

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON WEDNESDAY 2 JULY 2008 at 8.00 PM

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

Cllrs Bennett, Hollands, Saxon and Wynne-Jones

Voting Members: 5

In attendance: Laurence Moore, Development Control, Three Rivers District Council (TRDC)

Members of Public: 16

PD861/08 Apologies for Absence

There were no apologies.

PD862/08 Declarations of Interest

The Chairman recommended that any declarations be made throughout the meeting as necessary.

PD863/08 Representations from the Public

The Chairman stated that representations be heard before discussion of the planning application.

PD864/08 Minutes

It was proposed by Cllr Hollands and seconded by Cllr Bennett that the minutes of the meetings held on Wednesday 4 June 2008 and Wednesday 18 June 2008 be approved as correct. The proposal was agreed and the Chairman signed the minutes.

PD865/08 Matters Arising

PD859/08 (Highways). The Clerk was asked whether he had any further information regarding the intended road closure at Lancing Way to which he replied that he did not.

PD866/08 Certificates of Lawfulness

The Chairman welcomed Laurence Moore of Three Rivers District Council and thanked him for attending the meeting to discuss Certificates of Lawfulness. Mr Moore informed Councillors that up until 2-3 years ago there were not many applications for Certificates of Lawfulness of Proposed Development (CLPD). However, now that TRDC no longer issue informal letters confirming that planning permission is not required, CLPD's have become necessary to prove that permitted development is allowed, and in some cases that express planning permission is required.

Most householders enjoy 'permitted development' rights and for semi-detached houses this is 70m³ whilst for terraced houses or those in Conservation Areas the limit is 50m³ (this limit includes sheds and outbuildings). However, planning law is not straightforward and there may be exceptions to this rule. In the case of exceptions to this rule or if the proposed development exceeded the permitted limits, full planning permission would be required. Therefore a CLPD is a matter of fact; it states that yes, development complies, or no, it does not comply.

Mr Moore added that Certificates of Lawfulness of Existing Use or Development (CLEUD) is a similar application although this is for an existing development rather than a proposed one. However, if the building has been in place for 4 years or longer, it is

exempt from enforcement action. If the application is for use (as in the case of shops), the use must be for 10 continuous years without a break to be exempt from enforcement action. The Parish Council can comment on CLEUD applications if they have any information about the existing use or development.

PD867/08 Planning Applications

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

Representations were made regarding the following application. One person stated that his property was close to the multi use games area and objected on the grounds of visual impact, light pollution, noise pollution, lack of toilet facilities, the possibility of more anti-social behaviour, lack of provision for bicycles and that the peace and tranquillity of Croxley Common Moor, used by walkers, joggers and cyclists would be ruined as would the wildlife. Another person agreed and added that considerable work had been going on for almost as long as he had lived there, which was 8 years. He further added that a beautiful Willow tree had been chopped down before the application was submitted. Another person made representations and was extremely concerned about the light and noise pollution, he stated that there would be 4, twenty-metre high floodlights immediately adjacent to a residential development. Further objections regarding the impact on local wildlife were expressed by another member of the public who stated that there was a family of blue cranes as well as muntjac deer living on the Moor. He was also concerned that the run off would go into the river causing possible pollution problems. He informed Cllrs that he had moved there to settle down and raise a family and was worried that this development would decrease property prices in the locality.

After listening to these objections, Cllrs thanked all those present for attending the meeting and expressing their views.

Application No: 08/0806/RSP
Address: Multi Use Games Area Croxley Green Business Park Hatters Lane
Application: Part retrospective: Multi use games area with floodlighting for employees at Croxley Business Park, single storey garage/store outbuilding, new access road and road lights
CGPC Decision: Object: The Parish Council would like this application to be put before the Development Control Committee. We object on the grounds of excessive light pollution, ambient noise pollution from people at the site, the detrimental impact on the visual amenity of local residents; it totally contravenes the view and is an incongruous development on land immediately adjacent to a Site of Special Scientific Interest.

Application No: 08/1145/FUL
Address: West Wind House The Green Croxley Green
Application: First floor side extension, single storey rear extension with four rooflights and replacement windows
CGPC Decision: NGFO

Application No: 08/1165/FUL
Address: 127 Frankland Road Croxley Green Hertfordshire
Application: Rear conservatory
CGPC Decision: NGFO

Application: 08/1233/FUL
Address: 26 Sherborne Way Croxley Green Hertfordshire
Application No: Single storey rear extension
CGPC Decision: NGFO

Application No: 08/1248/FUL
Address: 46 Windmill Drive Croxley Green Hertfordshire
Application: Part Retrospective: Rear Conservatory
CGPC Decision: NGFO

Application No: 08/1267/FUL
Address: 14 Canterbury Way Croxley Green Hertfordshire
Application: Demolition of existing garage and side extension and erection of single storey front and side extension, two storey side extension, loft conversion with roof alterations including dutch hip and rear dormer window
CGPC Decision: NGFO

