

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON WEDNESDAY 1 SEPTEMBER 2010 at 8.00 PM

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

Cllrs Bains, Hollands, Saxon and Wynne-Jones

Voting Members: 5

In Attendance: Cllr Brand

PD1413/10 Apologies for Absence

There were no apologies to note.

PD1414/10 Declarations of Interest

The Chairman recommended that any declarations be made throughout the meeting as necessary.

PD1415/10 Representations from the Public

The Chairman asked whether there were any representations to be made. There were none.

PD1416/10 Minutes

Resolved:

- that the Minutes of the meeting held on Wednesday 4 August 2010 be approved and be signed by the Chairman and to note that the meeting scheduled for Wednesday 18 August 2010 was cancelled.

PD1417/10 Matters Arising

There were no matters arising.

PD1418/10 Planning Applications

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

Application No: 10/1504/FUL

Address: 40 Dickinson Square Croxley Green Rickmansworth

Application: Single storey rear extension under a pitched roof to include the demolition of existing kitchen extension

CGPC Decision: NGFO

Application No: 10/1615/FUL

Address: 35 Valley Walk Croxley Green Rickmansworth

Application: Single storey side and rear extension, internal alterations and new porch to the front

CGPC Decision: NGFO

Application No: 10/1649/RSP

Address: 7 Girtton Way Croxley Green Rickmansworth

Application: Retrospective: Erection of detached outbuilding in rear garden

CGPC Decision: NGFO

Application No: 10/1677/FUL
Address: 42 Bateman Road Croxley Green Rickmansworth
Application: Loft conversion with gable side extension and front and rear dormer windows
CGPC Decision: Plans were not available online – application to be discussed at meeting of 15 September 2010

Application No: 10/1701/FUL
Address: 14 Yorke Road Croxley Green Rickmansworth
Application: Ground, first and second floor rear extensions
CGPC Decision: Plans were not available online – application to be discussed at meeting of 15 September 2010

Certificate of Lawfulness – for Members information only

Application No: 10/1516/CLPD
Address: 66 Barton Way Croxley Green Rickmansworth
Application: Certificate of Lawfulness Proposed Development: Single storey rear extension and front porch
CGPC Decision: Noted

Application No: 10/1657/CLPD
Address: 40 Lewes Way Croxley Green Rickmansworth
Application: Certificate of Lawfulness Proposed Development: Proposed loft conversion, conversion of hipped roof to barn hip and rear dormer
CGPC Decision: Noted

PD1419/10 Recent Decisions by Three Rivers District Council

APPROVED

Reference No: 10/0780/FUL
Address: 43 Claremont Crescent Croxley Green Rickmansworth
Application: First-floor extension and roof replacement
CGPC Decision: NGFO
TRDC Decision: Approved

Reference No: 10/1084/FUL
Address: 43 Copthorne Road Croxley Green Rickmansworth
Application: Demolition of existing two-storey detached house and replacement with a detached two-storey house with attached double garage and new drop kerb and raised patio to rear
CGPC Decision: NGFO
TRDC Decision: Approved

Reference No: 10/1127/FUL
Address: 16 Copthorne Road Croxley Green Rickmansworth
Application: Two-storey side extension and single-storey rear extension to an existing two-storey house, single storey double garage detached to rear
CGPC Decision: Object: the design of the extension is out of keeping with the

original house forming an incongruous and obtrusive form of development.

