

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON WEDNESDAY 2 APRIL at 8.00 PM

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

Cllrs Bains, Brand, Hollands and Saxon

Voting Members: 5

Not Present: Cllr Seabourne

In Attendance: Cllr C Jefford

There was one member of public present

PD796/08 Apologies for Absence

Apologies were received from Cllr Bennett

PD797/08 Declarations of Interest

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

PD798/08 Representations from the Public

There were no representations from members of the public.

PD799/08 Minutes

It was proposed by Cllr Wynne-Jones and seconded by Cllr Saxon that the minutes of the meetings held on Wednesday 5 March 2008 and Wednesday 19 March 2008 be approved as correct. The proposal was agreed and the Chairman signed the minutes.

PD800/08 Matters Arising

PD791/08 (Cycling England); The Clerk was asked if Three Rivers District Council (TRDC) had decided upon a name for the bid for funds and the Clerk confirmed that they had chosen the name 'South West Herts Cycle Demonstration Town Bid'.

PD801/08 Planning Applications

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

The Clerk advised Members that the first application had been previously discussed at the Planning and Development meeting held 19 March 2008, but the proposed development had since been amended by the applicant.

Application No: 08/0533/FUL (Amended application)
Address: 15 And 17 Byewaters Croxley Green Hertfordshire
Application: Remove existing roof to two houses, construct new roof with steeper pitch, rear dormer windows, rooflights to front slope
CGPC Decision NGFO

For information, the following is an extract from the Minutes of the meeting held 19 March 2008.

Application No: 08/0533/FUL (Original application)
Address: 15 And 17 Byewaters Croxley Green Hertfordshire
Application: Remove existing roofs from 15 and 17 Byewaters and erection of new higher pitched roof to include loft conversion with dormer window to front, rooflights to side and rear elevations and glazed gable projections to rear elevation
CGPC Decision Object – the proposed development is excessive, overbearing and out of keeping and would be detrimental to the street scene.

Application No: 08/0547/CLPD
Address: 107 Byewaters Croxley Green Hertfordshire
Application: Certificate of Lawfulness Proposed Development: Erection 2m high fence adjacent to dwelling/garage.
CGPC Decision Noted

Application No: 08/0550/FUL
Address: 189 Baldwins Lane Croxley Green Hertfordshire
Application: First floor side, two storey and single storey side and rear extension
CGPC Decision NGFO

Cllr Saxon declared an interest in the following application:

Application No: 08/0551/FUL
Address: 91 Frankland Road Croxley Green Hertfordshire
Application: Renewal of planning permission 01/00235/FUL: Loft conversion with roof alterations rooflight and dormer window to front elevation and dormer window to rear elevation
CGPC Decision NGFO

Application No: 08/0570/FUL
Address: 31 Winton Drive Croxley Green Hertfordshire
Application: Loft conversion with increase in ridge height, roof alterations, rooflight to front elevation, window to side elevation and dormer window to rear elevation
CGPC Decision Object: the proposed development is very excessively overbearing from the front aspect, there is an imbalance of roof height between the pair of semi detached houses and it is not in keeping with the street scene.

Application No: 08/0599/FUL
Address: 11 The Green Croxley Green Hertfordshire
Application: Amendment to planning permission 07/1545/FUL: Demolition of existing garage, two storey front, side and rear extension, single storey front, side and rear extension and loft conversion with raise in ridge height and rooflight to side to include alterations in position of left flank wall at first floor level
CGPC Decision Object: the design of the new roof is out of keeping with the adjacent property and is inappropriate to the visual amenity of the Conservation Area

Application No: 08/0607/FUL
Address: 56 Oakleigh Drive Croxley Green Hertfordshire
Application: Single storey rear extension with roof lights, raised timber decking, front/side porch extension with steps and alteration to fenestration detail
CGPC Decision NGFO

Application No: 08/0637/FUL
Address: 5 Frankland Road Croxley Green Hertfordshire
Application: Loft conversion with front and rear dormer windows, front rooflight and side window
CGPC Decision NGFO

Application No: 08/0643/FUL
Address: 67 Frankland Road Croxley Green Hertfordshire
Application: Demolition of front of garage and conversion of garage to habitable room
CGPC Decision NGFO

PD802/08 Recent Decisions by Three rivers District Council

APPROVED

Reference No: 08/0101/FUL
Address: 31 Norwich Way Croxley Green
Application: Conversion of garage into habitable room with erection of pitched roof over garage and single storey rear extension with four rooflights and single storey front porch extension
CGPC DECISION NGFO
TRDC DECISION Approved

Reference No: 08/0114/FUL
Address: 32 Dickinson Square Croxley Green Hertfordshire
Application: Raising of roof level of existing rear extension and insertion of new double doors and window
CGPC DECISION NGFO
TRDC DECISION Approved

Reference No: 08/0125/FUL
Address: Elmcote House The Green Croxley Green
Application: Change of use from Class B1 Office to Class D1 Dental practice
CGPC DECISION NGFO
TRDC DECISION Approved

