

**CROXLEY GREEN PARISH COUNCIL**

MINUTES OF A MEETING OF THE  
**PLANNING AND DEVELOPMENT COMMITTEE**  
 HELD IN THE COUNCIL CHAMBER  
 ON WEDNESDAY 7 FEBRUARY 2007 at 8.00PM

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

Cllrs Bains, Duffy, R Jefford, Norman, Saxon  
 Voting Members 6

The Chairman opened the meeting by thanking those Councillors who stood in for him during his absence on holiday.

PD522/07 Apologies for Absence

Apologies were received from Cllrs Englefield and Vassiliou.

PD523/07 Declarations of Interest

Cllr Saxon expressed an interest in planning application 07/0045/FUL 56 Harvey Road and The Clerk expressed an interest in application 07/0111/FUL 74 Durrants Drive. Any other declarations of interest regarding specific proposals under Agenda item PD527/07 to be taken at the time.

PD524/07 Representations from the Public

There were no public present.

PD525/07 Minutes

It was proposed by Cllr Saxon and seconded by Cllr Norman that the minutes of the meetings held on 3 January and 17 January 2007 be approved as correct. The proposal was agreed and the Chairman signed the minutes.

PD526/07 Matters Arising

The meeting was advised that planning application 06/2250/FUL - Demolition of existing car showroom and redevelopment of site to create new retail convenience store would be considered by the TRDC Development Control Committee on 22 February.

PD527/07 Planning Applications

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

<b>APPLICATION NO.</b>	07/0005/FUL	<b>DECISION LEVEL</b>	Delegated
<b>LOCATION PROPOSAL</b>	The Grove Dugdales Croxley Green Conversion of loft of main house to flat with two front and three rear dormer windows and rooflights and raising of eaves level and roof of Coach House and changes to fenestration detail to create a two bed residential unit		
<b>FOR WARD</b>	Veritas (Grove) Ltd Croxley Green North	<b>PLANNING OFFICER PARISH</b>	Mr L Moore Croxley Green Parish Council
<b>APP. TYPE</b>	FUL	<b>GRID REF</b>	<b>E:</b> 507124 <b>N:</b> 196328
<b>CGPC DECISION</b>	NGFO		

**APPLICATION NO.** 07/0037/FUL **DECISION LEVEL** Delegated  
**LOCATION** 145 New Road Croxley Green Hertfordshire  
**PROPOSAL** Change of use from B1 (offices) to fitness studio  
**FOR** Julia Wheeler **PLANNING OFFICER** Alice Eggeling  
**WARD** Croxley Green South **PARISH** Croxley Green Parish Council  
**APP. TYPE** FUL **GRID REF E:** 507474 **N:** 195540  
**CGPC DECISION** NGFO if there is no change of access i.e. access remains from New Road

**APPLICATION NO.** 07/0045/FUL **DECISION LEVEL** Delegated  
**LOCATION** 56 Harvey Road Croxley Green Hertfordshire  
**PROPOSAL** Single storey rear extension  
**FOR** Mr And Mrs A Osborne **WARD** Croxley Green South  
**GRID REF E:** 507601 **N:** 194992 **PLANNING OFFICER** Ms M Harding  
**CGPC DECISION** NGFO

**APPLICATION NO.** 07/0061/FUL **DECISION LEVEL** Delegated  
**LOCATION** 7 Winton Drive Croxley Green Hertfordshire  
**PROPOSAL** Two storey front and side extension  
**FOR** K Marriott **PLANNING OFFICER** Ms Claire Garner  
**WARD** Croxley Green **PARISH** Croxley Green Parish Council  
**APP. TYPE** FUL **GRID REF E:** 508442 **N:** 195945  
**CGPC DECISION** NGFO

