

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON WEDNESDAY 16 JANUARY 2008 at 8.00PM

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

Cllrs Bennett, Brand and Hollands

Voting Members 4

Not Present: Cllr Seabourne

PD744/08 Apologies for Absence

Apologies were received from Cllrs Saxon and Wynne-Jones

PD745/08 Declarations of Interest

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

PD746/08 Representations from the Public

There were no members of the public present.

PD747/08 Planning Applications

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

* Please note that Three Rivers District Council (TRDC) originally consulted the wrong Parish Council about the following application (07/2373/FUL).

- Application No:** 07/2373/FUL
Address: Lakeside Management And Marketing Suite Hatters Lane Watford
Application: Single storey extension to create extension to management suite and to extend cafe
CGPC Decision NGFO
- Application No:** 07/2535/FUL
Address: Claremont House Hatters Lane Watford
Application: Refurbishment of building including internal alterations two storey rear extensions, single storey front entrance extension, second floor roof terrace and additional parking bays
CGPC Decision NGFO
- Application No:** 07/2561/FUL
Address: 125 Frankland Road Croxley Green
Application: Loft conversion with two rooflights to front elevation and dormer window to rear elevation and new gable extension
CGPC Decision NGFO
- Application No:** 07/2585/FUL
Address: 17 Oakleigh Drive Croxley Green
Application: Single storey rear extension with pitched roof; two storey side and front extension; Alterations and extensions to roof including change from hip roof to gable end, and dormer window to rear
CGPC Decision NGFO

Application No: 07/2594/FUL
Address: Cherry Tree Cottage Cophorne Close Croxley Green
Application: Demolition of existing conservatory and erection of two storey rear extension and rear conservatory
CGPC Decision NGFO

Application No: 07/2615/FUL
Address: 64 New Road Croxley Green
Application: Conversion of existing garage into playroom and single storey side extension linking playroom to dwelling
CGPC Decision NGFO

Application No: 08/0003/CLPD
Address: 144 Links Way Croxley Green
Application: Certificate of Lawfulness Proposed Development: hip to gable conversion, loft conversion with two rooflights to front elevation and dormer window to rear elevation
CGPC Decision Noted

Application No: 08/0009/RSP
Address: 41 Basildon Close Croxley Green
Application: Part retrospective application: Conversion of garage into habitable accommodation, infill front porch and erection of shed to rear garden
CGPC Decision NGFO

Application No: 08/0014/CLPD
Address: 59 Links Way Croxley Green
Application: Certificate of Lawfulness Proposed Use: Raise in roof level from hip to gable to form loft conversion with two rooflights to front elevation and two dormer windows to rear elevation
CGPC Decision Noted

Application No: 08/0021/CLPD
Address: 37 Ludlow Way Croxley Green
Application: Certificate of Lawfulness Proposed Development : Demolition of existing conservatory and detached store, hip to gable loft conversion with two rooflights to front elevation, dormer window to rear elevation and alteration to fenestration detail
CGPC Decision Noted

Application No: 08/0025/FUL
Address: 3 Uplands Croxley Green
Application: Part retrospective: erection of existing rear conservatory, part conversion of garage into habitable accommodation and increase in roof height
CGPC Decision NGFO

PD748/08 Recent Decisions by Three Rivers District Council

APPROVED

Application No: 07/2177/FUL
Address: 112 Valley Walk Croxley Green Hertfordshire
Application: Single storey rear extension and garage conversion into habitable room
CGPC DECISION NGFO
TRDC DECISION Approved

Application No: 07/2428/FUL
Address: 33 Gonville Avenue Croxley Green Hertfordshire
Application: Two storey side and rear extension, single storey front, side and rear extensions and internal alterations
CGPC DECISION NGFO
TRDC DECISION Approved

Application No: 07/2351/CLPD
Address: 5 Fuller Way, Croxley Green
Application: Certificate of Lawfulness Proposed Development: Single storey rear extension
CGPC DECISION Noted
TRDC DECISION Approved

Application No: 07/2224/FUL
Address: 177 Winton Drive, Croxley Green
Application: Part Retrospective: Single storey side extension
CGPC DECISION NGFO
TRDC DECISION Approved

Application No: 07/2216/FUL
Address: 12 Warwick Way, Croxley Green
Application: Single storey rear extension with two rooflights
CGPC DECISION NGFO
TRDC DECISION Approved

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

Application No: 07/2149/FUL
Address: 118 Frankland Road, Croxley Green
Application: Single storey rear extension
CGPC DECISION NGFO
TRDC DECISION Approved

REFUSED

Application No: 07/2330/FUL
Address: Rear Of 143 - 145 New Road Croxley Green Rickmansworth
Application: Conversion of two storey office to 2 x one bed flats with access on to Community Way
CGPC DECISION OBJECT – the only access/egress is via a public car park access road and the development is considered backland development
TRDC DECISION Refused:
The proposed development fails to provide the required separation distance between the site and the opposite two storey building (143-145 New Road), which would lead to an unacceptable loss of privacy and amenity to the occupiers of 143-145 New Road, and the future occupiers of the proposed flats. The proposed development is not in accordance with Policies H14 and GEN3 and Appendix 2 of the Three Rivers Local Plan 1996-2011.

