

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON WEDNESDAY 6 MARCH 2013 at 8.00 PM

Present: Cllr Jordan - In the Chair David Allison – Clerk to the Council

Cllrs Baldwin, Bennett, Martin and Wynne-Jones.

Voting Members: 5

Members of the Public: 1

PD2032/13 Apologies for Absence

Apologies had been received from Cllrs Getkahn, Isard-Brown and Mitchell.

PD2033/13 Declarations of Interest

Members were invited to declare interests as appropriate during the course of the meeting.

PD2034/13 Representations from the Public

Representations were made by Mr Barry Grant representing the Croxley Green Residents Association concerning Agenda item PD2037.1/13 Yorke Mead Primary School expansion. Mr Grant stated that the school had previously been expanded to provide an extra 30 places in 2011 with further expansion in 2012. The current proposal was for a further 24 places and together with the previous expansions has proved to be a significant development for Croxley Green. Mr Grant added that the Governors of the school had met with Hertfordshire County Council (HCC) today and before the Parish Council made any definitive comment, it would be beneficial to know the outcome of that meeting. He continued that currently there is a continual problem regarding parking outside and near the school in the mornings and afternoons including in the vicinity of Cherwell Court to the extent that ambulances have been unable to attain access. Mr Grant continued that whilst not being opposed to the expansion, the practical aspects must be taken into consideration.

The Chairman thanked Mr Grant for his contribution and proposed that the Agenda item PD2037.1/13 Yorke Mead Primary School expansion be moved up the Agenda and dealt with now. The proposal was agreed.

PD2037/13 PD2037.1/13 Yorke Mead School Expansion

The Chairman introduced this matter and stated that the consultation response time was on the same day as the next Planning & Development Committee meeting so the matter would need to be considered now without knowing the outcome of the meeting between the Governors and HCC.

It was pointed out by a Cllr that there was no indication as to whether the new buildings to accommodate the expansion would be temporary or permanent as there was no planning application at this stage. The Cllr continued that adding temporary accommodation would not be a good idea and a more permanent structure should be considered. The Cllr added that although the internal space of the school at present may be deemed adequate it was not ideal and there was no formal dining area for the pupils. It was pointed out that with the potential new school that was being considered on the old printers site (Watford Borough), this may free up other places in schools in Croxley for Croxley children. It was also commented that, as the member of the public had pointed out, issues associated with access at or near the Yorke Mead school at

peak times would be an ongoing issue.

It was commented that whilst in principle the expansion is a good idea, the infrastructure of the school must be of an adequate standard to provide the necessary quality of teaching and education and to safe guard the well being of the pupils.

The Chairman commented that whilst the Council couldn't comment on the educational standards, there would be a significant impact on local residents in regard to traffic issues, access and egress.

Resolved:

- That the Parish Council supports the proposed expansion in principle and that a letter is sent to HCC accordingly but expressing the concerns expressed during the meeting.

PD2035/13 Minutes

Resolved:

- that the Minutes of the meetings held on Wednesday 6 February 2013 and Wednesday 20 February 2013 be approved and be signed by the Chairman.

PD2036/13 Matters Arising

There were no matters arising.

PD2037/13 Planning Applications

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

[Two story front extension](#)

76 Malvern Way Croxley Green Rickmansworth WD3 3QD

Ref. No: 13/0184/FUL | Received: Mon 04 Feb 2013 | Validated: Tue 19 Feb 2013 |
Status: Pending Consideration

Croxley Green Parish Council Decision: OBJECT – the proposed front extension appears to protrude beyond the building line of the property and is out of character with the street scene.

[Retrospective: Decking and garden wall with trellis](#)

5 Norwich Way Croxley Green Rickmansworth WD3 3SP

Ref. No: 13/0297/RSP | Received: Mon 18 Feb 2013 | Validated: Tue 26 Feb 2013 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Single storey side and rear extension and part conversion of garage](#)

38 Windmill Drive Croxley Green Rickmansworth WD3 3FD

Ref. No: 13/0324/FUL | Received: Wed 20 Feb 2013 | Validated: Wed 20 Feb 2013 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Removal of conservatory and erection of single storey rear extension](#)

41 Beechcroft Avenue Croxley Green Rickmansworth WD3 3EG

Ref. No: 13/0329/FUL | Received: Wed 20 Feb 2013 | Validated: Tue 26 Feb 2013 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

