

CROXLEY GREEN PARISH COUNCIL

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

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

PD1311/10 Apologies for Absence
Apologies had been received from Cllr Wynne-Jones.

PD1312/10 Declarations of Interest
It was recommended that Members declare any interests if required during the meeting.

PD1313/10 Representations from the Public
There were no public present.

PD1314/10 Planning Applications
In the following applications “NGFO” means No Grounds For Objection

Application No: 10/0334/FUL
Address: 52 Dulwich Way Croxley Green Rickmansworth
Application: Single-storey front extension
CGPC Decision: NGFO

Application No: 10/0379/FUL
Address: 43 Frankland Close Croxley Green Rickmansworth
Application: Loft conversion including hip-to-gable roof alteration, front and rear dormer windows and front rooflight; single-storey rear extension; demolition of existing garage, store and greenhouse and erection of new detached garage
CGPC Decision: NGFO

Application No: 10/0388/FUL
Address: 50 Manor Way Croxley Green Rickmansworth
Application: Single-storey side extension and loft conversion with side dormer projections
CGPC Decision: NGFO

Application to be determined by County Council

Application No: -
Address: Yorke Mead Primary School, Dulwich Way, Croxley Green
Application: Application for proposed new single storey children’s centre
CGPC Decision: NGFO

Certificate of Lawfulness – for Members information only

Application No: 10/0350/CLPD
Address: 31 Winton Drive Croxley Green Rickmansworth
Application: Certificate of Lawfulness Proposed Development: Loft conversion

including hip-to-gable roof alteration, rear dormer window, front rooflight and alterations to conservatory roof

CGPC Decision: Noted

PD1315/10 Recent Decisions by Three Rivers District Council

APPROVED

Reference No: 09/2116/FUL
Address: 44 Dickinson Square Croxley Green Rickmansworth
Application: New front door and replacement front windows (double-glazed, box sash units made from wood in style of original windows)
CGPC Decision NGFO
TRDC Decision: Approved

Reference No: 10/0057/FUL
Address: 95 Valley Walk Croxley Green Rickmansworth
Application: Demolition of existing carports, garage and conservatory and erection of single-storey side and rear extensions with raised rooflights, canopy to front door and solar panels
CGPC Decision NGFO
TRDC Decision: Approved

Reference No: 10/0062/FUL
Address: 73 Repton Way Croxley Green Rickmansworth
Application: Rear conservatory
CGPC Decision NGFO
TRDC Decision: Approved

Reference 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
TRDC Decision: Approved

Reference No: 10/0166/RSP
Address: 142 Baldwins Lane Croxley Green Rickmansworth
Application: Part retrospective: 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
TRDC Decision: Approved

Reference No: 10/0220/CLPD
Address: 111 Winton Drive Croxley Green Rickmansworth
Application: Certificate of Lawfulness Proposed Development: Single-storey rear extension to create enlarged kitchen/diner
CGPC Decision No decision taken; notified of application on 05/03/2010
TRDC Decision: Approved on 11/03/2010

Reference No: 10/0232/PDNA
Address: Micklefield Hall Sarratt Road Croxley Green
Application: Permitted Development Notice Agriculture: Replacement agricultural building
CGPC Decision No comment as application is not within the Parish boundary
TRDC Decision: Approved

Reference No: 10/0259/CLPD
Address: 57 Winton Crescent Croxley Green Rickmansworth
Application: Certificate of Lawfulness Proposed Development: Loft conversion with rear dormer window and front rooflights
CGPC Decision Noted
TRDC Decision: Approved

REFUSED

Reference No: 09/2041/FUL
Address: 23A New Road Croxley Green Rickmansworth
Application: Redevelopment and change of use from scaffolding yard to residential to provide 4 detached houses with 8 off street parking spaces
CGPC Decision The Parish Council would welcome a housing development on this site but believes this proposal to be overdevelopment with inadequate parking and access and egress difficulties particularly for vehicles delivery onto or servicing the units
TRDC Decision: Refused:
1. The proposed scheme would result in a poor and cramped layout, exacerbated by the plot sizes, building footprint, plot frontage width, height, gaps between buildings, poor parking layout and poor aspect of the dwellings. In addition, future pressure would be placed on a mature sycamore tree due to the siting and proximity of the dwelling and garden on Plot 4. As such the proposal would be to the detriment of the character and appearance of the locality contrary to Policies H14, N15, N16, GEN3 and Appendix 2 of the Three Rivers Local Plan 1996-2011.
2. The submitted Design and Access statement does not cover the principal headings as set out in the CABA advice – ‘Design and Access Statements: How to write, read and use them’. It does not address the matters that are expected to be included for a development of this nature and is considered insufficient and as such is contrary to Policy D1 of the Three Rivers Local Plan 1996-2011.
3. It has not been demonstrated that any sustainable / renewable energy measures would be incorporated into the scheme, resulting in an unsustainable development contrary to Policy GEN1 and Appendix 1 of the Three Rivers Local Plan 1996-2011 and SPD – Sustainable Communities.

PD1316/10 Appeals Against Planning Decisions

There were no appeals to note.

PD1317/10 Highways

There were no highways works to note.

PD1318/10 Closure

There being no further business, the Chairman closed the meeting at 8.16pm.