

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON WEDNESDAY 18 FEBRUARY 2009 at 8.00PM

Present: Cllr Bains - In the Chair David Allison – Clerk to the Council
Amanda Taft – Minute Taker

Cllrs Bennett, Hollands and Saxon
Voting Members: 4

PD1037/09 Apologies for Absence

Apologies were received from Cllr Wynne-Jones

PD1038/09 Declarations of Interest

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

PD1039/09 Representations from the Public

There were no public present.

PD1040/09 Planning Applications

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

Application No: 09/0091/FUL
Address: 47 Watford Road Croxley Green Rickmansworth
Application: Demolition of single storey rear extension and erection of single storey rear/side extension with rooflights
CGPC Decision NGFO

Application No: 09/0111/FUL
Address: 57 Copthorne Road Croxley Green Rickmansworth
Application: Proposed alterations to the existing pool area to creation of pool complex
CGPC Decision NGFO

Application No: 09/0127/FUL
Address: 132 Links Way Croxley Green Rickmansworth
Application: Single storey rear extension and rear conservatory
CGPC Decision NGFO

Application No: 09/0139/FUL
Address: 28 Oakleigh Drive Croxley Green Rickmansworth
Application: Single storey front, side and rear extensions with rooflights and steps to rear, first floor front and side extension, loft conversion including extension to ridge line, hip to gable roof alteration, rear dormer window and two rooflights to front and enlargement of driveway/crossover to cover full width of plot
CGPC Decision NGFO

Application No: 09/0163/FUL
Address: Croxley Green Watercress Farm And Fisheries Rousebarn Lane
Croxley Green
Application: PART RETROSPECTIVE: Addition of watercress silt pits; proposed
renewal and erection of boundary fences and gates, re-positioning of
watercress processing plant and removal of asbestos cement and
their replacement with timber housing for water pump houses and
processing plant
CGPC Decision NGFO

Application No: 09/0174/FUL
Address: 34 Links Way Croxley Green Rickmansworth
Application: Single storey rear extension
CGPC Decision NGFO

Certificate of Lawfulness – for Members information only

Application No: 09/0089/CLPD
Address: 124 Watford Road Croxley Green Rickmansworth
Application: Certificate of Lawfulness - Proposed Development: loft conversion
with roof alterations, dormer window to rear elevation, rooflights to
front elevation and alterations to fenestration
CGPC Decision Noted

Application No: 09/0123/CLPD
Address: 43 Durrants Drive Croxley Green Rickmansworth
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

Application No: 09/0153/CLPD
Address: 64 Claremont Crescent Croxley Green Rickmansworth
Application: Certificate of Lawfulness Proposed Development: Single storey rear
extension with two rooflights
CGPC Decision Noted

PD1041/09 [Recent Decisions by Three Rivers District Council](#)

APPROVED

Reference No: 08/2184/FUL
Address: The Grove Little Green Lane Croxley Green
Application: Use of both floors of coach house as residential to form two bed
dwelling and raising of roof
TRDC Decision: Approved
CGPC Decision: Object: The raising of the roof and the elevations are not in keeping
with this locally important building

Reference No: 08/2234/FUL
Address: 251 New Road Croxley Green Rickmansworth
Application: Single storey rear extension
TRDC Decision: Approved
CGPC Decision: NGFO

REFUSED

None

WITHDRAWN

None

PD1042/09 Appeals Against Planning Decisions

APPLICATION NO.	08/1594/FUL
LOCATION	1 Frankland Road, Croxley Green WD3 3AS
PROPOSAL	Erection of a two storey attached dwelling
DOE APPEAL REF.	APP/P1940/A/09/2096030
APPELLANT'S NAME	Mr J S Verdding
APPEAL START DATE	2 February 2009
TRDC DECISION	Refused

1. The proposed development would be an inappropriate and cramped form of development which is considered to be over-development and would not be in keeping with the general character, layout and design of the surrounding area by reason of plot width, overall design and lack of off street car parking provision. It would therefore have an adverse visual impact on the appearance of the streetscene and be detrimental to highway safety. This fails to comply with Policies GEN 3, H14, T7, T8 and Appendices 2 and 3 of the Three Rivers Local Plan 1996-2011.
2. The proposed dwelling due to its siting in relation to number 1 Nuttfield Close would result in an overbearing and visually prominent development which would detrimentally affect the residential amenity of this neighbour leading to direct and perceived overlooking and loss of privacy. The development would therefore be contrary to Policy GEN 3 and Appendix 2 and 3 of the Three Rivers Local Plan 1996-2011.
3. The proposed development, by reason of its design, layout and siting, would result in overdevelopment and would fail to provide acceptable amenity space at the existing dwelling. The resulting amenity space would be of sub-standard size for the size of the existing dwelling and therefore would be contrary to Policy GEN 3, H14 and Appendix 2 and 3 of the Three Rivers Local Plan 1996-2011.

CGPC DECISION	Object: The subdivision of the site would result in a cramped form of development and would be highly detrimental to the overall street scene.
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PD1043/09 Highways

There were no Highways work to note.

The Clerk raised the subject of potholes in the roads and the Chairman suggested that the Clerk takes any action he deems necessary to address this problem. The Clerk stated that it had been suggested to him that photos are taken and submitted to Hertfordshire Highways. It was proposed by Cllr Bennett and seconded by Cllr Bains that the Clerk contacts Hertfordshire Highways to establish their strategy for dealing with the potholes in Croxley Green and the proposal was agreed. It was then proposed by Cllr Bennett and seconded by Cllr Hollands that residents are encouraged to submit photographs to be sent to Hertfordshire Highways and the proposal was agreed.

PD1044/09 Closure

There being no further business, the Chairman closed the meeting at 8.22pm.