

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON WEDNESDAY 4 MARCH 2009 at 8.00 PM

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

Cllrs Bennett, Hollands and Saxon

Voting Members: 4

PD1045/09 Apologies for Absence

Apologies were received from Cllr Wynne-Jones

PD1046/09 Declarations of Interest

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

PD1047/09 Representations from the Public

There were no public present.

PD1048/09 Minutes

It was proposed by Cllr Hollands and seconded by Cllr Bains that the Minutes of the meetings held on Wednesday 4 February and Wednesday 18 February 2009 be approved as correct. The proposal was agreed and the Chairman signed the minutes.

PD1049/09 Matters Arising

There were no matters arising.

The Clerk advised that in relation to PD1043/09 (Highways) he had emailed Hertfordshire Highways and he read out their response:

“We are aware of the issues your members have raised and we undertaking surveys of the roads in the district. We are putting together special programmes of inspection and repair so that we can bring the whole network back to an acceptable level as quickly as possible, but the volume of work may mean we cannot meet our normal 24-hour standard of filling potholes every single case. At this time we do have a extreme number of areas of failure and I would ask that your members and local residents also report any areas of failure they see to our call centre on 01923 471320 or on the web www.hertsdirect.org/highwayfaults. Our Utility Team are dealing with the EDF works in Baldwins Lane and Lancing Way and I have been advised the site will be cleared by the weekend. I will take a run along there on Monday to see what has been done and check the road surface.” The Clerk explained that a complaint had been expressed about the road surface at Baldwins Lane / Rousebarn Lane and also Lancing Way.

The Clerk further added that there was a message on Highways website regarding the recent severe weather / road conditions which he also read out:

“Hertfordshire’s drivers will have noticed a severe dip in road condition over recent weeks. The most severe weather conditions for nearly 20 years have taken their toll on Hertfordshire’s roads.

Fluctuating temperatures during recent weeks are to blame. Rain water and thawing snow seep into cracks in the road. As temperatures dip, the water freezes and expands, enlarging the cracks. This causes cracks and pot-holes to appear, overnight in some cases. The unusually prolonged cold conditions so far this year mean many more roads, across the whole County, have been damaged than in a normal winter.

We would like to reassure local residents and road users that we will work as quickly as we can to repair this unusually extensive damage, but we ask for patience as this may take some time. We are putting together special programmes of inspection and repair so that we can bring the whole network back to an acceptable level as quickly as possible, but the volume of work may mean we cannot meet our normal 24-hour standard in every single case.”

PD1050/09

Planning Applications

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

Application No: 09/0190/FUL
Address: 9 Heckford Close Croxley Green Watford
Application: Two storey side extension, loft conversion with rooflight to front elevation and dormer window to rear elevation and detached double garage to front of house

CGPC Decision: NGFO

Application No: 09/0193/FUL
Address: Applegarth Parrotts Close Croxley Green
Application: Demolition of existing dwelling and garage and erection of three detached two storey dwellings and three detached garages with associated parking, landscaping and amenity provision

CGPC Decision: NGFO

Application No: 09/0194/CAC
Address: Applegarth Parrotts Close Croxley Green
Application: Conservation Area Consent: Demolition of existing dwelling and garage

CGPC Decision: NGFO subject to planning permission being granted

Application No: 09/0197/FUL
Address: 119 Kenilworth Drive Croxley Green Rickmansworth
Application: Demolition of existing ground floor garage and erection of two storey side and rear extension and single storey rear extension with raised rooflights

CGPC Decision: NGFO

Application No: 09/0219/FUL
Address: 99 Durrants Drive Croxley Green Rickmansworth
Application: Demolition of existing outbuildings; erection of new single storey front extension with porch and rooflight; erection of replacement outbuilding (integral with extension)

CGPC Decision: Object: the front extension would by reason of its front projection be a prominent and incongruous form of development detracting from the character and appearance of the street scene.