Application No: 08/1274/FUL
Address: 154 Links Way Croxley Green Hertfordshire
Application: Roof alterations including hip to gable extension to create loft conversion with two rooflights to front elevation, two windows to side elevation and dormer window to rear elevation
CGPC Decision: NGFO

Certificate of Lawfulness – for Members information only

Application No: 08/1271/CLPD
Address: 28 Beechcroft Avenue Croxley Green Hertfordshire
Application: Certificate of Lawfulness Proposed Development: Loft conversion with roof alterations including hip to gable conversion, two rooflights to front elevation, dormer window to rear elevation and window to N E side elevation
CGPC Decision: Noted

PD868/08 Recent Decisions by Three rivers District Council

APPROVED

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

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

REFUSED

Reference No: 08/0905/FUL
Address: 253 Watford Road Croxley Green Hertfordshire
Application: Demolition of existing car showrooms and erection of 42 one and two bedroom apartments in 2, three/four storey blocks with 50 car parking spaces
CGPC DECISION NGFO
TRDC DECISION Refused:

1 The proposed development is overdevelopment and would result in an obtrusive and incongruous design that fails to respect the character and appearance of the area and would have a detrimental impact on the amenities of the surrounding residential properties and street scene as a whole by reason of its inappropriate design, siting, layout, height, massing, scale, bulk and basement. This fails to meet the requirements of Policy GEN3 and Appendix 2 of the Three Rivers Local Plan 1996 – 2011.

2 The proposed development by reason of its siting, height, and design would result in a significant loss of amenity to the surrounding residential properties by reason of loss of privacy from real and perceived overlooking, unneighbourly dominance and noise and disturbance. This fails to meet the requirements of Policy GEN3 and Appendix 2 of the Three Rivers Local Plan 1996 – 2011.

3 The proposed development is overdevelopment and an unsustainable form of development by reason of its siting, layout, and height, that would result in a form of development that would be unattractive for future occupiers by reason of lack of amenity space, lack of light, lack of privacy, and poor energy efficient building layout. This fails to meet the requirements of Policies GEN3, D3, L10 and Appendix 2 of the Three Rivers Local Plan 1996 – 2011.

4 The applicant has not demonstrated there is adequate provision for space within the site for the parking and manoeuvring of vehicles clear of the highway. The development if permitted would therefore be likely to lead to additional on-street parking and to vehicles reversing onto or off the highway to the detriment of public and highway safety. This fails to meet the requirements of Policy T7 of the Three Rivers Local Plan 1996 – 2011.

5 The applicant has not demonstrated an adequate access can be provided to serve the proposed development with safety and convenience. This fails to meet the requirements of Policy T7 of the Three Rivers Local Plan 1996 – 2011.

6 The proposal is overdevelopment that fails to provide attractive and usable amenity space and landscaping for future occupiers and results in a form of development unattractive to use and detrimental to the visual amenities of the area. This fails to meet the requirements of Policies GEN3, L10, and Appendix 2 of the Three Rivers Local Plan 1996 – 2011.

7 The proposed development fails to meet the requirements of Policies H5, H6 and GEN8 of the Three Rivers Local Plan 1996 – 2011 in that no affordable housing is to be provided and remain indefinitely available for those in housing need.

8 The proposed development would result in a significant increase in demand for education, library, and childcare, and sustainable transport provision in the area. There is currently a shortage of these facilities in the area. The proposed development would exacerbate this situation and in the absence of an agreement under the provisions of Section 106 of Town and Country Planning Act 1990 fails to recognise the impact of the development upon these services. The application therefore fails to meet the requirements of Policies GEN1, GEN8, T7 and Appendix 1 of the

PD869/08 Appeals Against Planning Decisions

There were no appeals.

PD870/08 The Green/Conservation Area

The Clerk had no further information regarding the recent works at the Artichoke Public House and therefore this item will continue to remain on the Agenda.

PD871/08 Puffin/Pelican Crossing in Watford Road/Junction of Harvey Road and Watford Road adjacent to the Shell Garage

The Clerk had no further information to report to Members but he was asked to pursue the issue with Hertfordshire Highways and ask what contribution the Parish Council would need to make in order to have these crossings installed. Cllr Wynne-Jones said that he had contacted Highways and was told that the crossings are on their to-do list, but the work would not be undertaken this year.

PD872/08 Proposed Road Closure by Hertfordshire Highways of Lancing Way from Baldwins Lane to Malvern Way

The Chairman introduced this item and the Clerk said that he had no further information, but confirmed that this item would remain on the Agenda.

PD873/08 Proposed Post Office Closure

The Chairman introduced this item and the Clerk referred Members to the previously circulated document. Cllrs stated that the Post Office at 51 Baldwins Lane has actually now closed. It was requested that the Clerk comments that 'the Post Office at 51 Baldwins Lane appears to be closed already, therefore why have we been consulted?'

PD874/08 Highways

This item was introduced by the Chairman and the Clerk pointed out Highways work to be carried out in Croxley Green. He also informed Members that the car park on Community Way off of Barton Way would be resurfaced in early September.

PD875/08 Closure

There being no further business, the Chairman closed the meeting at 9.22pm