**APPLICATION NO.** 07/0076/HCR3 **DECISION LEVEL** Delegated  
**LOCATION** Rickmansworth School Scots Hill Croxley Green  
**PROPOSAL** Three storey front extension to incorporate lift  
**FOR** Director Of Children **PLANNING OFFICER** Alice Eggeling  
 Schools And Families  
**WARD** Croxley Green South **PARISH** Croxley Green Parish Council  
**APP. TYPE** HCR3 **GRID REF E:** 506971 **N:** 195143  
**CGPC DECISION** NGFO

**APPLICATION NO.** 07/0081/FUL **DECISION LEVEL** Delegated  
**LOCATION** 20 Lewes Way Croxley Green Hertfordshire  
**PROPOSAL** Two storey rear and single storey rear extension, single storey front extension: Loft conversion with rear dormer window, three rooflights to front elevation and one window to side elevation and internal alterations  
**FOR** Mr And Mrs Woodford **PLANNING OFFICER** Mr Peter Walker  
**WARD** Croxley Green North **PARISH** Croxley Green Parish Council  
**APP. TYPE** FUL **GRID REF E:** 508112 **N:** 196419

CGPC DECISION OBJECT: the proposal by virtue of its bulk and scale is considered overdevelopment and detrimental to the street scene and adjacent properties.

**APPLICATION NO.** 07/0091/CLED **DECISION LEVEL** Delegated  
**LOCATION** 15 Owens Way Croxley Green Hertfordshire  
**PROPOSAL** Certificate of lawfulness existing use: Continued use of existing dwelling as two flats  
**FOR** Mr S J Mason **PLANNING OFFICER** Alice Eggeling  
**WARD** Croxley Green **PARISH** Croxley Green Parish Council  
**APP. TYPE** CLED **GRID REF E:** 507340 **N:** 196036  
CGPC DECISION Noted

**APPLICATION NO.** 07/0107/FUL **DECISION LEVEL** Delegated  
**LOCATION** 48 Copthorne Road Croxley Green Hertfordshire  
**PROPOSAL** Two storey side and rear and single storey rear extension  
**FOR** Mrs L Hurren And Mr D Buchanan **WARD** Croxley Green  
**GRID REF E:** 506780 **N:** 195874 **PLANNING OFFICER** Ms M Harding  
CGPC DECISION NGFO

**APPLICATION NO.** 07/0111/FUL **DECISION LEVEL** Delegated  
**LOCATION** 74 Durrants Drive Croxley Green Hertfordshire  
**PROPOSAL** Two storey side and two storey and single storey rear extension  
**FOR** Mr A Hubbard **WARD** Croxley Green North  
**GRID REF E:** 508156 **N:** 196522 **PLANNING OFFICER** Ms Claire Garner  
**REF**  
CGPC DECISION NGFO

**APPLICATION NO.** 07/0118/FUL **DECISION LEVEL** Delegated  
**LOCATION** 86 Valley Walk Croxley Green Hertfordshire  
**PROPOSAL** Single storey front extension  
**FOR** Mrs Suzie Lovick **WARD** Croxley Green South  
**GRID REF E:** 508593 **N:** 195613 **PLANNING OFFICER** Ms Claire Garner  
CGPC DECISION NGFO

**APPLICATION NO.** 07/0152/CLPD **DECISION LEVEL** Delegated  
**LOCATION** 19 Manor Way Croxley Green Hertfordshire  
**PROPOSAL** Certificate of Lawfulness Proposed Use/Development: Loft conversion with side dormer window  
**FOR** Mr Desai **WARD** Croxley Green North  
**GRID REF E:** 507487 **N:** 196270 **PLANNING OFFICER** Ms Sarah Hunter  
CGPC DECISION Noted

PD528/07 Recent Decisions by Three Rivers District Council

**APPLICATION NO.** 06/1936/FUL **DECISION LEVEL** Delegated  
**LOCATION** 4 Copthorne Cottages The Green Croxley Green  
**PROPOSAL** Demolition of existing extension and erection of single storey rear extension  
**FOR** Mr And Mrs Batchford **WARD** Croxley Green  
**GRID REF** E: 506954 N: 195900 **PLANNING OFFICER** Ms Sarah Hunter

