

CROXLEY GREEN PARISH COUNCIL

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

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

Cllrs Bains, Hollands, Saxon and Wynne-Jones

Voting Members: 5

In Attendance: Cllr Brand

PD1456/10 Apologies for Absence

There were no apologies to note.

PD1457/10 Declarations of Interest

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

PD1458/10 Representations from the Public

There were no members of public present.

PD1459/10 Minutes

Resolved:

- that the Minutes of the meeting held on Wednesday 6 October 2010 be approved and be signed by the Chairman.
- that the meeting that was scheduled for 20 October 2010 was cancelled due to the fact that it would have been inquorate.

PD1460/10 Matters Arising

PD1440/10 Matters Arising (PD1411/10 Highways IMC) – The Clerk advised that Highways have reported that the design stage for upgrading the pedestrian crossings will be completed by the end of the current financial year. Highways further advised that once the S106 funds are released from the IMC and Old Merchant Taylors site the funds will be used to implement the two crossing schemes – junction of Harvey Road/Watford Road and outside the Shell Garage, Watford Road.

The Clerk continued that Highways have also confirmed that the S106 funds from the IMC site are due to be released on first occupation i.e. when the council tax is collected. The Clerk advised that he will be monitoring the position regarding S106 funding given that periodic reports are received on this matter.

A Cllr raised that point that as far as the Shell Garage crossing was concerned it had been understood that S106 funds were to be provided from the Tesco site and that it was interesting that the Old Merchant Taylors S106 funding was mentioned in this context.

Planning Applications

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

- Application No:** 10/1847/FUL
Address: 20 Harvey Road Croxley Green Rickmansworth WD3 3BW
Application: Single storey rear extension
CGPC Decision: NGFO
- Application No:** 10/1898/FUL
Address: 29 Richmond Way Croxley Green Rickmansworth WD3 3SF
Application: Demolition of existing garage and construction of single-storey and two-storey rear extension
CGPC Decision: NGFO
- Application No:** 10/1905/ADV
Address: Rickmansworth School Scots Hill Croxley Green Rickmansworth Hertfordshire
Application: The proposed erection of a temporary advertising signage board
CGPC Decision: Object: the proposed advertising signage poses a major distraction to drivers given its location adjacent to a mini-roundabout and being outside a school.
- Application No:** 10/1960/FUL
Address: 28 Richmond Way Croxley Green Rickmansworth Hertfordshire WD3 3SE
Application: Single-storey rear extension
CGPC Decision: NGFO
- Application No:** 10/1981/FUL
Address: 32 Rousebarn Lane Croxley Green Rickmansworth WD3 3RL
Application: Proposed single storey front and rear extensions
CGPC Decision: NGFO
- Application No:** 10/2033/FUL
Address: 108 Malvern Way Croxley Green Rickmansworth Hertfordshire WD3 3QD
Application: Two-storey front and first floor rear extension
CGPC Decision: Object: the front extension would by reason of its front projection result in a prominent and incongruous form of development detracting from the character and appearance of the street scene. It appears that the front extension encroaches past the building line for the property.
- Application No:** 10/2040/FUL
Address: 119 New Road Croxley Green Rickmansworth WD3 3EN
Application: A 47sqm single storey extension to an existing dental surgery. The extension will include a pitched roof, with white rendered walls to compliment the existing surgery building and aluminium double glazing with matching gutter pipes. The proposed build comprises of a consultation room, an accessible W.C and a staff social room with kitchenette.
CGPC Decision: NGFO

Application No: 10/2071/FUL
Address: 1 Greystone Works The Green Croxley Green Hertfordshire
Application: Demolish the existing buildings, removal of commercial use and construct a two-storey residential building comprising six no. one bed flats
CGPC Decision: Object: There appears to be inadequate provision for car parking space which would lead to additional on-street parking; detrimental to the public and highway safety.

