

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE  
**PLANNING AND DEVELOPMENT COMMITTEE**  
HELD IN THE COUNCIL CHAMBER  
ON WEDNESDAY 2 JANUARY 2013 at 8.00 PM

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

Cllrs Baldwin, Getkahn, Isard-Brown, Martin and Wynne-Jones  
Voting Members: 6

PD1994/12 Apologies for Absence

Apologies were received from Cllr Mitchell.

PD1995/12 Declarations of Interest

Members were invited to declare interests as appropriate during the course of the meeting.

PD1996/12 Representations from the Public

There were no public present.

PD1997/12 Minutes

**Resolved:**

- that the Minutes of the meeting held on Wednesday 19 December 2012 be approved and be signed by the Chairman and noted that the meeting scheduled for Wednesday 5 December 2012 was cancelled.

PD1998/12 Matters Arising

There were no matters arising.

PD1999/12 Planning Applications

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

Two storey rear extension, single storey rear and side extension

Croxley Alarms Ltd 4 Scots Hill Croxley Green Rickmansworth WD3 3AD

Ref. No: 12/2281/FUL | Received: Tue 04 Dec 2012 | Validated: Wed 19 Dec 2012 |  
Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

Conversion of garage into habitable accommodation

4 Windmill Drive Croxley Green Rickmansworth WD3 3FD

Ref. No: 12/2301/FUL | Received: Fri 07 Dec 2012 | Validated: Tue 18 Dec 2012 |  
Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

Extend trading area of pub with orangery style extension and raised platform within garden. Add 2 single storey extensions to rear of property. Reconstruct smoking shelter to garden.

The Artichoke Public House The Green Croxley Green Rickmansworth Hertfordshire WD3 3HN

Ref. No: 12/2338/FUL | Received: Mon 17 Dec 2012 | Validated: Tue 18 Dec 2012 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO providing the proposed development does not detract from and is in keeping with the character of the existing building.**

Listed Building Consent: Extend trading area of pub with orangery style extension and raised platform within garden. Add 2 single storey extensions to rear of property. Reconstruct smoking shelter to garden.

The Artichoke Public House The Green Croxley Green Rickmansworth Hertfordshire WD3 3HN

Ref. No: 12/2339/LBC | Received: Mon 17 Dec 2012 | Validated: Tue 18 Dec 2012 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO providing the proposed development does not detract from and is in keeping with the character of the existing building and that the materials used are consistent with the existing property.**

PD2000/12 Recent Decisions by Three Rivers District Council

#### **APPROVED**

**Application:** Install two velux windows into roof space  
**Address:** 17 Woodland Chase Croxley Green Rickmansworth  
**Application No:** 12/2056/FUL  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Application:** Retrospective: Change of use from Class A1 (retail) to Class A3 (cafe)  
**Address:** 136 Watford Road Croxley Green Rickmansworth  
**Application No:** 12/2055/RSP  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

#### **REFUSED**

**Application:** New site access from Parrotts Close and erection of two detached houses and garages (amendment to planning permission ref 10/1080/FUL)  
**Address:** Applegarth Parrotts Close Croxley Green  
**Application No:** 12/1844/FUL  
**CGPC Decision:** OBJECT – Condition No. 4 of the Conservation Area Consent

application 10/1080/CAC has not been complied with. In addition, the proposed new access road would give rise to the movement of vehicles opposite existing properties causing an unacceptable degree of noise and disturbance and loss of residential amenities. Furthermore, the width of Parrotts Close at this point is restricted and would potentially cause a safety hazard. The proposed new access would result in having to clear an area of existing historic hedge which is within the Conservation Area and would significantly alter the nature and character of the area. It is recommended that the application be referred to the Development Control Committee.

**TRDC Decision:** Refused:

1. The existing hedge to the northern site boundary (Parrotts Close) makes a positive contribution to the character and appearance of the street scene and Conservation Area. The proposed new site access from Parrotts Close would result in the loss of a section of this existing hedge which would be detrimental to the character and appearance of the street scene of Parrotts Close and wider Conservation Area, contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011), Saved Policies GEN3, C1, H14, N15, N16 and Appendix 2 of the Three Rivers Local Plan 1996 – 2011, Policies DM1, DM3, DM6 and Appendix 2 of the Development Management Policies LDD (Proposed Submission Version) and the Croxley Green Conservation Area (1996).
2. The proposed dwellings by reason of their height, mass, bulk and design incorporating large crown roofs would constitute an overly large, overly dominant and visually obtrusive development that would not be sympathetic to the form and characteristics of the adjacent buildings and Conservation Area. The development would therefore fail to preserve or enhance the character and appearance of the Croxley Green Conservation Area and locality, contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011), Saved Policies GEN3, C1, H14 and Appendix 2 of the Three Rivers Local Plan 1996 – 2011, Policies DM1, DM3 and Appendix 2 of the Development Management Policies LDD (Proposed Submission Version) and the Croxley Green Conservation Area (1996).
3. The proposed brick piers by reason of their height, design, siting and materials would result in a visually obtrusive form of development detrimental to the character and appearance of the Conservation Area, which would increase the spread of built form and domestic paraphernalia across the site and would introduce a form of development out of keeping with the wider Conservation Area, contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011), Saved Policies GEN3, C1, H14 and Appendix 2 of the Three Rivers Local Plan 1996 – 2011, Policies DM1, DM3 and Appendix 2 of the Development Management Policies LDD (Proposed Submission Version) and the Croxley Green Conservation Area (1996).

PD2001/12 Appeals Against Planning Decisions

There were no appeals to note.

PD2002/12 Budgets 2013/14

The Chairman introduced this item and asked the Clerk to elaborate. The Clerk advised that in reviewing the budget for the Planning and Development Committee an adjustment of minus £500 has been made from the figures reported in the Minutes of the last meeting approved at this meeting.

The Clerk continued that this adjustment was as a result of the fact that the budget for the carbon footprint project had not come to fruition this year so the monies would revert into Reserves. The Clerk added that this being the case he had allocated £500 from the Reserves against the carbon footprint project proposed for 2013/14.

The result of this was that the Planning and Development Committee's proposed budget was £10,350 which is £1,250 above this year's budget.

The Chairman stated that the budget will be discussed in greater detail at the forthcoming Extraordinary Meeting of Council on 10 January but that she was anxious if possible to contain the Committee's budget to near its existing level.

**RESOLVED**

- that the proposed budget for the Planning and Development Committee of £10,350 be put forward to Council at the forthcoming Extraordinary Meeting.

PD2003/12 Highways

There were no works to report.

PD2004/12 Closure

There being no further business, the Chairman closed the meeting at 8.34pm.