TRDC Decision: Approved

Reference No: 10/1187/FUL

Address: 117 Springfield Close Croxley Green Rickmansworth

Application: Conversion of existing linked garage into habitable room

CGPC Decision: NGFO

TRDC Decision: Approved

Reference No: 10/1189/FUL

Address: 194A Watford Road Croxley Green Rickmansworth

Application: Change of Use: From residential flat to dental clinic

CGPC Decision: NGFO

TRDC Decision: Approved

Reference No: 10/1206/FUL

Address: 73 Frankland Road Croxley Green Rickmansworth

Application: Proposed single-storey rear and side extension and raised patio/decking in rear garden

CGPC Decision: NGFO

TRDC Decision: Approved

Reference No: 10/1229/FUL

Address: 119 New Road Croxley Green Rickmansworth

Application: A new 40sqm single storey, independent outhouse with a study, lounge, toilet and store with pitched roof to be used as annexe to the existing dental surgery

CGPC Decision: NGFO

TRDC Decision: Approved

Reference No: 10/1253/FUL

Address: 87 Barton Way Croxley Green Rickmansworth

Application: Demolition of existing garage and erection of two storey side extension and single storey front and rear extensions

CGPC Decision: NGFO

TRDC Decision: Approved

Reference No: 10/1362/FUL

Address: 25 Canterbury Way Croxley Green Rickmansworth

Application: Part single, part two-storey side, first floor rear and single storey front extension

CGPC Decision: NGFO

TRDC Decision: Approved

REFUSED

Reference No: 10/1172/FUL
Address: Elm Tree House The Green Croxley Green
Application: Two-storey side extension, new garage, dormer windows to front and rear of existing house
CGPC Decision: NGFO
TRDC Decision: Refused:
The proposed garage, by reason of its siting, would fail to respect existing landscape features leading to the loss of existing hedging which contributes to the character and appearance of the Conservation Area. The loss of the existing hedging together with the scale, design and siting of the proposed garage would result in an obtrusive, incongruous urbanising form of development that would have an adverse affect and would fail to preserve or enhance the character and appearance of the Conservation Area. The proposed development fails to comply with Policies C1 and N15 of the Three Rivers Local Plan 1996-2011.

WITHDRAWN

Withdrawn 18 August 2010

Application No: 10/1492/FUL
Address: 35 Valley Walk Croxley Green Rickmansworth
Application: Single-storey side and rear extension, internal alterations and new porch to the front.

PD1420/10 Appeals Against Planning Decisions

There were no Appeals to note.

PD1421/10 Salt Bins

The Chairman introduced this matter and asked the Clerk to provide the background. The Clerk advised that the subject of additional salt bins in the area had been discussed at the Planning & Development meeting in July. The Clerk added that as agreed in the budget 6 new salt bins had been purchased for deployment. In the Summer addition of the Parish Council's magazine, residents were invited to suggest possible locations.

The Clerk distributed a map of the area with the existing and possible new locations plotted and also presented a slide show which showed pictures of the locations.

RESOLVED

That new salt bins be located at:

- either end of Beechcroft Avenue (2x bins);
- at the junction of Frankland Close and Harvey Road (1x bin);
- at the top of Dorrofield Close (1x bin);
- near the flats in Sycamore Road (1x bin);
- by the Council's Depot in Barton Way Car park (1x bin).

The Clerk reminded Members that as these locations would be on the public footpath, appropriate permissions will need to be sought prior to installation.

PD1422/10 Buddleia Footpath and Bridleway and extension of route on All Saints Lane

Members received the proposed order by Hertfordshire County Council regarding extension of the bridleway to the northern end of All Saints Lane and noted that this appeared to be a matter of regularising the extant situation.

RESOLVED

- No objections to the proposal.

PD1423/10 Highways

Members noted the Active Works Bulletin for September 2010. The Clerk drew Members attention to recent correspondence received by District Councillor Drury regarding a review of the Winter Route salting schedule for highways.

Members reviewed the Road and Footway Priorities list.

RESOLVED

That the following be conveyed to Cllr Drury to take proposals forward:

- That as the main local bus services ran via Baldwins Lane, part of Repton Way, Sherborne Way and Barton Way this route should be considered a Priority 1 Highways Route;
- That the footpaths leading to Little Green School in Lincoln Drive from junction with Rochester Way; from Watford Road to the entrance to Harvey Road School; and Fuller Way leading to Yorke Mead Schools should all be considered a Priority 1 Footpaths Route.

PD1424/10 Closure

There being no further business, the Chairman closed the meeting at 9.10pm.