Application No: 10/2094/FUL
Address: 232 Watford Road Croxley Green Rickmansworth Hertfordshire WD3 3DD
Application: Renewal of planning permission 07/1985/FUL front and side two storey extension
CGPC Decision: NGFO

Application No: 10/2138/CAC
Address: 1 Greystone Works The Green Croxley Green Rickmansworth Hertfordshire
Application: Demolition of the existing buildings
CGPC Decision: Object on the grounds that there is no viable planning application

Certificate of Lawfulness – for Members information only

Application No: 10/1944/CLPD
Address: 90 Watford Road Croxley Green Rickmansworth Hertfordshire WD3 3BX
Application: Certificate of Lawfulness Proposed Development: Proposed loft conversion to existing dwelling house
CGPC Decision: Noted

Application No: 10/2004/CLPD
Address: 66 Baldwins Lane Croxley Green Rickmansworth WD3 3LP
Application: Certificate of Lawfulness Proposed Development: Loft conversion including the change from hipped roof to gable and erection of rear dormer, ground floor rear extension (conservatory).
CGPC Decision: Noted

APPROVED

Reference No: 10/1615/FUL
Address: 35 Valley Walk Croxley Green Rickmansworth
Application: Single storey side and rear extension, internal alterations and new porch to the front
CGPC Decision: NGFO
TRDC Decision: Approved

Reference No: 10/1620/FUL
Address: 12 Hastings Way Croxley Green Rickmansworth
Application: Single-storey rear extension
CGPC Decision: NGFO
TRDC Decision: Approved

Reference No: 10/1649/RSP
Address: 7 Girton Way Croxley Green Rickmansworth
Application: Retrospective: Erection of detached outbuilding in rear garden
CGPC Decision: NGFO
TRDC Decision: Approved

Reference No: 10/1653/FUL
Address: 61 Kenilworth Drive Croxley Green Rickmansworth
Application: Ground floor rear extension. Convert part of garage to shower room. Construction of front porch, with pitched roof extended across existing garage.
CGPC Decision: NGFO
TRDC Decision: Approved

Reference No: 10/1657/CLPD
Address: 40 Lewes Way Croxley Green Rickmansworth
Application: Certificate of Lawfulness Proposed Development: Proposed loft conversion, conversion of hipped roof to barn hip and rear dormer
CGPC Decision: Noted
TRDC Decision: Approved

Reference No: 10/1677/FUL
Application: Loft conversion with gable side extension and front and rear dormer windows
Address: 42 Bateman Road Croxley Green Rickmansworth
CGPC Decision: NGFO
TRDC Decision: Approved

Reference No: 10/1701/FUL
Address: 14 Yorke Road Croxley Green Rickmansworth
Application: Ground and first floor rear extensions
CGPC Decision: Object: The proposed rear dormer windows by reason of their size and siting would have a cumulative adverse impact on the character and appearance of the dwelling
TRDC Decision: Approved

Reference No: 10/1730/FUL
Address: Scots Hill Cottage Scots Hill Croxley Green
Application: Single-storey rear conservatory. Replacement windows and bargeboards to Grade II listed building
CGPC Decision: NGFO
TRDC Decision: Approved

Reference No: 10/1735/LBC
Address: Scots Hill Cottage Scots Hill Croxley Green
Application: Listed Building Consent: Replace windows and bargeboards, construct new single-storey oak framed conservatory to rear
CGPC Decision: NGFO
TRDC Decision: Approved

Reference No: 10/1765/FUL
Address: 29 Frankland Close Croxley Green Rickmansworth
Application: Erection of a single-storey rear and part side extension to include the removal of an existing conservatory and garage
CGPC Decision: NGFO
TRDC Decision: Approved

Reference No: 10/1766/FUL
Address: 18 Beechcroft Avenue Croxley Green Rickmansworth
Application: Single-storey rear extension
CGPC Decision: Object: the extension exceeds recommended guidelines and the neighbours existing extension
TRDC Decision: Approved

