

**CROXLEY GREEN PARISH COUNCIL**

MINUTES OF A MEETING OF THE  
**PLANNING AND DEVELOPMENT COMMITTEE**  
HELD IN THE COUNCIL CHAMBER  
ON WEDNESDAY 17 SEPTEMBER 2008 at 8.00PM

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

Cllrs Bennett, Hollands, Norman, Saxon and Shafe  
Voting Members: 6

PD930/08 Apologies for Absence

Apologies were received from Cllr Wynne-Jones.

PD931/08 Declarations of Interest

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

PD932/08 Representations from the Public

There were no public present.

PD933/08 Planning Applications

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

**Application No:** 08/1483/FUL  
**Address:** 9 Heckford Close Croxley Green Hertfordshire  
**Application:** Two storey side extension, loft conversion with rooflight to front elevation and dormer window to rear elevation, second floor side window and detached double garage to front of house  
**CGPC Decision** Object:  
1. The roof line is not in keeping with the street scene;  
2. The proposal appears to be excessive overdevelopment.

**Application No:** 08/1590/FUL  
**Address:** 67 Links Way Croxley Green Hertfordshire  
**Application:** Erection of a carport attached to existing garage  
**CGPC Decision** NGFO

**Application No:** 08/1615/FUL  
**Address:** 127 Kenilworth Drive Croxley Green Hertfordshire  
**Application:** Two storey side rear extension and single rear extension  
**CGPC Decision** NGFO

Cllr Norman declared an interest in the following application and did not take part in the discussion

**Application No:** 08/1640/FUL  
**Address:** Croxley Green Watercress Farm And Fisheries Rousebarn Lane Croxley Green  
**Application:** Part Retrospective: Addition of watercress silt pits; proposed renewal of boundary fences and gate, re-positioning of processing plant including farm shop, new fishing club house, new farm workers accommodation, installation of solar panels and turbines, installation of water pump houses, installation of bio digesters and construction of paths for disabled access

**CGPC Decision** Object:  
1. Insufficient access;  
2. The proposal appears to be overdevelopment;  
3. The proposals would have the effect of a detrimental intrusion on local residents.

**Application No:** 08/1674/FUL  
**Address:** 13 Dickinson Avenue Croxley Green Hertfordshire  
**Application:** Single storey rear extension  
**CGPC Decision** NGFO

**Application No:** 08/1692/FUL  
**Address:** 4 Bateman Road Croxley Green Hertfordshire  
**Application:** Single storey rear extension and loft conversion with dormer window to front and dormer window to rear elevation and roof alterations  
**CGPC Decision** NGFO

**Application No:** 08/1693/FUL  
**Address:** 3 Bateman Road Croxley Green Hertfordshire  
**Application:** Single storey rear extension  
**CGPC Decision** NGFO

**Application No:** 08/1709/RSP  
**Address:** 54 Durrants Drive Croxley Green Hertfordshire  
**Application:** Revised scheme 08/1110/FUL: Loft conversion with rooflight and dormer windows to side elevations and rear elevation  
**CGPC Decision** Object: The proposal is out of keeping with the street scene.

**Application No:** 08/1747/FUL  
**Address:** 23 Girton Way Croxley Green Hertfordshire  
**Application:** Two storey front extension and single storey side and rear extension  
**CGPC Decision** NGFO

#### **Certificate of Lawfulness – for Members information only**

**Application No:** 08/1575/CLED  
**Address:** 67 Byewaters Croxley Green Hertfordshire  
**Application:** Certificate of Lawfulness Existing Development: Single storey rear extension  
**CGPC Decision** Noted

**Application No:** 08/1686/CLPD  
**Address:** 23 Owens Way Croxley Green Hertfordshire  
**Application:** Certificate of Lawfulness Proposed Development: Single storey rear extension with two rooflights and loft conversion with two rooflights to rear and three rooflights to front elevations  
**CGPC Decision** Noted

PD934/08 Recent Decisions by Three Rivers District Council

#### **APPROVED**

**Reference No:** 08/1445/RSP  
**Address:** 6 Hazelwood Road Croxley Green Rickmansworth  
**Application:** Retrospective: Relocation of existing single storey detached garage to rear  
**CGPC DECISION** NGFO  
**TRDC DECISION** Approved

**Reference No:** 08/1491/RSP  
**Address:** 2 Durrants Drive Croxley Green Hertfordshire  
**Application:** Retrospective application: Amendment to planning permission  
06/2111/FUL: First floor side extension and single storey rear extension  
**CGPC DECISION** NGFO  
**TRDC DECISION** Approved

## REFUSED

**Reference No:** 08/1378/CLPD  
**Address:** 96 Winton Drive Croxley Green Hertfordshire  
**Application:** Certificate of Lawfulness Proposed Use: To hold music and singing lessons from 96 Winton Drive between the hours of 16.30 - 19.30 Mondays, 16.00 - 19.00 Tuesdays, 16.00 - 19.30 Fridays and 09.30 – 13.00 Saturdays

**CGPC DECISION** No comments; consultation period expired 06/08/2008

**TRDC DECISION** Refused:

The Certificate of Lawfulness application is ambiguous and it has not been possible on the basis of the application and its accompanying documents to establish with sufficient clarity what is being applied for.

The application would appear to be for an increase in the proposed use of the dwelling house to hold music and singing lessons, those hours changing from what had previously been agreed (07/0299/CLED) to 16.30 – 19.30 Mondays, 16.00 – 19.00 Tuesdays, 16.00 – 19.30 Fridays and 09.30 – 13.00 Saturdays. However elsewhere within the application the above detailed schedule is described by the applicant in the following terms

“The general timetable I am applying for are.”

This indication that the applicant considers the hours detailed above to be flexible is further confirmed by the applicants proposal that she be allowed to start music lessons forty five minutes to one hour earlier than the proposed schedule during the week.

Furthermore elsewhere within the application the applicant refers to the “flexibility of varied hours” and also to “making up” hours on days/weeks where there has been some form of disruption.

Certificates of Lawfulness require precision. The activity in this matter may be harmful to the amenity of the occupiers of neighbouring properties. The Council must be placed in a position whereby it is able to properly understand and assess what is being applied for. Section 192(2) of Town and Country Planning Act 1990 provides the following in respect of the above

“If the local planning authority are provided with information satisfying them that the use described in the application would be lawful if instituted they shall issue a certificate to that effect; and in any other case they shall refuse the application.” (emphasis added).

PD935/08 Appeals Against Planning Decisions

There were no appeals.

PD936/08 The Green/Conservation Area

This item was introduced by the Chairman and the Clerk advised that there was nothing further to report at this time. Members asked that this item remains on the agenda.

PD937/08 Puffin/Pelican Crossing in Watford Road/Junction of Harvey Road and Watford Road adjacent to the Shell Garage

The Chairman introduced this item and the Clerk advised Members that he had received an email from Steve Wooding at Hertfordshire Highways stating that it would cost around £60,000 plus to upgrade a zebra crossing to a pelican crossing. Highways further stated that they would be looking for a third party contribution of approximately 50 - 60% of the costs ie £30,000 - £36,000 to consider bringing the matter forward.

PD938/08 Highways

The Chairman introduced this item and the Clerk referred Members to the September Highways schedule of works relevant to Croxley Green. The Clerk reported that there was a district wide action for street lamp column replacement and pedestrian crossing upgrading.

PD939/08 Closure

There being no further business, the Chairman closed the meeting at 8.50pm.