

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON WEDNESDAY 21 FEBRUARY 2007 at 8.00PM

Present: Cllr Wynne-Jones - In the Chair

Cllrs R Jefford, Norman, Saxon
Voting Members 4

Not present: Cllr Bains and Vassiliou

The Chairman opened the meeting by advising that the Clerk was unwell and unable to attend the meeting. It was proposed by Cllr Norman and seconded by Cllr Jefford that Cllr Saxon acts as minute taker. The proposal was agreed.

PD533/07 Apologies for Absence

Apologies were received from Cllrs Duffy and Englefield.

PD534/07 Declarations of Interest

Declarations of interest regarding specific proposals under Agenda item PD536/07 to be taken at the time.

PD535/07 Representations from the Public

There were no public present.

PD536/07 Planning Applications

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

APPLICATION NO. 07/0176/CLPD **DECISION LEVEL** Delegated
LOCATION 72 Sherborne Way Croxley Green Hertfordshire
PROPOSAL Certificate of Lawfulness Proposed Use/Development: Single storey rear extension
FOR Celebration Homes Ltd **PLANNING OFFICER** Mr Peter Walker
WARD Croxley Green **PARISH** Croxley Green Parish Council
APP. TYPE CLPD **GRID REF** **E:** 507591 **N:** 19603
CGPC DECISION No Comment

APPLICATION NO. 07/0178/FUL **DECISION LEVEL** Delegated
LOCATION 27 Scots Hill Croxley Green Hertfordshire
PROPOSAL Loft conversion with two front rooflights and rear dormer window and new front porch
FOR Ms Sha Oldham **PLANNING OFFICER** Ms Sarah Hunter
WARD Croxley Green South **PARISH** Croxley Green Parish Council
APP. TYPE FUL **GRID REF** **E:** 506905 **N:** 195199
CGPC DECISION NGFO

APPLICATION NO. 07/0274/FUL **DECISION LEVEL** Delegated
LOCATION Woodlands The Green Croxley Green
PROPOSAL Erection of two, two storey detached dwellings with associated access, drive and parking and two storey rear extension and first floor side extension and detached garage at existing dwelling 'Woodlands'
FOR Grenville Homes **PLANNING OFFICER** Marie Harding
Group
WARD Croxley Green **PARISH** Croxley Green Parish Council
APP. TYPE FUL **GRID REF E:** 507014 **N:** 195408
CGPC DECISION NGFO on extension to dwelling 'Woodlands'.

OBJECT to additional two houses on the grounds that:

1. Possible damage to existing trees and environment in a scheduled Conservation Area;
2. Inadequate access & egress for additional two houses on an already developed area and road;
3. Backland development detracting from the visual and other amenities of the Conservation Area

APPLICATION NO. 07/0113/RSP **DECISION LEVEL** Delegated
LOCATION 204A New Road Croxley Green Hertfordshire
PROPOSAL Retrospective: Conversion of first floor and second floor from office to residential use as one bed flat with rear dormer window
FOR R I Beale **WARD** Croxley Green
GRID REF E: 50760 **N:** 195493 **PLANNING OFFICER** Ms Sara Whelan
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CGPC DECISION NGFO

APPLICATION NO. 07/0123/FUL **DECISION LEVEL** Delegated
LOCATION The Lodge Copthorne Road Croxley Green
PROPOSAL Change of use from Offices to Residential dwelling with insertion of two velux windows in front elevation
FOR Mr L Mahtani **WARD** Croxley Green
GRID REF E: 506907 **N:** 195895 **PLANNING OFFICER** Alice Eggeling
CGPC DECISION NGFO

APPLICATION NO. 07/0147/FUL **DECISION LEVEL** Delegated
LOCATION 6 Windmill Drive Croxley Green Hertfordshire
PROPOSAL Rear conservatory
FOR Mr Cox **WARD** Croxley Green
GRID REF E: 506849 **N:** 195373 **PLANNING OFFICER** Ms Sarah Hunter
CGPC DECISION NGFO

PD537/07 Recent Decisions by Three Rivers District Council

APPLICATION NO. 06/2116/FUL **DECISION LEVEL** Delegated
LOCATION 86 Barton Way Croxley Green Rickmansworth
PROPOSAL Single storey rear extension
FOR Mr Jaskaren Sanghera **PLANNING OFFICER** Mr Peter Walke
WARD Croxley Green **PARISH** Croxley Green Parish Cour
APP. TYPE FUL **GRID REF E:** 507638 **N:** 195857
DECISION: APPROVED
CGPC DECISION: NGFO

APPLICATION NO. 06/2232/FUL **DECISION LEVEL** Delegated
LOCATION 90 Barton Way Croxley Green Hertfordshire
PROPOSAL Single storey rear and part two storey rear extension
FOR Mr And Mrs Shepstone **WARD** Croxley Green
GRID E 507639 **N:** 195870 **PLANNING OFFICER** Alice Eggeling
REF :
DECISION: APPROVED
CGPC DECISION: OBJECT. The length of the rear extension appears excessive and is over the guidelines set out in the TRDC Local Plan 1996 – 2011 Appendix 2 (4)(b)

PD538/07 Appeals Against Planning Decisions

APPLICATION NO.	06/1070/FUL
LOCATION	175 Winton Drive
PROPOSAL	Two storey side extension with three rear velux windows
DOE APPEAL REF.	APP/P1940/A/07/2035377/WF
APPELLANT'S NAME	Mr D Burch
APPEAL START DATE	18 January 2007
TRDC DECISION	REFUSED
	<ol style="list-style-type: none"> 1. The proposed side extension, by reason of excessive size, bulk and prominent siting in close proximity to site boundaries and forward of the established building line in Winton Drive would be unduly obtrusive and detract from the established pattern of development in the street scene and the character of the locality contrary to Policy GEN3 and the Design Guidelines set out in Appendix 2 of the Three Rivers Local Plan 1996-2011. 2. The proposed side extension, by reason of excessive size bulk and rear fenestration, would be unduly obtrusive and result in overlooking of the adjoining property No. 173 Winton Drive and loss of light to its flank windows. This would be detrimental to the visual and residential amenities of the occupiers of the adjacent property contrary to Policy GEN3 and the design guidelines set out in Appendix 2 of the Three Rivers Local Plan 1996-2011.
CGPC DECISION	NGFO

PD539/07 Highways

The Chairman introduced this item and referred to the information circulated at the meeting (copy attached).

Members noted the information.

PD540/07 Closure

There being no further business the Chairman closed the meeting at 8.23pm.