Reference No: 10/1794/HCR3 (CC0420) – *County Council Application*
Address: Yorke Mead Primary School, Dulwich Way, Croxley Green, Rickmansworth, Hertfordshire, WD3 3PX
Application: Application for proposed new single storey children's centre and 4 additional car parking spaces.
CGPC Decision: NGFO
County Decision: Approved

Reference No: 10/1809/CLPD
Address: 45 New Road Croxley Green Rickmansworth
Application: Certificate of Lawfulness Proposed Development: Rear dormer and 2 rooflights to front elevation
CGPC Decision: Noted
TRDC Decision: Approved

REFUSED

None

WITHDRAWN

Withdrawn 7 October 2010

Application No: 10/1828/FUL
Address: 32 Rousebarn Lane Croxley Green Rickmansworth
Application: Proposed single storey front and rear extensions

Withdrawn 26 October 2010

Application No: 10/1763/FUL
Address: Warren Cottage The Green Croxley Green Rickmansworth
Application: Proposed two-storey side/rear extension
CGPC Decision: Not discussed as meeting of 20/10/2010 cancelled as it would have been inquorate

Withdrawn 26 October 2010

Application No: 10/1920/LBC
Address: Warren Cottage The Green Croxley Green Rickmansworth Hertfordshire
Application: Proposed two-storey side/rear extension
CGPC Decision: Not discussed as meeting of 20/10/2010 cancelled as it would have been inquorate

PD1463/10 Appeals Against Planning Decisions

There were no Appeals to note.

PD1464/10 Budgets 2011/12 and Beyond

The Chairman introduced this matter and asked the Clerk to elaborate. The Clerk advised that he had two new budget proposals for Members to consider – the purchase of salt for 2011/12 (£1,500) and Resurfacing the footpath that links Public Footpath No.10 to New Road (£1,000). The Clerk further advised that he had received confirmation from Countryside Management Services that they would be able to provide a £1,000 grant towards the footpath resurfacing so the net effect of this budget proposal was £0 to the Parish Council.

The Clerk then projected on screen the full Committee's budgets as at this time which included £100 for Bus Stop maintenance and £6,900 for the provision of the Friday bus service for senior citizens. The overall Committee's proposed budget at this time was therefore £8,500 versus the current year's budget of £8,000.

The Chairman raised the matter of the Scots Hill dual carriage way eastbound as mentioned in Minute PD1444/10 and the Clerk advised that Highways had advised that they believed the inside lane had been principally there as a crawler lane and the right

hand lane to allow turning traffic to enter adjoining slip roads for access to estate roads without affecting through traffic. The Chairman thanked the Clerk for the update and would consider this matter further outside the auspices of the meeting.

PD1465/10 Hertfordshire County Council Consultation on Library Opening Hours

This matter was introduced by the Chairman and Members were referred to the previously circulated papers and in particular to the reduced opening hours for Croxley Green library from the current 50 hours per week to 33 hours per week. The Clerk advised that under the proposed opening hours the library would be closed on a Friday and this could affect his statutory duty to post notice of Meetings on the notice board in the library which historically has been the legal "conspicuous place" where such notice of meetings are posted.

Members reviewed the proposed shortened opening hours and considered that the proposals were totally unsatisfactory and significantly detrimental to the local services required within the community. Members considered the actions of HCC in reducing opening hours was short sighted and wholly inappropriate. Members continued that the library serves a vital function for the community and that reduced hours would also have other knock on affects on matters such as internet access to those who do not have home computers, particularly in connection with those in the community who are looking for jobs. Members were not prepared to accept closure on a Friday as a viable option and were vehemently opposed to the reduction of opening hours.

Resolved

- That the Clerk writes to HCC to express the Committees concerns and to request they take a wider view to keep the library open with its existing hours;
- That the Clerk asks HCC to consider alternative ways to maintaining the opening hours by potential use of volunteers from the community;
- A Press Release is issued expressing concerns over the reduced opening hours.

PD1466/10 Highways

The November Active Works Bulletin was noted.

PD1467/10 Closure

There being no further business, the Chairman closed the meeting at 9.23pm.