**DECISION:** APPROVED

**CGPC DECISION:** NGFO

**APPLICATION NO.** 06/1955/FUL **DECISION LEVEL** Delegated  
**LOCATION** 1 Cavendish Court, Mayfare  
**PROPOSAL** Two storey side extension and re-siting of boundary wall  
**FOR** Mr and Mrs A Robins **PLANNING OFFICER** Ms Sabah Halli  
**WARD** Croxley Green South **PARISH** Croxley Green Parish Council  
**APP. TYPE** FUL **GRID REF** E 508725 N: 195859

**DECISION:** APPROVED

**CGPC** OBJECT – out of character with street scene and could set a precedent in  
**DECISION:** this area.

**APPLICATION NO.** 06/2068/FUL **DECISION LEVEL** Delegated  
**LOCATION** 34 Bateman Road Croxley Green Rickmansworth  
**PROPOSAL** Single storey side and rear extension with rooflights  
**FOR** Mr Mark Oborn **PLANNING OFFICER** Ms M Harding  
**WARD** Croxley Green South **PARISH** Croxley Green Parish Council  
**APP. TYPE** FUL **GRID REF** E: 507257 N: 195104

**DECISION:** APPROVED

**CGPC DECISION:** NGFO

**APPLICATION NO.** 06/2111/FUL **DECISION LEVEL** Delegated  
**LOCATION** 2 Durrants Drive Croxley Green Hertfordshire  
**PROPOSAL** First floor side and rear extension and single storey rear extension  
**FOR** Mr And Mrs M Venn **PLANNING OFFICER** Mr Peter Walker  
**WARD** Croxley Green North **PARISH** Croxley Green Parish Council

**APP. TYPE** FUL **GRID REF** E: 50822 N: 196126  
**DECISION:** APPROVED  
**CGPC DECISION:** NGFO

**APPLICATION NO.** 06/2112/FUL **DECISION LEVEL** Delegated  
**LOCATION** 50 Kenilworth Drive Croxley Green Hertfordshire  
**PROPOSAL** Conversion of garage into habitable accomodation, internal alteration and removal of rear external store and formation of revised window and door openings  
**FOR** Mr And Mrs Simonds **PLANNING OFFICER** Mr Peter Walker  
**WARD** Croxley Green North **PARISH** Croxley Green Parish Council  
**APP. TYPE** FUL **GRID REF** E: 507926 N: 196193  
**DECISION:** APPROVED  
**CGPC DECISION:** NGFO

**APPLICATION NO.** 06/2117/FUL **DECISION LEVEL** Delegated  
**LOCATION** Wingfield Court Hatters Lane Watford  
**PROPOSAL** Two storey front extension to unit and internal alterations  
**FOR** Standard Life **PLANNING OFFICER** Ms M Harding  
Assurance Ltd  
**WARD** Croxley Green South **PARISH** Croxley Green Parish Council  
**APP. TYPE** FUL **GRID REF** E: 508504 N: 195079  
**DECISION:** APPROVED  
**CGPC DECISION:** NGFO

**APPLICATION NO.** 06/2125/FUL **DECISION LEVEL** Delegated  
**LOCATION** 53 Kenilworth Drive Croxley Green Hertfordshire  
**PROPOSAL** Single storey side extension including attached garage and wc  
**FOR** Mr And Mrs C Judge **PLANNING OFFICER** Ms Sarah Hunter  
**WARD** Croxley Green North **PARISH** Croxley Green Parish Council  
**APP. TYPE** FUL **GRID REF** E: 507905 N: 196153  
**DECISION:** APPROVED  
**CGPC DECISION:** NGFO

