

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE  
**PLANNING AND DEVELOPMENT COMMITTEE**  
HELD IN THE COUNCIL CHAMBER  
ON WEDNESDAY 17 OCTOBER 2012 at 8.00 PM

Present: Cllr Mitchell - In the Chair David Allison - Clerk

Cllrs Isard-Brown, Martin and Wynne-Jones

Voting Members: 4

Public: 2

PD1940/12 Apologies for Absence

Apologies were received from Cllrs Baldwin, Getkahn and Jordan.

PD1941/12 Declarations of Interest

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

PD1942/12 Representations from the Public

Representations were made by a resident against planning application 12/1844/FUL Applegarth. The resident had submitted prior to the meeting a copy of the concerns which the Clerk had circulated to Members during the day. The resident stated that there was some concern as to why the developers now want to create a new access to the site and that planning officers' were also at a loss to understand this aspect. In particular the resident stated that one of the Conditions that had been placed on the developer for this site had not been complied with and that the former building had now been demolished. The resident concluded that the potential new access would cause a loss of privacy to their property and the creation of gated properties which could lead to potential congestion on a very narrow stretch of road.

PD1943/12 Planning Applications

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

New site access from Parrotts Close and erection of two detached houses and garages (amendment to planning permission ref 10/1080/FUL)

Applegarth Parrotts Close Croxley Green Rickmansworth WD3 3JZ

Ref. No: 12/1844/FUL | Received: Thu 27 Sep 2012 | Validated: Tue 09 Oct 2012 | Status: Pending Consideration

**Croxley Green Parish Council Decision: OBJECT – Condition No. 4 of the Conservation Area Consent application 10/1080/CAC has not been complied with. In addition, the proposed new access road would give rise to the movement of vehicles opposite existing properties causing an unacceptable degree of noise and disturbance and loss of residential amenities. Furthermore, the width of Parrotts Close at this point is restricted and would potentially cause a safety hazard.**

**The proposed new access would result in having to clear an area of existing historic hedge which is within the Conservation Area and would significantly alter the nature and character of the area.**

**It is recommended that the application be referred to the Development Control Committee.**

Construction of a porch to the front door of the existing dwelling

5 Old Barn Mews The Green Croxley Green Rickmansworth Hertfordshire WD3 3AH

Ref. No: 12/1725/FUL | Received: Tue 11 Sep 2012 | Validated: Mon 08 Oct 2012 |  
Status: Pending Consideration

**Croxley Green Parish Council Decision: OBJECT – the proposed front extension appears to protrude beyond the building line of the property and adjoining properties. The property is within the Conservation Area and the development would alter the nature and character of the property and adjacent properties.**

Single storey rear extension

61 Oakleigh Drive Croxley Green Rickmansworth WD3 3EE

Ref. No: 12/1795/FUL | Received: Mon 24 Sep 2012 | Validated: Fri 28 Sep 2012 |  
Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

Two storey and single storey side and rear extension incorporating new garage and loft extension including raise in part of ridge, rooflights and rear dormer window

Whitestones 13 Old Barn Lane Croxley Green Rickmansworth Hertfordshire WD3 3HU

Ref. No: 12/1847/FUL | Received: Thu 27 Sep 2012 | Validated: Mon 08 Oct 2012 |  
Status: Pending Consideration

**Croxley Green Parish Council Decision: OBJECT – the proposed roof alterations would have a detrimental and adverse impact on the character and appearance of the property and street scene.**

Installation of two velux windows to rear of roof

13 Woodland Chase Croxley Green Rickmansworth Hertfordshire WD3 3FN

Ref. No: 12/1856/FUL | Received: Wed 26 Sep 2012 | Validated: Wed 26 Sep 2012 |  
Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

Single storey rear extension, part conversion of garage, first floor side extension with new pitched roof over, formation of rooms in existing/new roof space including rear dormer windows and front rooflights

30 Yorke Road Croxley Green Rickmansworth Hertfordshire WD3 3DN

Ref. No: 12/1907/FUL | Received: Fri 05 Oct 2012 | Validated: Fri 05 Oct 2012 | Status:  
Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

Single storey rear/side extension

177 New Road Croxley Green Rickmansworth Hertfordshire WD3 3HB

Ref. No: 12/1918/FUL | Received: Fri 05 Oct 2012 | Validated: Tue 09 Oct 2012 |  
Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

Single storey side extension

77 Evensyde Watford Hertfordshire WD18 8WN

Ref. No: 12/1923/FUL | Received: Mon 08 Oct 2012 | Validated: Mon 08 Oct 2012 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

Renewal of 08/2239/FUL: Demolition of existing car showroom and workshop and redevelopment of site to create new convenience retail store, seven flats (including three affordable units) in two blocks and retail office space with associated car parking and access

189 - 191 Watford Road Croxley Green Rickmansworth Hertfordshire WD3 3ED

Ref. No: 12/1968/FUL | Received: Fri 12 Oct 2012 | Validated: Fri 12 Oct 2012 | Status: Pending Consideration

