

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON WEDNESDAY 17 FEBRUARY 2010 at 8.00PM

Present: Cllr Bennett - In the Chair Amanda Taft – Minute Taker
Cllrs Bains, Hollands and Wynne-Jones
Voting Members: 4

PD1291/10 Apologies for Absence

Apologies had been received from Cllr Saxon.

PD1292/10 Declarations of Interest

It was recommended that Members declare any interests if required during the meeting.

PD1293/10 Representations from the Public

There were no public present.

PD1294/10 Planning Applications

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

Application No: 10/0128/FUL
Address: 20 Winton Drive Croxley Green Rickmansworth
Application: Two-storey front extension, first-floor rear extension and alterations
CGPC Decision: NGFO

Application No: 10/0165/FUL
Address: 1 Dugdales Croxley Green Rickmansworth
Application: Proposed new dwelling to be served by existing access, demolition of existing single-storey extension to existing dwelling and proposed single-storey rear extension to existing dwelling with new access and associated parking for existing dwelling
CGPC Decision: NGFO

Application No: 10/0166/FUL
Address: 142 Baldwins Lane Croxley Green Rickmansworth
Application: First-floor side extension, single-storey rear extension with rooflights, conversion of garage into utility room and cycle store and alterations to fenestration
CGPC Decision: NGFO

Application No: 10/0167/CAC
Address: 1 Dugdales Croxley Green Rickmansworth
Application: Conservation Area Consent: Demolition of existing single-storey extension to existing dwelling
CGPC Decision: NGFO

Application No: 10/0168/FUL
Address: Applegarth Parrotts Close Croxley Green
Application: Demolition of existing residential dwelling and erection of 2 detached houses, garages and provision of landscaping and amenity space
CGPC Decision: NGFO

Application No: 10/0169/CAC
Address: Applegarth Parrotts Close Croxley Green
Application: Conservation Area Consent: Demolition of existing residential dwelling
CGPC Decision: NGFO

Application No: 10/0176/FUL
Address: 86 Watford Road Croxley Green Rickmansworth
Application: Single-storey side extension and loft conversion with hip-to-gable roof alteration, rear dormer window and front rooflights
CGPC Decision: NGFO

Certificate of Lawfulness – for Members information only

Application No: 10/0216/CLPD
Address: 43 Durrants Drive Croxley Green
Application: Certificate of Lawfulness Proposed Development: Loft conversion With hip to gable roof alteration, two rooflights to front elevation and Dormer window to rear elevation
CGPC Decision: Noted

PD1295/10 Recent Decisions by Three Rivers District Council

APPROVED

Application No: 09/1357/FUL
Address: 33 Links Way Croxley Green Rickmansworth
Application: First-floor and two-storey side and rear extension, single-storey rear extensions and rear dormer window
CGPC Decision: NGFO
TRDC Decision: Approved

Application No: 09/1708/CLPD
Address: 27 Fuller Way Croxley Green Rickmansworth
Application: Certificate of Lawfulness Proposed Development: Single-storey rear extension including new kitchen
CGPC Decision: Noted
TRDC Decision: Approved

Application No: 09/1986/FUL
Address: 4 Rousebarn Lane Croxley Green Rickmansworth
Application: Ground floor rear extension to bungalow
TRDC Decision: Approved
CGPC Decision: No decision - application expired due to cancelled meeting

Application No: 09/2042/FUL
Address: 3 Yorke Road Croxley Green Rickmansworth
Application: Single-storey rear/side extension with rooflight, rebuild existing single-storey rear extension, loft conversion with rear dormer and front rooflight
TRDC Decision: Approved
CGPC Decision: NGFO

Reference No: 09/2050/FUL
Address: Woodlands The Green Croxley Green
Application: Demolition of the existing dwelling; erection of new two storey detached dwelling with roofspace accommodation, integral double

garage and associated landscaping
TRDC Decision: Approved
CGPC Decision NGFO

Reference No: 09/2051/CAC
Address: Woodlands The Green Croxley Green
Application: Conservation Area Consent: Demolition of the existing dwelling
TRDC Decision: Approved
CGPC Decision NGFO

Reference No: 09/2103/FUL
Address: 32 Bateman Road Croxley Green Rickmansworth
Application: Single-storey side and rear extension with rooflights
TRDC Decision: Approved
CGPC Decision NGFO

Reference No: 09/2114/FUL
Address: 54 Winchester Way Croxley Green Rickmansworth
Application: Two-storey rear extension, single storey rear extension with rooflights and extension to patio
TRDC Decision: Approved
CGPC Decision NGFO

REFUSED

Reference No: 09/2056/FUL
Address: Unit 1 Holly Bush House 5A New Road
Application: Change of Use: from office B1 to day care nursery, installation of a kitchen, 2 additional toilets and wash basins
TRDC Decision: Refused:
1 The proposal would provide insufficient off-street parking provision to meet the needs of the development. The failure to provide adequate off street parking is likely to result in on-street parking elsewhere to serve the development that would be detrimental to the amenities of neighbouring residents by reason of disturbance and general activity and to highway and pedestrian safety and the free flow of traffic. As such the proposed development would fail to comply with Policies T7, T8 and GEN1 and Appendix 1 of the Three Rivers Local Plan 1996 – 2011 and Supplementary Planning Guidance – Parking at New Developments (March 2002).
2 The proposed use would be likely to result in an over intensive use of the site and would lead to levels of activity and vehicular movements that would cause noise and disturbance detrimental to the amenities of the occupiers of neighbouring residential properties and the future occupiers and users of Unit 2, contrary to Policy GEN1 and Appendix 1 of the Three Rivers Local Plan 1996 – 2011 and PPG 24 Planning and Noise (1994).