**APPLICATION NO.** 06/2166/FUL **DECISION LEVEL** Delegated  
**LOCATION** 144 Baldwins Lane Croxley Green Hertfordshire  
**PROPOSAL** Single storey rear and side extension, loft conversion with rear dormer window and roof alterations, replace flat roof over existing single storey side and rear extension with pitched roof and conversion of garage to habitable accommodation  
**FOR** Mr G Luck **PLANNING OFFICER** Ms Sarah Hunter  
**WARD** Croxley Green North **PARISH** Croxley Green Parish Council  
**APP. TYPE** FUL **GRID REF** E: 508013 N: 196097  
**DECISION:** APPROVED  
**CGPC DECISION:** NGFO

**APPLICATION NO.** 06/2170/FUL                    **DECISION LEVEL** Delegated  
**LOCATION** 42 Canterbury Way Croxley Green Hertfordshire  
**PROPOSAL** Two storey and single storey side extension and storey side rear extension  
**FOR** Mr And Mrs P Langford   **PLANNING OFFICER** Ms Sarah Hunter  
**WARD** Croxley Green North   **PARISH** Croxley Green Parish Council  
**APP. TYPE** FUL                    **GRID REF**    **E:** 508213                    **N:** 196601  
**DECISION:** APPROVED  
**CGPC DECISION:** NGFO

PD529/07 Appeals Against Planning Decisions

APPLICATION NO. 06//0805/FUL  
LOCATION 2 Sycamore Road  
PROPOSAL Retrospective: Erection of log cabin (summerhouse) and new replacement fence to boundary  
DOE APPEAL REF. APP/P1940/A/07/2034763/WF  
APPELLANT'S NAME Mr John Joseph Knibb  
APPEAL START DATE 11 January 2007  
TRDC DECISION The log cabin/summerhouse, by virtue of excessive size, bulk and prominent siting in relation to those properties along Valley Walk, would be unduly obtrusive, overbearing and result in overlooking of these properties. This would be detrimental to the visual and residential amenities of the occupiers of the properties along Valley Walk contrary to Policy GEN3 and the design guidelines set out in Appendix 2 of the Three Rivers Local Plan 1996-2011.  
CGPC DECISION NGFO

APPLICATION NO. 06/1592/FUL  
LOCATION 27A New Road  
PROPOSAL Demolition of existing offices and scaffold yard and erection of detached dwelling and garage  
DOE APPEAL REF. APP/P1940?A07/2034916/WF  
APPELLANT'S NAME Mr P Walsh  
APPEAL START DATE 12 January 2007  
TRDC DECISION 1. The proposal results in an unacceptable piecemeal tandem form of development that would have an unacceptable impact on the amenities of the locality in general. It would severely prejudice the requirements of Proposal Site H28b as shown on the Three Rivers Local Plan 1996-2011 Proposals Map. It fails to satisfy the requirements of Policies H14, H2, T7 and C2 of the Three Rivers Local Plan 1996-2011.  
2. The relationship of the proposed dwelling to the adjoining land would result in an unacceptable form of development that would significantly affect the amenities of any future occupiers by reason of noise, disturbance and visual outlook. It therefore fails to comply with Policies N14, GEN3 and H14 of the Three Rivers Local Plan 1996-2011.  
CGPC DECISION NGFO

APPLICATION NO. 06/1871/FUL  
LOCATION Land Rear of 115 New Road  
DOE APPEAL REF. APP/P1940/A/06/2024031/NW  
F  
APPELLANT'S NAME Mr & Mrs Lofty

It was noted that the above appeal procedure has now changed from Written Representations to an Informal Hearing, the date of which will be notified in due course.

PD530/07 Village Sign

The Chairman introduced this item and asked the Clerk to elaborate. The Clerk advised that the matter of progressing the production and installation of the new village sign had been referred back to the P&D Committee for action.

Following a discussion, it was agreed that a sign manufacturer be approached with a specification concerning the sign's luminescence with a view to producing a full size mock up. Highways would then be invited to inspect the sign and in the event they fail to inspect the sign within a reasonable time or make any further comment upon it, then the signs are manufactured and installed.

PD531/07 Highways

There were no new Highways works to report.

PD532/07 Closure

There being no further business the Chairman closed the meeting at 8.41 pm.