**Croxley Green Parish Council Decision: OBJECT on the grounds that:**

- 1. It appears that no meaningful detailed Transport Impact Assessment has been undertaken;**
- 2. The applicant appears not to have established that there is a need for the development;**
- 3. The proposal will have an unacceptable impact on existing convenience stores in the Croxley Green area and lead to duplication of services;**
- 4. The retail development is outside an existing retail area and therefore contrary to TRDC policy and would threaten the survival of local shops;**
- 5. The proposal will have a significant impact on local traffic movement. The site is adjacent to a very busy petrol station being the only one on the A412 for some miles in either direction. The highway already suffers considerable traffic congestion from vehicles trying to enter the garage and the proposed development would further create additional traffic volumes and lead to further congestion;**
- 6. The proposal is very close to local roads used to gain access to Malvern Way School and increased traffic movement is believed will endanger the children going to and from the school;**
- 7. Concern is expressed regarding the access and egress to the site causing potential traffic management problems;**
- 8. Concern is also expressed concerning potential ground stability problems with the railway embankment given the proximity of the development to the railway track.**

**It is recommended that the application be referred to the Development Control Committee.**

PD1944/2

Recent Decisions by Three Rivers District Council

**APPROVED**

**Reference No:** 12/1530/FUL  
**Address:** Croxley Guild Of Sport And Social Club The Green Croxley Green  
**Application:** Bringing onto site 2 small containers for safe storage for essential equipment in order to support junior football and other sports at CGS

**CGPC Decision:** Croxley Green Parish Council has agreed an S137 Grant towards the provision of these containers subject to the Guild obtaining all necessary permissions for their citing and installation. Accordingly, the Parish Council do not consider it appropriate to comment on this application and that the decision should be made by planning officers

**TRDC Decision:** Approved

**Reference No:** 12/1543/FUL

**Address:** 28 Norwich Way Croxley Green Rickmansworth

**Application:** Single storey side extension

**CGPC Decision:** NGFO

**TRDC Decision:** Approved

**Reference No:** 12/1550/FUL

**Address:** 1 All Saints Lane Croxley Green Rickmansworth

**Application:** Demolition of two existing conservatories and erection of part two storey and part first floor extensions and single storey rear extension to create two storey dwelling

**CGPC Decision:** NGFO

**TRDC Decision:** Approved

**Reference No:** 12/1591/FUL

**Address:** 15 Woodland Chase Croxley Green Rickmansworth

**Application:** Installation of two Velux windows to rear roofslope to use area for storage, play room and office space

**CGPC Decision:** NGFO

**TRDC Decision:** Approved

**Reference No:** 12/1673/FUL

**Address:** 48 Beechcroft Avenue Croxley Green Rickmansworth

**Application:** Single storey rear extension with new raised patio / decking

**CGPC Decision:** NGFO

**TRDC Decision:** Approved

## REFUSED

**Reference No:** 12/1506/RSP

**Address:** Corner Lodge Sarratt Road Croxley Green

**Application:** Part retrospective: Change of use of land adjacent to Corner Lodge to domestic residential curtilage for use as driveway turning point and garden, erection of fencing and hardstanding

**CGPC Decision:** For information only – outside Parish boundary

**TRDC Decision:** 1 The change of use from agricultural land to residential curtilage results in incursion into the countryside and creates an inappropriate and urbanising form of development that is detrimental to the open and rural character of the Metropolitan Green Belt. No very special circumstances exist to outweigh the harm to the development has on the openness of the Green Belt. The development therefore fail

to comply with Policies CP1 and CP11 of the Core Strategy (adopted October 2011), Saved Policies GB1 and GB8 of the Three Rivers Local Plan 1996-2011.

2 The development, by reason of the excessive amount of hardstanding, would result in a prominent and intrusive feature within the landscape and would have an urbanising impact on the Metropolitan Green Belt. The development fails to preserve and/or enhance the open character and appearance of the Croxley Green Conservation Area. The development therefore fails to comply with Policies CP1, CP11 and CP12 of the Core Strategy (adopted October 2011) and Saved Policies C1, C2, GB1 and GB8 of the Three Rivers Local Plan 1996- 2011.

PD1945/12 Appeals Against Planning Decisions

There were no appeals to note.

PD1946/12 Croxley Rail Link

The Chairman introduced this item and reported that he had attended the Public Inquiry on 2 separate occasions. He added that the Council's presence at the Inquiry had been important and a number of concessions had been achieved in particular that the Parish Council would have the opportunity of reviewing the viaduct design in its pre-planning application form.

The Chairman stated that as a result of the concessions achieved he had modified the presentation of the Council's submission accordingly and a copy of the revised submission would be attached to the Minutes of this meeting.

The Chairman continued that concerns had been expressed at the Inquiry by local businesses namely the Croxley Car Centre and Cinnamon's as well as in regards to the facility used by the Sea Cadets and Morris Minors. Further concerns had been expressed also concerning the boat moorings adjacent to Beggar Bush Lane.

In response to a question, the Chairman advised that the anticipated timetable for commencement of the construction should everything be approved would be Spring 2014 with an 18 month construction period and opening in 2016.

PD1947/12 Highways

It was advised that there were no highways works to note.