Application No: 07/2201/LBC
Address: Coach and Horses Public House, Croxley Green
Application: Listed Building Consent: Retrospective erection of childrens play equipment
CGPC DECISION NGFO
TRDC DECISION Refused:
 The play equipment by reason of its size, height and appearance is an inappropriate form of development in the curtilage of a Listed Building and has a detrimental impact on the character and setting of the Listed Building. This is contrary to Policy C9 of the Three Rivers Local Plan 1996-2011.

Application No: 07/2195/FUL
Address: Coach and Horses Public House, Croxley Green
Application: Retrospective Application: childrens play equipment
CGPC DECISION NGFO
TRDC DECISION Refused:
 The play equipment by reason of its size, height and siting results in disturbance and general activity which results in an unacceptable loss of amenity for the adjoining residential occupiers. The development is contrary to Policy GEN1 of the Three Rivers Local Plan 1996-2011.

Application No: 07/1898/CAC
Address: Applegarth, Parrotts Close, Croxley Green
Application: Conservation Area Consent: Demolition of existing detached dwelling
CGPC DECISION Should the Planning Committee accept 07/1897/FUL then we have no objection to 07/1898/CAC
TRDC DECISION Refused:
 In the absence of an acceptable redevelopment scheme for the site the demolition of the existing building would lead to a vacant site with no permitted use or buildings, which would be detrimental to the character and appearance of the Conservation Area. The proposal would therefore be contrary to Policy C6 of the Three Rivers Local Plan 1996-2011.

Application No: 07/1897/FUL
Address: Applegarth, Parrotts Close, Croxley Green
Application: Erection of 3 two storey detached houses, 3 detached garages, associated parking and landscaping
CGPC DECISION No decision taken; awaiting decision on application 07/1898/CAC
TRDC DECISION Refused:
 The proposed development fails to comply with Policies C1, GEN3 and H14, which seeks to protect the character and residential amenity of existing areas of housing with long or extensive garden from "backland" or infill development which the Council considers to be inappropriate. The proposal would result in overdevelopment of the site which would result in a layout unable to maintain the particular character of the area in terms of the plot size, height and siting which fails to preserve or enhance the character and appearance of the Conservation Area and would have a detrimental impact on the street scene.

Application No: 07/1813/FUL
Address: The Grove, Little Green Lane, Croxley Green
Application: Erection of a single storey side extension to Coach House and conversion of Coach House to a two bed dwelling, alterations to roof of main building including the installation of dormer windows to East and West elevations and conversion of roof space to create

additional flat.

CGPC DECISION

Object:

1. The raising of the ridge and eaves height would adversely affect the character and appearance of the Coach House and its relationship to The Grove. As such the proposals fail to either preserve or enhance the character and appearance of the site and wider Conservation Area, and fail to comply with Policies C1 and C12 of the Three Rivers Local Plan 1996-2011.
2. The proposed dormer windows to the west and east elevations by reason of their siting and design would result in an incongruous and obtrusive form of development detrimental to the visual amenities of the area and results in a form of design that fails to either preserve or enhance the character and appearance of the Conservation Area. Furthermore the proposed dormer windows would adversely affect the character and appearance of the Locally Important Building. This fails to comply with Policies C1, C12, GEN 3 and Appendix 2 of the Three Rivers Local Plan 1996-2011.
3. The proposed elevations to the Coach House by reason of design, materials, and horizontal emphasis would result in an incongruous and obtrusive visual appearance that fails to preserve or enhance the character and appearance of the Conservation Area and the Locally Important Building. This fails to comply with Policies C1, C12, GEN 3 and Appendix 2 of the Three Rivers Local Plan 1996-2011.
4. The site is a designated wildlife site for protected species. It has not been demonstrated that the proposed development would not have a significant adverse effect on protected species. The application fails to meet the requirements of Policies N1, N2 and N3 of the Three Rivers Local Plan 1996-2011.

TRDC DECISION

Refused:

1. The proposed dormer windows to the west and east elevations by reason of their siting and design would result in an incongruous and obtrusive form of development detrimental to the visual amenities of the area would result in a form of design that fails to either preserve or enhance the character and appearance of the Conservation Area. Furthermore the proposed dormer windows would adversely affect the character and appearance of the Locally Important Building. This fails to comply with Policies C1, C12, GEN3 and Appendix 2 of the Three Rivers Local Plan 1996-2011
2. The proposed elevations to the Coach House by reason of design, materials, and horizontal emphasis would result in an incongruous and obtrusive visual appearance that would fail to preserve or enhance the character and appearance of the Conservation Area and the Locally Important Building. This fails to comply with Policies C1, C12, GEN3 and Appendix 2 of the Three Rivers Local Plan 1996-2011.

PD749/08 Appeals Against Planning Decisions

No appeals were notified

PD750/08 Budget 2008/09

The Chairman introduced this item and asked the Clerk to elaborate. The Clerk advised that the proposal for Street Trees, initially raised by the Environment and Amenity Committee, is a matter that should fall under the auspices of the Planning and Development Committee (P&D). This being the case the financial provision has been moved to the P&D budget. The Clerk added that the remainder of the P&D budget was similar to the current year.

PD751/08 Highways

There were no notifications of works to report.

PD752/08 Closure

There being no further business, the Chairman closed the meeting at 8.35pm.