

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON WEDNESDAY 3 OCTOBER 2007 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 Norman.
Voting Members 5

PD670/07 Apologies for Absence

Apologies were received from Cllr Saxon.
Not Present: Cllrs Bennett and Seabourne.

PD671/07 Declarations of Interest

None

PD672/07 Representations from the Public

None

PD673/07 Minutes

The Clerk wished to point out that there was an error in the Minutes of 19 September under Application 07/1703/FUL and 07/1706/CLPD. In the former case the Minutes show that the Parish Council's Decision was "Noted" when in fact the decision was NGFO (No Grounds For Objection). The Clerk added that he had check the comment submitted to TRDC and the correct decision was reported, namely NGFO. In the latter case the Parish Council's Decision was "NGFO". The Clerk pointed out that this was a Certificate of Lawfulness application which the Council would usually only note rather than make any other comment upon. The amendment to the 07/1703/FUL was noted. It was proposed by Cllr Holland and seconded by Cllr Norman that the minutes of the meetings held on 5 September and the amended Minutes of 19 September 2007 be approved as correct. The proposal was agreed and the Chairman signed the minutes.

PD674/07 Matters Arising

There were no matters arising.

PD675/07 Planning Applications

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

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| Application No: | 07/1897/FUL |
| Address: | Applegarth Parrotts Close Croxley Green |
| Application: | Erection of 3 two storey detached houses, 3 detached garages, associated parking and landscaping |
| CGPC DECISION | No decision taken; awaiting decision on application 07/1898/CAC |
| Application No: | 07/1887/PDNT |
| Address: | Grass Verge At Junction Of Little Green Lane And Norwich Way Croxley Green Hertfordshire |
| Application: | Telecommunications base station consisting of 10m high replica telegraph pole, cabinet and associated works |
| CGPC DECISION | NGFO |

Application No: 07/1857/FUL
Address: 1 Scots Hill Close Croxley Green Hertfordshire
Application: Two storey rear extension, single storey side/rear extension
CGPC DECISION NGFO

Application No: 07/1846/FUL
Address: 189 - 191 Watford Road Croxley Green Hertfordshire
Application: Demolition of existing car showroom and redevelopment to create new convenience retail store and eight flats
CGPC DECISION OBJECT on the grounds that:

1. No apparent detailed Transport Impact Assessment appears to have been undertaken;
2. No apparent detailed retail impact assessment appears to have been undertaken;
3. Applicant appears not to have established that there is a need for the development;
4. The proposal will have significant adverse impact on other local shops and lead to duplication of services;
5. The proposal is not located within an existing shopping area;
6. The proposal will have a significant impact on local traffic movement, contrary to Policy T.7 in the TRDC Local Plan;
7. The proposal is very close to local roads used to gain access to Malvern Way School and increased traffic movement is believed will endanger the children going to and from the school;
8. There are serious concerns concerning the safety of pedestrians that would be using the zebra crossing across Watford Road adjacent to the development site given increased traffic volumes;
9. Concern is expressed regarding the access and egress to the site causing potential traffic management problems;
10. Concern is also expressed concerning potential ground stability problems with the railway embankment given the proximity of the development to the railway track;
11. The retail development is outside an existing retail area and therefore contrary to Policy S.6 of the TRDC Plan 1996-2011.

It is recommended that the application be referred to the Development Control Committee.

Application No: 07/1822/FUL
Address: 12 Durrants Drive Croxley Green Hertfordshire
Application: First floor side extension
CGPC DECISION NGFO

The Clerk declared an interest on the following application:

Application No: 07/1791/FUL
Address: 65 Harvey Road Croxley Green Hertfordshire
Application: Loft conversion with two rooflights to front elevation, one dormer window to rear with one window, one Juliette balcony and alterations to roof from hip to gable
CGPC DECISION NGFO

Application No: 07/ 1760/FUL
Address: 10 Elmcote Way Croxley Green Hertfordshire
Application: Demolition of existing front dormer window and erection of single storey front, side and rear extensions and alterations to roof to create first floor with two front and three rear dormer window, two front, three rear and two rooflights to side elevations
CGPC DECISION NGFO

PD676/07 Recent Decisions by Three Rivers District Council

Application No: 07/1654/FUL
Address: 14 Dickinson Square Croxley Green Hertfordshire
Application: Single storey rear extension, replace existing flat roof to existing rear elevation with pitched roof
CGPC DECISION NGFO
TRDC DECISION Approved

Application No: 07/1573/FUL
Address: 224 Baldwins Lane Croxley Green Hertfordshire WD3 3LQ
Application: Conversion of garage into habitable room
CGPC DECISION NGFO
TRDC DECISION Approved

Application No: 07/1545/FUL
Address: 11 The Green Croxley Green Hertfordshire WD3 3HL
Application: 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
CGPC DECISION NGFO
TRDC DECISION Approved

Application No: 07/1536/ADV
Address: 132-146 New Road Croxley Green Hertfordshire
Application: Advertisement Consent: Replacement signage, one internally illuminated fascia sign and one projecting illuminated sign
CGPC DECISION NGFO
TRDC DECISION Approved

Application No: 07/1530/FUL
Address: 88 Sherborne Way Croxley Green Hertfordshire
Application: Single storey rear extension and loft conversion with front and rear dormer windows
CGPC DECISION NGFO
TRDC DECISION Approved

Application No: 07/1471/FUL
Address: 48 Copthorne Road Croxley Green Hertfordshire
Application: Two storey side and rear extension with two rear rooflights and single storey side and rear extension
CGPC DECISION No comment meeting did not take place
TRDC DECISION Approved

Application No: 07/1470/FUL
Address: 8 Nuttfield Close Croxley Green Hertfordshire WD3 3AT
Application: Loft conversion with roof alterations and rear dormer window.
CGPC DECISION NGFO
TRDC DECISION Approved

Application No: 07/1341/RSP
Address: 68 Canterbury Way Croxley Green Hertfordshire WD3 3SS
Application: Retrospective application: New pitched roof over existing single storey rear extension and false pitched to front of garage
CGPC DECISION NGFO
TRDC DECISION Approved

REFUSED

None

PD677/07 Appeals Against Planning Decisions

There were no Appeals to report.

PD678/07 Highways

There were no new Highways works to report.

PD679/07 Closure

There being no further business the Chairman closed the meeting at 8.47pm.