NGFO  
**TRDC DECISION** Approved

**Application No:** 07/1822/FUL  
**Address:** 12 Durrants Drive Croxley Green  
**Application:** First floor side extension  
**CGPC DECISION** NGFO  
**TRDC DECISION** Approved

**Application No:** 07/1824/FUL  
**Address:** 12 Scots Hill Croxley Green  
**Application:** Part Retrospective: New shop front, security shutters to front and side elevation, replacement double glazed windows and internal alteration  
**CGPC DECISION** NGFO  
**TRDC DECISION** Approved

**Application No:** 07/1895/FUL  
**Address:** 78 Barton Way Croxley Green  
**Application:** Single storey rear extension and part first floor rear extension  
**CGPC DECISION** NGFO  
**TRDC DECISION** Approved

## **REFUSED**

**Application No:** 07/1543/FUL  
**Address:** Land rear of 1-9 Yorke Road Access from New Road Croxley Green  
**Application:** Erection of two storey detached dwelling and two storey detached triple garage  
**CGPC DECISION** Object: The proposed dwelling by virtue of its bulk and scale would form an incongruous and cramped form of development. There is inadequate vehicular access/egress.

**TRDC DECISION** Refused:

1. The proposed development forms an unacceptable form of backland development, due to the long and narrow access which would not be easily accessible by service vehicles. As such the proposed development would be detrimental to the character of the locality, contrary to Policy H14 of the Three Rivers Local Plan 1996-2011.
2. By virtue of its length and siting, the proposed access road would give rise to the movement of vehicles alongside the boundary of the rear gardens of the adjacent residential properties (44 and 46 New Road), which would compromise pedestrian safety and cause an unacceptable degree of noise and disturbance and loss of residential amenity to the occupiers of these properties. This would be contrary to Policies H14 and GEN3 of the Three Rivers Local Plan 1996-2011.

**Application No:** 07/1759/CLPD  
**Address:** 3 Uplands Croxley Green Hertfordshire  
**Application:** Certificate of Lawfulness Proposed Development: Part conversion of garage into habitable accommodation and increase in roof height  
**CGPC DECISION** Noted  
**TRDC DECISION** Refused:  
The applicant has failed to demonstrate that the proposed development would be lawful due to a lack of evidence. Three Rivers District Council as Local Planning Authority are unable to issue a certificate in view of the lack of evidence.

**Application No:** 07/1791/FUL  
**Address:** 65 Harvey Road Croxley Green Hertfordshire  
**Application:** Loft conversion with two rooflights to front elevation, one dormer window to rear with one window, one Juliette balcony and alterations to roof from hip to gable  
**CGPC DECISION** NGFO  
**TRDC DECISION** Refused:

1. The rear dormer window by virtue of its excessive size, siting, balcony and non-subordinate design would result in an obtrusive and incongruous extension which would be detrimental to the scale of the original property. As such the proposed development is contrary to Policy GEN3 and Appendix 2 of the Three Rivers District Council Local Plan 1996-2011 and results in significant harm to the appearance of the original house.
2. The proposed conversion of a hipped roof to a gable end projection would result in an imbalance of the semi detached pair, resulting in an obtrusive and incongruous development which would have a detrimental impact on the visual amenities of the street scene. As such the proposed development is contrary to guidelines contained within Policy GEN3 and Appendix 2 of the Three Rivers District Council Local Plan 1996-2011.

**Application No:** 07/1857/FUL  
**Address:** 1 Scots Hill Close Croxley Green Hertfordshire  
**Application:** Two storey rear extension, single storey side/rear extension  
**CGPC DECISION** NGFO

**TRDC DECISION** Refused:  
The proposed extensions result in an obtrusive and incongruous form of development detrimental to the visual amenities of the street scene and surrounding residential properties by reason of their excessive size, depth, bulk and prominent siting which fails to respect the character and appearance of existing dwellings in the vicinity of the site. The development fails to meet the requirements of Policy GEN3 and Appendix 2 of the Three Rivers Local Plan 1996-2011.

**Application No:** 07/1880/FUL  
**Address:** 13 Frankland Close Croxley Green  
**Application:** Single storey front, side and rear extension and loft conversion with extensions and alterations to roof including new gable end and rear dormer window

**CGPC DECISION** NGFO

**TRDC DECISION** Refused:  
1. The proposed conversion of a hipped roof to a gable end projection would result in an imbalance of the semi detached pair, resulting in an obtrusive and incongruous development which would have a detrimental impact on the visual amenities of the street scene. As such the proposed development would be contrary to guidelines contained within Policy GEN3 and Appendix 2 of the Three Rivers Local Plan 1996-2011.  
2. The proposed single storey side and rear extension by reason of its excessive depth and height would result in a development detrimental to the residential amenity of the neighbouring property. As such the proposed development would be contrary to guidelines contained within Policy GEN3 and Appendix 2 of Three Rivers District Council Local Plan 1996-2011.