INFORMATIVES :-

1 The applicant's attention is drawn to the submitted location and block plans which incorrectly identify the application site as including the curtilage of No. 5 New Road.

CGPC Decision: NGFO providing that adequate access and facilities are provided for

people with disabilities and that adequate provision is made to facilitate access and egress from the building and site to accommodate those with disabilities.

WITHDRAWN

Application withdrawn 19/10/2009

Application No: 09/1459/FUL
Address: 12 Lewes Way Croxley Green Rickmansworth
Application: Single storey front, side and rear extensions including new roof to garage and two storey / first floor side and rear extension
CGPC Decision creating a cramped form of development.

Application withdrawn 12/01/2010

Application No: 09/1795/FUL
Address: Land Adjacent 51 Durrants Drive Croxley Green Rickmansworth
Application: Erection of a two-storey, three bedroom attached dwelling with new vehicular access and associated parking and landscaping
CGPC Decision OBJECT: the proposed development changes an end terraced house into a mid terrace property and the development is out of character with the street scene creating a cramped form of development.

PD1296/10 Appeals Against Planning Decisions

APPLICATION NO.	09/1583/FUL
LOCATION	90 Watford Road Croxley Green Rickmansworth Hertfordshire
PROPOSAL	Two storey side extension, single storey front and side extension, single storey rear extension and new front porch
DOE APPEAL REF.	APP/P1940/D/10/2121688
APPELLANT'S NAME	Mrs R Begum
APPEAL START DATE	2 February 2010
TRDC DECISION	Refused The proposed extension by reason of its size, height and design, would appear out of proportion and unsympathetic to the scale and appearance of the original dwelling. Furthermore, the proposed rear extension, by reason of its size and proximity to Harvey Road, would result in an excessively prominent and visually intrusive form of development which would be harmful to the character and appearance of the street scene. The proposed development would be contrary to Policy GEN3 and Appendix 2 of the Three Rivers Local Plan 1996-2011.
CGPC DECISION	Object: The proposed development appears to exceed the building line
APPLICATION NO.	09/1229/FUL
LOCATION	Halewood Cottage The Green Croxley Green Rickmansworth
PROPOSAL	Two-storey rear extension, first-floor rear and side extension and erection of detached garage
DOE APPEAL REF.	APP/P1040/A/10/212595
APPELLANT'S NAME	Mrs Jan Sewell
APPEAL START DATE	8 February 2010
TRDC DECISION	Refused: The proposed extensions, by reason of their bulk height and elevational design would result in an obtrusive and

CGPC DECISION	incongruous form of development that fails to preserve or enhance the character and appearance of the Conservation Area. The character, scale and form of the Listed Building would be adversely affected by the proposed extensions. The proposed development fails to comply with Policies C1 and C8 of the Three Rivers Local Plan 1996-2011. Object on the grounds that the development is unsympathetic to the character of the Conservation Area and is overbearing in relation to adjoining properties
APPLICATION NO.	09/1230/LBC
LOCATION	Halewood Cottage The Green Croxley Green Rickmansworth
PROPOSAL	Listed Building Consent: Two-storey rear extension, first-floor rear and side extension and erection of detached garage
DOE APPEAL REF.	APP/P1940/E/102121598/WF
APPELLANT'S NAME	Mrs Jan Sewell
APPEAL START DATE	8 February 2010
TRDC DECISION	Refused: The proposed extensions would not be appropriate to the Listed Building, by reason of their scale, form and adverse impact on the special historic character of the property. This fails to comply with Policy C8 of the Three Rivers Local Plan 1996-2011.
CGPC DECISION	Object on the grounds that the development is unsympathetic to the character of the Conservation Area and is overbearing in relation to adjoining properties

PD1297/10 Tesco Store – Provision of Public Open Space

The Chairman introduced this item and Members were informed that there was nothing further to report on this matter at present. It was suggested that this item be removed from future Agendas until the situation changes and a discussion is required. After a brief discussion, the Chairman requested that the Clerk contacts Three Rivers District Council to ask about the dispersal of the £29,115.22 ie what it can be spent on, who decides what it is spent on and some idea of the likely timescale involved.

PD1298/10 Highways

There were no highways works to note.

PD1299/10 Closure

There being no further business, the Chairman closed the meeting at 8.34pm.