Application No: 09/0225/FUL
Address: 18 Hazelwood Road Croxley Green Rickmansworth
Application: Two storey front/ side extension and single storey rear extension with rooflights

CGPC Decision: NGFO

Certificate of Lawfulness – for Members information only

None

APPROVED

Reference No: 09/0015/FUL
Address: 34 Sherborne Way Croxley Green Rickmansworth
Application: Single storey rear extensions
TRDC Decision: Approved
CGPC Decision: NGFO

Reference No: 09/0031/CLPD
Address: 181 Watford Road Croxley Green Rickmansworth
Application: Certificate of Lawfulness Proposed Development: Single storey side and rear extension
TRDC Decision: Approved
CGPC Decision: Noted

Reference No: 09/0069/FUL
Address: 77 Manor Way Croxley Green Rickmansworth
Application: Erection of single storey side and rear extension with two rooflights and two storey/first floor side extension
TRDC Decision: Approved
CGPC Decision: NGFO providing protective measures are taken on T10 prior to works being undertaken

Reference No: 09/0082/RSP
Address: 77 Frankland Road Croxley Green Rickmansworth
Application: Retrospective application: Front dormer window
TRDC Decision: Approved
CGPC Decision: NGFO

Reference No: 09/0104/FUL
Address: 23 Bateman Road Croxley Green Rickmansworth
Application: Hip to gable roof alteration, rear dormer window, front rooflight, removal of chimneys and alterations to fenestration detail
TRDC Decision: Approved
CGPC Decision: NGFO

REFUSED

- Reference No:** 08/2239/FUL
- Address:** 189 - 191 Watford Road Croxley Green Rickmansworth
- Application:** Demolition of existing car showroom and workshop and redevelopment of site to create new convenience retail store, seven flats (including three affordable units) in two blocks and retail office space with associated car parking and access
- TRDC Decision:** Refused:
1. The proposal would represent an overdevelopment of the site reflected in the scale and bulk of the buildings proposed, the inadequate amenity for the new flats and the unsatisfactory parking arrangements to serve the development. This fails to comply with Policy GEN3 and Appendices 2 and 3 of the Three Rivers Local Plan 1996 - 2011.
- CGPC Decision:** Object as before on the grounds that:
1. It appears that no meaningful detailed Transport Impact Assessment has been undertaken;
 2. The applicant appears not to have established that there is a need for the development;
 3. The proposal will have significant adverse impact on other local shops and lead to duplication of services;
 4. The proposal is not located within an existing shopping area;
 5. The proposal will have a significant impact on local traffic movement, contrary to Policy T.7 in the TRDC Local Plan;
 6. 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;
 7. 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;
 8. Concern is expressed regarding the access and egress to the site causing potential traffic management problems;
 9. Concern is also expressed concerning potential ground stability problems with the railway embankment given the proximity of the development to the railway track;
 10. The retail development is outside an existing retail area and therefore contrary to Policy S.6 of the TRDC Plan 1996-2011.

The proposed retail development, by reason of its location outside of town centres and local shopping parades, would have an unacceptable impact on existing convenience stores in the Croxley Green area. In addition, in light of the Three Rivers Retail Capacity Study 2006 it has not been able to demonstrate that there is a need for the proposed development in this location, contrary to Policy S6 of the Three Rivers Local Plan.

Also, the Parish Council concurs with Hazel Blears' announcement of 10 July 2008 regarding the new proposals to strengthen Planning Policy Statement 6: Planning for Town Centres to give Councils more scope to refuse out of town development proposals that threaten the survival of high streets and small shops, resulting in 'Clone Towns'.

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

PD1052/09 Appeals Against Planning Decisions

APPLICATION NO. 08/2103/FUL
LOCATION 39 Watford Road, Croxley Green, Herts
PROPOSAL Conversion of dwelling into three flats and single storey rear extension
DOE APPEAL REF. APP/P1940/A/09/2098335/WF
APPELLANT'S NAME Mr Mike Sullivan
APPEAL START DATE 24th February 2009
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

PD1053/09 Highways

There were no highways works to note.

PD1054/09 Closure

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