

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON WEDNESDAY 3 FEBRUARY 2010 at 8.00 PM

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

PD1280/10 Apologies for Absence

Apologies were received from Cllrs Bains and Wynne-Jones

PD1281/10 Declarations of Interest

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

PD1282/10 Representations from the Public

There were no public present.

PD1283/10 Minutes

It was noted that the meeting that should have been held on Wednesday 6 January 2010 was cancelled due to inclement weather conditions. It was proposed by Cllr Saxon and seconded by Cllr Hollands that the Minutes of the meeting held on 20 January 2010 be approved as correct. The proposal was agreed and the Chairman signed the minutes.

PD1284/10 Matters Arising

There were no matters arising.

PD1285/10 Planning Applications

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

Application No: 09/2116/FUL

Address: 44 Dickinson Square Croxley Green Rickmansworth

Application: New front door and replacement front windows (double-glazed, box sash units made from wood in style of original windows)

CGPC Decision: NGFO

Application No: 10/0057/FUL

Address: 95 Valley Walk Croxley Green Rickmansworth

Application: Demolition of existing carports, garage and conservatory and erection of single-storey side and rear extensions with raised rooflights, canopy to front door and solar panels

CGPC Decision: NGFO

Application No: 10/0062/FUL

Address: 73 Repton Way Croxley Green Rickmansworth

Application: Rear conservatory

CGPC Decision: NGFO

Application No: 10/0063/FUL

Address: 24 Richmond Way Croxley Green Rickmansworth

Application: Pitched roofs over dormer windows at front and back, replacing flat roofs

CGPC Decision: NGFO

Certificate of Lawfulness – for Members information only

Application No: 10/0073/CLPD
Address: 72 Watford Road Croxley Green Rickmansworth
Application: Certificate of Lawfulness Proposed Development: Construction of brick and tile wood burning oven on concrete foundation
CGPC Decision: Noted

PD1286/10 Recent Decisions by Three Rivers District Council

APPROVED

Reference No: 09/1838/FUL
Address: Land Rear Of 107 - 115 New Road Community Way Croxley Green
Application: Removal of condition 5 of 05/1871/FUL (two storey office block with associated parking) to remove requirement for a scheme for the improvement of pedestrian routes within the adjoining public car park
TRDC Decision: Approved
CGPC Decision: If Condition No. 5 has been met by the recent resurfacing of the Community Way car park, the Parish Council has no objection to the removal of the Condition.

Reference No: 09/1932/FUL
Address: 89 Malvern Way Croxley Green Rickmansworth
Application: Rear conservatory
Application: Removal of condition 5 of 05/1871/FUL (two storey office block with associated parking) to remove requirement for a scheme for the improvement of pedestrian routes within the adjoining public car park
TRDC Decision: Approved
CGPC Decision: NGFO

Reference No: 09/1988/RSP
Address: 44 Warwick Way Croxley Green Rickmansworth
Application: Retrospective: Front dormer window
TRDC Decision: Approved
CGPC Decision: N/A – application date had expired due to cancelled meeting

Reference No: 09/2052/RSP
Address: 41 Sherborne Way Croxley Green Rickmansworth
Application: Part Retrospective: Single-storey rear and side extension
TRDC Decision: Approved
CGPC Decision: N/A – application date had expired due to cancelled meeting

REFUSED

Reference No: 09/1798/OUT
Address: Leukaemia Research Fund (former Yorke Road School) Yorke Road Croxley Green
Application: Outline application: Residential development up to 5 dwellings (including access)
TRDC Decision: Refused:
The existing Locally Important Building by reason of its historical and

architectural merit makes a significant contribution to the local scene. The proposal would involve the loss of a Locally Important Building which would adversely affect the character and appearance of the local scene and be contrary to Policy C12 of the Three Rivers Local Plan 1996 – 2011.

CGPC Decision:

OBJECT:

- 1 the proposed outline development results in demolition of local historic building;
 - 2 the proposed development would be out of keeping with the street scene;
 - 3 the proposed development is not in keeping with the TRDC's LDF in addressing the integrity of the existing building;
- The Parish Council wish this matter to be referred to TRDC's Development Control Committee.

Reference No: 09/1963/OUT

Address: Land Outside Rickmansworth School Scots Hill Croxley Green

Application: Outline: Erection of 5 no. terraced houses and vehicular access to Scots Hill (appearance and landscaping reserved)

TRDC Decision: Refused:

1 The proposed development by reason of its size, number of units, layout, siting and position of buildings would result in a cramped form of development with a layout dominated by buildings and hard-surfaced areas, which would be detrimental to the character and appearance of the street scene and general locality, contrary to Policies GEN1, GEN3 and H14 and Appendices 1 and 2 of the Three Rivers Local Plan 1996 – 2011 (adopted 2001).

2 The proposed development by reason of its size, number of units, layout, siting and position of buildings including their proximity to trees of special amenity value would result in inadequate amounts and quality of amenity space provision for the proposed dwellings which would be detrimental to the amenities of the future occupiers of these units, contrary to Policies GEN1, GEN3 and H14 and Appendices 1 and 2 of the Three Rivers Local Plan 1996 – 2011 (adopted 2001).

3 The proposed development by reason of its size, number of units, layout, siting and position of buildings including their proximity to trees of special amenity value would result in pressure for treatment or removal of trees of special amenity value, contrary to Policies N15 and N16 of the Three Rivers Local Plan 1996 – 2011 (adopted 2001).

CGPC Decision:

Object: The proposed development by virtue of its scale and design would form an incongruous and cramped form of development, to the detriment of the character of the surrounding area and not in keeping with the street scene.

PD1287/10 Appeals Against Planning Decisions

APPLICATION NO.	09/0671/FUL
LOCATION	33 Dickinson Square Croxley Green
PROPOSAL	Replacement windows to the front elevation
DOE APPEAL REF.	APP/P1940/D/10/2120823
APPELLANT'S NAME	Ms Mhairi Munro
APPEAL START DATE	20 January 2010

TRDC DECISION

Refused:

The proposed replacement windows to the front elevation, by reason of their appearance and materials used would result in a development which is out of keeping with the character and appearance of the street scene of Dickinson Square and which fails to preserve or enhance the character and appearance of the Conservation Area, contrary to Policies C1, GEN3 and Appendix 2 of the Three Rivers Local Plan 1996-2011.

CGPC DECISION

Not reviewed by Committee.

PD1288/10 Tesco Store – Provision of Public Open Space

The Chairman advised that there was nothing further to report on this matter at present but the subject will remain on the Agenda should the situation change and a discussion be required.

PD1289/10 Highways

The supplement of Highways works circulated at the meeting regarding the prohibition of waiting and parking in the Barton Way recreation ground car park was noted by Members who had no grounds for objection.

PD1290/10 Closure

There being no further business, the Chairman closed the meeting at 8.14pm.