PD1948/12 Closure

There being no further business, the Chairman closed the meeting at 9.13pm.

# PROOF OF EVIDENCE – Revised 15 October 2012

**Chris Mitchell**  
**On behalf of Croxley Green Parish Council**

## **Croxley Link Public Inquiry**

- 1. Introduction.** My name is Chris Mitchell. I am a resident of Croxley Green and have been for 33 years. I am a chartered civil Engineer, and have had experience with infrastructure projects. I have been a Parish Councillor for just over a year, and am the vice chairman of the Planning and Development committee. This committee has the delegated powers to act on behalf the Parish council on this matter.
- 2. Background.** As a general statement, the Parish Council do not have an overall objection to the proposed rail link. We believe that the new Croxley Rail Link would prove to be very beneficial to residents and businesses alike in providing for the first time since 1996, when British Rail closed the Croxley Branch Line, a direct rail link to central Watford and main line services at Watford Junction. It is believed also that the proposed Rail Link would result in a reduction of local traffic levels to and from Watford shopping centre. However there are concerns about the design of the viaduct which is something very obtrusive that we will have to live with for generations. Also there are severe effects on some organisations and some residents. We wish to ensure that they are being treated fairly and reasonably by the project team. The construction period will be very disruptive to the local traffic and potentially to pedestrians using the two bridges area.
- 3. The design of the viaduct.** Given the potential size of the viaduct, at Two Bridges, that will be necessary to accommodate the Rail Link and its visual impact, the Council wish to ensure that its quality of design is both appropriate and sympathetic to the environment. The Parish Council have desire for the viaduct to be of an exemplary design and something to be proud of, something lasting and visually appealing upon entering Croxley. I have now seen the montages from Mr Reid's submission, and I do have a concern about the depth of the section. We welcome being involved in the pre-application consultations as the promoter agreed on the 10<sup>th</sup> October.
- 4. The effects on local organisations and residents.** The Parish Council is concerned that the impact of the viaduct on local residents and local community groups both during construction and on completion is minimised. Accordingly, the Parish Council would wish to see provision in the Croxley Rail Link Order, Rule 10(6) Request for Planning Permission, Schedule 2 appropriate documentary measures that residents and community groups are pro-actively consulted. In particular we want to know that the Sea Cadets and Morris Minors Nursery are being consulted with and that their concerns will be alleviated. We understand that Liaison Officers would be available to deal with enquires and a strong communications team will continue to be available. The Parish council want to ensure that all public and organisational concerns will be dealt with quickly and effectively during the design and construction phase. In summary the organisations include:-
  - Sea Cadets and Morris Minors
  - Canal Moorings
  - Cinammond
  - Croxley Car centre
  - Local residents near to the viaduct
- 5. Construction impact.** The A412 east/west trunk road through Croxley Green is very busy, particularly at rush hour. This is added to by school traffic to/from Watford Boys Grammar School and Westfield Community Technology College, (just outside the Parish boundary), Rickmansworth School (which is within Croxley) and local primary Schools. The A412 is also used by motorists as

an alternative route in the event of traffic congestion and/or incident on the M25. Very careful consideration will need to be given to realistic traffic control measures during construction to minimise traffic disruption. We also have a concern about potential traffic and road safety implications especially for school children and we suggest that the 6 week school summer holidays would be the least disruptive time for the main road works. It is essential that the contractor will need to provide safe routes for pedestrians. We welcome the opportunity to review and comment on the specific contract conditions for consultation that must be carried out by the successful contractor. If it is possible to add appropriate wording to the Croxley Link Order, Rule 10(6), Schedule 2, Section 11 to ensure full and proper consultation takes place, then we would wish to see this.

**6 Long term changes to Road Layout.** The Parish council wish to understand the long term changes, and want to see the final layouts for consultation before they are finally decided upon. We understand that there would be minor alterations at the entrance into Cinnamonds to ensure they could continue with their business and discussions are ongoing. Also the pedestrian crossing at Watford Road would need to be repositioned to accommodate the central viaduct support. Again we wish to be consulted on any long term changes that will be made. . Accordingly, the Parish Council would wish appropriate wording included in the Croxley Rail Link Order, Rule 10(6) Request for Planning Permission, Schedule 2, Section 11 to this effect. We wish to see a solution that does not create a higher risk than now for the safety of traffic and pedestrians. Mr Morris has made a clear case why a pier has ended up in the existing access point for Cinammond. We just ask that this is looked at again, and would an extra pier be better value than a rebuilt roundabout. Also is it possible to suggest to the contractor that if it is possible to avoid the pier at this location then they should consider this option.

**7 Summary.** The Parish Council support the principle of the project. However, the visual appearance of the viaduct at Two Bridges is very important to the local residents and the Parish Council. Also the effect on residents and organisations is potentially serious, as well as the possible disruption to the road network during construction. We welcome the opportunity to be consulted on the relevant contract conditions and be part of the pre application (planning) consultaion for the viaduct. If it is deemed possible, then we request that appropriate wording is included in the Croxley Rail Link Order, Rule 10(6) Request for Planning Permission, Schedule 2, Section 11 to cover the issues raised.

END