

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE  
**PLANNING AND DEVELOPMENT COMMITTEE**  
HELD IN THE COUNCIL CHAMBER  
ON WEDNESDAY 2 DECEMBER 2009 at 8.00 PM

Present: Cllr Bennett - In the Chair  
Cllr Bains and Saxon  
Voting Members: 3  
David Allison – Clerk to the Council

PD1235/09 Apologies for Absence

Apologies were received from Cllrs Hollands and Wynne-Jones.

PD1236/09 Declarations of Interest

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

PD1237/09 Representations from the Public

There were no public present.

PD1238/09 Minutes

It was proposed by Cllr Bains and seconded by Cllr Saxon that the Minutes of the meetings held on 4 November and 18 November 2009 be approved as correct. The proposal was agreed and the Chairman signed the minutes.

PD1239/09 Matters Arising

The Chairman introduced this item and asked the Clerk for any updates.

PD1222/09 (Tesco Store – Provision of Public Open Space) the Clerk advised that he had contacted TRDC regarding the matter of the Tesco contribution to the provision of public open space. The Clerk advised he had written to TRDC to request that the Parish Council be part of the decision making process for the dispersal of the Tesco contribution. A reply had been received noting the Council's wish to be involved and it was also advised that a District Cllr had raised this matter with TRDC with the possibility of dispersing the funds on the Cassiobridge children's play area. The Clerk continued that in terms of the definition of 'vicinity' upon which clarity was being sought, TRDC stated that there was no definition in the appeal decision but the appeal discussion put this in the context of a being in 'walking distance' from the site.

PD1223/09 (Little Green Lane Pond) the Clerk advised that he had contacted Lambert, Smith and Hampton who are the land agents for HCC regarding the ownership of the pond and was awaiting a response.

PD1224/09 (Yorke Road School Building) the Clerk advised that the TRDC's emails had been forwarded to the Residents Association on 9 November. The Clerk added that notification of a Planning Application had been received earlier that day but it was not on the applications for consideration this evening as the plans were not available to view as yet. The Clerk also advised that an email had been received from a resident who had expressed an interest in purchasing the site.

PD1240/09 Planning Applications

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

09/1691/FUL - 35 Springfield Close, Croxley Green

We had been notified by TRDC that amended plans had been submitted. Members had no grounds for objection to the amended plans.

**Application No:** 09/1810/FUL  
**Address:** Croxley Baptist Church Baldwins Lane Croxley Green  
**Application:** New front, side and rear extensions and replacement windows  
**CGPC Decision** NGFO

**Application No:** 09/1811/FUL  
**Address:** 14 Winton Crescent Croxley Green Rickmansworth  
**Application:** Demolition of existing conservatory; conversion of existing garage and utility spaces with roof-lights; erection of single storey rear extension  
**CGPC Decision** NGFO

**Application No:** 09/1820/FUL  
**Address:** 16 Copthorne Road Croxley Green Rickmansworth  
**Application:** Renewal of 06/1696/FUL: Two-storey side extension, single-storey rear extension and erection of a detached double garage and alterations to fenestration detail with minor alteration to design of garage to rear  
**CGPC Decision** NGFO

**Application No:** 09/1837/FUL  
**Address:** 69 Winton Drive Croxley Green Rickmansworth  
**Application:** First floor front extension  
**CGPC Decision** NGFO

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

**Application No:** 09/1708/CLPD  
**Address:** 27 Fuller Way Croxley Green Rickmansworth  
**Application:** Certificate of Lawfulness Proposed Development: Single-storey rear extension including new kitchen  
**CGPC Decision** Noted

PD1241/09 Recent Decisions by Three Rivers District Council

#### **APPROVED**

**Application No:** 09/1006/FUL  
**Address:** 157 Winton Drive Croxley Green Rickmansworth  
**Application:** Single storey rear extension with rooflights  
**TRDC Decision:** Approved 14/08/2009  
**CGPC Decision** NGFO

**Application No:** 09/1071/FUL  
**Address:** Croxley Wood House Croxley Hall Rickmansworth  
**Application:** Replacement of existing conservatories  
**TRDC Decision:** Approved 28/08/2009  
**CGPC Decision** NGFO

**Application No:** 09/1082/CLPD  
**Address:** 44 Warwick Way Croxley Green Rickmansworth  
**Application:** Certificate of Lawfulness Proposed Development: Loft conversion including hip to gable roof alterations, rear dormer window with Juliette balcony and two front rooflights  
**TRDC Decision:** Approved 03/09/2009  
**CGPC Decision** Noted