Reference No: 08/0193/FUL
Address: 31 Canterbury Way
Application: Single storey rear extension
CGPC DECISION NGFO
TRDC DECISION Approved

Reference No: 08/0199/FUL
Application: Demolition of existing single storey shop and erection of three storey building comprising new ground floor shop with 2x two bedroom flats above, with associated access and parking
Address: 41 Baldwins Lane Croxley Green Hertfordshire
CGPC DECISION NGFO
TRDC DECISION Approved

Reference No: 08/0248/FUL
Address: 124 Watford Road Croxley Green Hertfordshire
Application: Single storey rear extension and loft conversion with roof alterations, dormer to rear elevation and rooflight to front elevation
CGPC DECISION NGFO
TRDC DECISION Approved

Reference No: 08/0304/FUL
Address: Greystone Works The Green Croxley Green
Application: Erection of two detached storage buildings
CGPC DECISION NGFO
TRDC DECISION Approved

Reference No: 08/0437/CLPD
Address: 82 New Road Croxley Green Hertfordshire
Application: Certificate of Lawfulness Proposed Development: Loft conversion with two rooflights to rear elevation
CGPC DECISION Noted
TRDC DECISION Approved

REFUSED

Reference No: 08/0112/FUL
Address: 57 Frankland Road Croxley Green Hertfordshire
Application: First floor side extension including rise in roof, garage conversion, new pitched roof to single storey side and rear extensions, to create new two bedroom dwelling including subdivision of rear garden with fence, new rear gate and parking
CGPC DECISION Object: The proposed development is excessive, overbearing and is overdevelopment. The height of the roof in relation to neighbouring properties is also excessive.
TRDC DECISION Refused:
1 The subdivision of this site would result in a cramped form of development which, by virtue of the restricted plot width, narrow width of the new dwelling and intensive use of the plot frontage for car parking, would be out of character with the surrounding properties and would have a harmful visual impact in the street scene. The development would be contrary to Policy GEN3 and Appendix 2 of the Three Rivers Local Plan 1996-2011.

Reference No: 08/0301/FUL
Address: Applegarth Parrotts Close Croxley Green
Application: Demolition of existing dwelling and erection of two, two storey detached dwellings and detached garages, and associated parking and landscaping

CGPC DECISION NGFO

TRDC DECISION Refused:

1 The proposed development fails to comply with Policies C1, GEN3 and H14, which seek to protect the character and residential amenity of existing areas of housing with long or extensive gardens from “backland” or infill development which the Council considers to be inappropriate. The proposal would result in overdevelopment of the site which would result in a layout unable to maintain the particular character of the area in terms of the plot size, height and siting which fails to preserve or enhance the character and appearance of the Conservation Area and would have a detrimental impact on the street scene.

Reference No: 08/0321/CAC
Address: Applegarth Parrotts Close Croxley Green
Application: Conservation Area Consent: Demolition of existing detached dwelling and garage

CGPC DECISION NGFO

TRDC DECISION Refused:

1 In the absence of an acceptable redevelopment scheme for the site the demolition of the existing building would lead to a vacant site with no permitted use or buildings, which would be detrimental to the character and appearance of the Conservation Area. The proposal would therefore be contrary to Policy C6 of the Three Rivers Local Plan 1996-2011.

Appeals Against Planning Decisions

APPLICATION NO. 07/1898/CAC
 LOCATION Applegarth, Parrotts Close
 PROPOSAL Conservation Area Consent: Demolition of existing detached dwelling
 DOE APPEAL REF. APP/P1940/E/08/2067213/NWF
 APPELLANT'S NAME Kebbel Country Homes
 APPEAL START DATE 10/03/2008
 TRDC DECISION Refused:
 In the absence of an acceptable redevelopment scheme for The site the demolition of the existing building would lead to a vacant site with no permitted use or buildings, which would be detrimental to the character and appearance of the Conservation Area. The proposal would therefore be contrary to Policy C6 of the Three Rivers Local Plan 1996-2011.
 CGPC DECISION Should the Planning Committee accept 07/1897/FUL then we have no objection to 07/1898/CAC

APPLICATION NO. 07/1897/FUL
 LOCATION Applegarth, Parrotts Close
 PROPOSAL Erection of 3 two storey detached houses, 3 detached garages, associated parking and landscaping
 DOE APPEAL REF. APP/P1940/A/08/2067212
 APPELLANT'S NAME Kebbel Country Homes
 APPEAL START DATE 10/03/2008
 TRDC DECISION Refused:
 The proposed development fails to comply with Policies C1, GEN3 and H14, which seeks to protect the character and residential amenity of existing areas of housing with long or extensive garden from "backland" or infill development which the Council considers to be inappropriate. The proposal would result in overdevelopment of the site which would result in a layout unable to maintain the particular character of the area in terms of the plot size, height and siting which fails to preserve or enhance the character and appearance of the Conservation Area and would have a detrimental impact on the street scene.
 CGPC DECISION No decision taken; awaiting decision on application 07/1898/CAC