**Application No:** 07/1902/FUL  
**Address:** 81 Manor Way Croxley Green  
**Application:** Single storey side/rear extension

**CGPC DECISION** NGFO

**TRDC DECISION** Refused:  
1. The proposed single storey rear extension would result in a loss of amenity to the adjoining residential property at 79 Manor Way by reason of its siting, design and cumulative depth. This would result in an obtrusive and overbearing form of development leading to a loss of light to the rear garden and amenity space of number 79 Manor Way to the detriment of their residential amenity. This would be contrary to Policy GEN3 and Appendix 2 of the Three Rivers Local Plan 1996-2011.

## **WITHDRAWN**

**Application No:** 07/1322/FUL  
**Address:** Land rear of 115 New Road Croxley Green Hertfordshire  
**Application:** Erection of two storey office building  
**CGPC DECISION** Object – on the grounds that the development is considered inappropriate for the area, particularly as the sole access is through a public car park. The development would overlook neighbouring property back gardens with associated loss of privacy.

**Withdrawn**

**Application No:** 07/1846/ FUL  
**Address:** 189-191 Watford Road Croxley Green Hertfordshire  
**Application:** Demolition of existing car showroom and redevelopment to create new convenience retail store and eight flats  
**CGPC DECISION** OBJECT on the grounds that:

1. No apparent detailed Transport Impact Assessment appears to have been undertaken;
2. No apparent detailed retail impact assessment appears to have been undertaken;
3. Applicant appears not to have established that there is a need for the development;
4. The proposal will have significant adverse impact on other local shops and lead to duplication of services;
5. The proposal is not located within an existing shopping area;
6. The proposal will have a significant impact on local traffic movement, contrary to Policy T.7 in the TRDC Local Plan;
7. 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;
8. 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;
9. Concern is expressed regarding the access and egress to the site causing potential traffic management problems;
10. Concern is also expressed concerning potential ground stability problems with the railway embankment given the proximity of the development to the railway track;
11. The retail development is outside an existing retail area and therefore contrary to Policy S.6 of the TRDC Plan 1996-2011.

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

**Withdrawn**

PD704/07 Appeals Against Planning Decisions

**The following appeal lies within Sarratt Parish Council but has been sent to Croxley Green Parish Council for information only from TRDC as it is situated close to the border:**

APPLICATION NO.	07/0980/FUL
LOCATION	The Farmhouse, Finches Avenue, Redheath, Hertfordshire
PROPOSAL	Conversion of outbuilding to form single storey self contained residential annex with single storey rear extension and alterations to fenestration detail
DOE APPEAL REF.	APP/P1940/A/07/2057384/WF
APPELLANT'S NAME	Dr G Loadsman
APPEAL START DATE	30 October 2007
TRDC DECISION	REFUSED

1. The extension and conversion of the outbuilding would create a self-contained residential unit capable of independent use by virtue of the facilities included. This would constitute inappropriate development in the Green Belt and detract from

CGPC DECISION

the openness and character of the Green Belt contrary to Policy GB1 of the Three Rivers Local Plan 1996-2011. The Parish Council was not consulted on the original application, therefore no comments were made.

PD705/07 Budget 2008/09

The Chairman introduced this item and the Clerk again requested that Members submit any budget proposals as soon as possible.

PD706/07 Parking on New Road

One of the Councillors had been approached by several members of the public regarding parking problems on New Road. Cllr Seabourne stated that he was currently dealing with this issue and although progress was slow, it had moved to near to the top of the list for the traffic consultants to deal with. He added that the reason it had taken two years was because they can only deal with six traffic regulations per year. The Clerk pointed out that as this issue was being dealt with by Three Rivers District Council, there is no more the Parish Council can do. The Chairman wanted to point out that the Parish Council would like to acknowledge that the issue is being dealt with by Highways and that the Parish Council would welcome a resolution of this matter in the foreseeable future.

PD707/07 Duke of York Site, 19 Watford Road

The Chairman introduced this item, details of which had been circulated with the agenda. The details received from Three Rivers District Council stated that the Developer of the above site is proposing to call the site "Dukes Place" to retain the association with the former use. This will be a "house name" rather than a road name as the site will still be known at 19 Watford Road. Therefore the address will be 1-7 Dukes Place, 19 Watford Road. Members approved of this name.

PD708/07 Watford Muslim School

It was proposed by Cllr Hollands and seconded by Cllr Wynne-Jones that this item be referred to the Full Council meeting to be held 29 November 2007 and this was unanimously agreed.

PD709/07 Highways

The Chairman introduced this item and referred to the Hertfordshire Highways works schedule. The road surfacing of Frankland Road was discussed and the Clerk said he would contact Hertfordshire Highways to ask why only one half of the road had been resurfaced.

PD710/07 Closure

There being no further business the Chairman closed the meeting at 8.59pm.