Application No: 09/1107/FUL  
 Address: 12 Lewes Way Croxley Green Rickmansworth  
 Application: Loft conversion including hip to gable roof alteration, two rear dormer windows, three front rooflights and alterations to fenestration to side  
 TRDC Decision: Approved 08/10/2009  
 CGPC Decision: NGFO

Application No: 09/1198/FUL  
 Address: 92 Windmill Drive Croxley Green Rickmansworth  
 Application: Installation of 4 rooflights and door to flank elevation  
 TRDC Decision: Approved 12/10/2009  
 CGPC Decision: NGFO

Application No: 09/1248/FUL  
 Address: 1 Old Barn Mews The Green Croxley Green  
 Application: Rear conservatory  
 TRDC Decision: Approved 26/10/2009  
 CGPC Decision: NGFO

Application No: 09/1275/CLPD  
 Address: 135 Winton Drive Croxley Green Rickmansworth  
 Application: Certificate of Lawfulness Proposed Development: Extension and alterations to roof including hip to gable extension to side, flat roof dormer window with Juliette balcony to rear, installation of window to side and installation of rooflight to front  
 TRDC Decision: Approved 08/10/2009  
 CGPC Decision: Noted

Reference No: 09/1288/FUL  
 Address: Car Park Grove Crescent Croxley Green  
 Application: Proposed block of six flats in two storey building on existing car park with associated car parking and landscaping  
 TRDC Decision: Approved  
 CGPC Decision: NGFO

Reference No: 09/1504/FUL  
 Address: 52 Links Way Croxley Green Rickmansworth  
 Application: Single storey rear bay window and front lobby extensions; widening of existing first floor dormer at front and alterations to fenestration including creation of first floor Juliette balcony to rear  
 TRDC Decision: Approved  
 CGPC Decision: NGFO

Reference No: 09/1543/FUL  
 Address: 46 Dickinson Square Croxley Green Rickmansworth  
 Application: Erection of a single storey timber framed glazed conservatory  
 TRDC Decision: Approved  
 CGPC Decision: NGFO

Reference No: 09/1581/FUL  
 Address: 20 Copthorne Road Croxley Green Rickmansworth  
 Application: Extension of time limit: Erection of a new detached house  
 TRDC Decision: Approved  
 CGPC Decision: NGFO

WITHDRAWN

Reference No: 09/1532/FUL  
Address: 23A New Road Croxley Green Rickmansworth  
Application: Redevelopment and change of use from scaffolding yard to residential to provide 5 detached houses with 10 off street parking spaces  
Withdrawn: 17 November 2009  
CGPC Decision: The Parish Council would welcome a housing development on this site but believes this to be overdevelopment with inadequate parking. Access and egress is too tight in an already congested area of New Road. There is also a lack of detail to landscaping.

PD1242/09 Appeals Against Planning Decisions

There were no appeals to note.

PD1243/09 Local Development Framework Core Strategy Further Preferred Options

This item was introduced by the Chairman who referred Members to the previously circulated document from TRDC. The Chairman summarised the position in that TRDC had a target to meet of some 4,000 new homes in the District by 2021. A number of potential sites had been identified within Croxley Green but in the main there are 3 sites in particular: Killingdown Farm, Yorke Road School and Grove Crescent.

It was pointed out that the site at Grove Crescent had recently been given planning permission and the Clerk advised that a planning application notification for Yorke Road School had been received earlier in the day.

Members comments on the Killingdown Farm site were:

1. On page 18 under Opportunities it refers to "good access to primary education". It was pointed out that by 2021 there would be no places left for primary education in Croxley Green. It was also commented that no reference to secondary education was made. Accordingly TRDC would need to liaise with HCC for new Primary and Secondary schools within the area.
2. It was noted that within the LDF there was no mention of the proposed development on the OMT and IMC sites.
3. Members wished TRDC to look at better sports facilities within Croxley Green to service the increasing population.
4. There appeared to be no reference to social housing needs and requirements.
5. The current proposed access and egress routes to the Killingdown Farm site appears unrealistic given the potential vehicular activity generated by the proposals.
6. The site itself scored quite low in the Housing Sites Overall Scores (p44) achieving 669 out of a maximum of 1350.

General Points made were:

- a. Whilst in general terms Members were not against development on the footprints of existing land available, development on Greenfield land would have to be considered extremely carefully when applications were forward.
- b. Provision for Community Allotments via the Parish Council should be made.

PD1244/09 Highways

There were no Highways works to note.

PD1245/09 Closure

There being no further business, the Chairman closed the meeting at 8.42pm.