PD2038/13 Recent Decisions by Three Rivers District Council

APPROVED

Reference No: 12/2322/RSP
Address: The Grove Little Green Lane Croxley Green
Application: Retrospective: Construction of an area of additional hardstanding for delivery vehicles and visitors (approx 2.5m x 4m) with materials to match existing
CGPC Decision: NGFO
TRDC Decision: Approved

Application No: 12/2391/FUL
Address: 44 Watford Road Croxley Green Rickmansworth
Application: Demolish existing conservatory and construct a single storey extension to rear
CGPC Decision: NGFO
TRDC Decision: Approved

Application No: 13/0010/FUL
Address: 40 Manor Way Croxley Green Rickmansworth
Application: Single storey side extension
CGPC Decision: NGFO
TRDC Decision: Approved

Application No: 13/0019/FUL
Address: 90 Winton Drive Croxley Green Rickmansworth
Application: Single storey rear extension
CGPC Decision: NGFO
TRDC Decision: Approved

Application No: 13/0021/FUL
Address: 112 Links Way Croxley Green Rickmansworth
Application: Single storey rear extension and demolition of detached store
CGPC Decision: NGFO
TRDC Decision: Approved

Application No: 13/0036/FUL
Address: 179 New Road Croxley Green Rickmansworth
Application: First floor rear extension
CGPC Decision: NGFO
TRDC Decision: Approved

Application No: 13/0141/FUL
Address: 13 Rochester Way Croxley Green Rickmansworth
Application: Construction of new infill to existing ground floor undercroft and conversion to use as habitable accommodation; insertion of new rooflight
CGPC Decision: NGFO
TRDC Decision: Approved

REFUSED

Reference No: 12/2347/FUL
Address: 29 Durrants Drive Croxley Green Rickmansworth
Application: Two storey side extension, rear roof dormers, front rooflights, and detached triple garage in rear garden with new vehicle access to Hastings Way
CGPC Decision: Object: the proposed development by virtue of its excessive size and bulk would be overbearing and out of character to the street scene. The proposed garage by virtue of its bulk and siting would be out of keeping with the street scene
TRDC Decision: The Reasons for Refusal are as below

- 1 The proposed triple garage by reason of its close proximity to Hastings Way would lead to conflict and interference with the free flow of traffic on the adjacent highway and would be detrimental to highway safety. The development would therefore be contrary to Policy CP10 of the Core Strategy (adopted October 2011), Saved Policy T7 of the Three Rivers Local Plan 1996-2011 and Policy DM1 of the Development Management Policies LDD (Proposed Submission Version).
- 2 The proposed two storey side extension by reason of its width, scale, design, elevated corner plot location and proximity to Hastings Way would create an over-dominating, excessively prominent and bulky form of development which fails to have regard to the visual amenity of the immediate street scene. The proposal is further exacerbated by the addition of three rear dormer windows which taken cumulatively with the proposed two storey side extension would result in a visually dominating form of development when viewed from Hastings Way. The development would therefore be contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011), Saved Policy GEN3 and Appendix 2 of the Three Rivers Local Plan 1996-2011 and Policy DM1 and Appendix 2 of the Development Management Policies LDD (Proposed Submission Version).

INFORMATIVES :-

- 1 In line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 the Local

Planning Authority has considered, in a positive and proactive manner, whether the planning objections to this proposal could be satisfactorily resolved within the statutory period for determining the application. However, for the reasons set out in this decision notice, the proposal is not considered to be acceptable.

PD2039/13 Appeals Against Planning Decisions

There were no appeals to note.

PD2040/13 Village Centre Project

The Chairman introduced this item and asked the Clerk to elaborate. The Clerk advised that Cllr Mitchell had intended to bring Members up to date but in his absence he has asked me to present his report. The Clerk stated that the Council has now appointed Peter Goodwin of Chambers and Goodwin and Partners who are based in Rickmansworth to provide the architectural input into the project. The intention is that the architect will come up with draft designs and drawings to bring together what could be put on the space available. An 'inception meeting' is planned with the architect on the 14th March by which time there should be some draft information for the Community Plan Questionnaire to establish the views on residents. The Clerk added that the tender price for the architect was £3,000, which was well within the allocated budget for the project.

The Clerk added that there had been an informal meeting with the architect the previous day in order for him to get a better understanding of the area which included a visit inside the Community Centre with the Chairman of the Community Club.

The Clerk concluded by saying that yesterday also there had been a very amicable meeting with the Chairman of the Croxley Green Community Association and another Community Association Committee Member to bring them up to speed regarding the project.

PD2041/13 Highways

There were no works to report.

PD2042/13 Closure

There being no further business, the Chairman closed the meeting at 8.39pm.