APPLICATION NO. 07/1813/FUL
 LOCATION The Grove, Little Green Lane
 PROPOSAL Erection of a single storey side extension to Coach House and conversion of Coach House to a two Bed dwelling, alterations to roof of main building including the installation of dormer windows to East and West elevations and conversion of roof space to create additional flat.
 DOE APPEAL REF. APP/P1940/A/08/2066852/WF
 APPELLANT'S NAME Veritas (Grove) Ltd
 APPEAL START DATE 12/03/2008
 TRDC DECISION Refused:
 1. The proposed dormer windows to the west and east elevations by reason of their siting and design would result in an incongruous and obtrusive form of development

detrimental to the visual amenities of the area would result in a form of design that fails to either preserve or enhance the character and appearance of the Conservation Area. Furthermore the proposed dormer windows would adversely affect the character and appearance of the Locally Important Building. This fails to comply with Policies C1, C12, GEN3 and Appendix 2 of the Three Rivers Local Plan 1996-2011

2. The proposed elevations to the Coach House by reason of design, materials, and horizontal emphasis would result in an incongruous and obtrusive visual appearance that would fail to preserve or enhance the character and appearance of the Conservation Area and the Locally Important Building. This fails to comply with Policies C1, C12, GEN3 and Appendix 2 of the Three Rivers Local Plan 1996-2011.

CGPC DECISION

Object:

1. The raising of the ridge and eaves height would adversely affect the character and appearance of the Coach House and its relationship to The Grove. As such the proposals fail to either preserve or enhance the character and appearance of the site and wider Conservation Area, and fail to comply with Policies C1 and C12 of the Three Rivers Local Plan 1996-2011.

2. The proposed dormer windows to the west and east elevations by reason of their siting and design would result in an incongruous and obtrusive form of development detrimental to the visual amenities of the area and results in a form of design that fails to either preserve or enhance the character and appearance of the Conservation Area. Furthermore the proposed dormer windows would adversely affect the character and appearance of the Locally Important Building. This fails to comply with Policies C1, C12, GEN 3 and Appendix 2 of the Three Rivers Local Plan 1996-2011.

3. The proposed elevations to the Coach House by reason of design, materials, and horizontal emphasis would result in an incongruous and obtrusive visual appearance that fails to preserve or enhance the character and appearance of the Conservation Area and the Locally Important Building. This fails to comply with Policies C1, C12, GEN 3 and Appendix 2 of the Three Rivers Local Plan 1996-2011.

4. The site is a designated wildlife site for protected species. It has not been demonstrated that the proposed development would not have a significant adverse effect on protected species. The application fails to meet the requirements of Policies N1, N2 and N3 of the Three Rivers Local Plan 1996-2011.

PD804/08

Pelican/puffin crossing in Watford Road & Junction of Harvey Road

The Chairman introduced this item and the Councillor that had put forward the proposal for this crossing to be installed stated that this issue had been brought to his attention due to the Council trying for a similar crossing on Watford Road by the Shell Garage. It

had been thought that Harvey Road School was content with the improvements already made to the current zebra crossing, for example the Traffic Officer and additional road markings. However, this was not the case and this Councillor had been asked to represent the School in their request for an improved crossing. Harvey Road School have reported concerns for their children's safety as there have been several near accidents including an accident involving the Traffic Officer herself. This crossing is also heavily used by children travelling to and from Rickmansworth School.

After a discussion, the Clerk was asked to contact Hertfordshire Highways to request that a crossing is installed and to mention that the Parish Council may will willing to contribute to the cost of this crossing from Reserve funds if Council is minded to agree. The Clerk was asked to provide a copy of this letter with the Minutes (see enclosed).

PD805/08 National Air Traffic Services (NATS) Consultation

The Chairman introduced this item and the Clerk played a DVD which had been supplied by NATS. Members were then asked to refer to the previously circulated papers detailing the existing and proposed flight paths from Heathrow and Northolt airports. After some discussion about the proposed changes, the Clerk was asked to write and confirm that the Parish Council would support any change of flight path that takes aircraft further away from Croxley Green. The Clerk was asked to provide a copy of this letter with the Minutes (see enclosed).

PD806/08 The Green/Conservation Area

The Chairman read out the supporting paper that had been previously circulated with the Agenda. One Member had been involved in correspondence with TRDC about the current decking work being undertaken at the Artichoke Public House on the Green. He informed those present that these works appeared to have stopped over the last couple of days. It was reported by another Councillor (not present at this meeting) that the TRDC Officer involved in this case believed the work to be "de minimus", ie not a sufficient or significant enough change to warrant any action".

After some discussion, the Clerk was asked to write to TRDC, Rights of Way at Hertfordshire County Council and David Gauke, MP with the Parish Council's concerns. These concerns being that there has been possible encroachment onto the Green, possible encroachment over a Public Footpath and that the term 'de minimus' is deeply resented by this Parish Council. The fact that this development of a 17th Century Public House in a Conservation Area has not been authorised by TRDC and has been objected to by many local residents is also to be included. The Clerk was asked to provide a copy of this letter with the Minutes (see enclosed).

PD807/08 Highways

There were no notifications of works to report.

PD808/08 Closure

There being no further business, the Chairman closed the meeting at 9.28pm