

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE  
**PLANNING AND DEVELOPMENT COMMITTEE**  
HELD IN THE COUNCIL CHAMBER  
ON WEDNESDAY 3 SEPTEMBER 2008 at 8.00 PM

Present: Cllr Bains - In the Chair  
David Allison – Clerk to the Council  
Amanda Taft – Minute Taker

Cllrs Bennett, Hollands and Saxon  
Voting Members: 4

PD915/08 Apologies for Absence

Apologies were received from Cllr Wynne-Jones.

PD916/08 Declarations of Interest

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

PD917/08 Representations from the Public

There were no public present.

PD918/08 Minutes

It was proposed by Cllr Hollands and seconded by Cllr Bennett that the Minutes of the meetings held on Wednesday 2 July 2008, Wednesday 16 July 2008 and Wednesday 20 August 2008 be approved as correct. It was noted that the meeting that should have been held on Wednesday 6 August 2008 was cancelled due to the fact that it would have been inquorate. The proposal was agreed and the Chairman signed the minutes.

PD919/08 Matters Arising

There were no matters arising.

PD920/08 Planning Applications

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

**Application No:** 08/1508/FUL  
**Address:** 72 Winton Drive Croxley Green Hertfordshire  
**Application:** Single storey front and side extension  
**CGPC Decision:** NGFO

**Application No:** 08/1557/FUL  
**Address:** 33 Baldwins Lane Croxley Green Hertfordshire  
**Application:** Demolition of existing car showroom and erection of three storey block comprising of 14 residential units with basement car parking  
**CGPC Decision:** Object: There is inadequate provision for car parking. The Parish Council would also like to comment that they are concerned about the height and the small amount of amenity space for 14 residential units.

**Application No:** 08/1571/FUL  
**Address:** 17 Watford Road Croxley Green Hertfordshire  
**Application:** Single storey front and side extension and replacement of flat roof with pitched roof over existing porch  
**CGPC Decision:** NGFO

**Application No:** 08/1582/FUL  
**Address:** Building 9, Awberry Court Hatters Lane Watford  
**Application:** Two storey front infill extension to create new entrance lobby and alterations to fenestration  
**CGPC Decision:** NGFO

**Application No:** 08/1585/FUL  
**Address:** Land Rear Of 1-9 Yorke Road New Road Croxley Green  
**Application:** Erection of two storey detached dwelling and two storey detached triple garage  
**CGPC Decision:** NGFO

**Application No:** 08/1592/FUL  
**Address:** 147 Watford Road Croxley Green Rickmansworth  
**Application:** Removal of condition 5 from planning permission from 07/2402/FUL to allow obscure glazing to flanks of first floor rear projection, as opposed to brick  
**CGPC Decision:** NGFO

**Application No:** 08/1594/FUL  
**Address:** 1 Frankland Road Croxley Green Rickmansworth  
**Application:** Erection of a two storey attached dwelling  
**CGPC Decision:** Object: The subdivision of the site would result in a cramped form of development and would be highly detrimental to the overall street scene.

**Application No:** 08/1599/FUL  
**Address:** 28 Beechcroft Avenue Croxley Green Hertfordshire  
**Application:** Two storey front infill extension  
**CGPC Decision:** NGFO

**Application No:** 08/1616/FUL  
**Address:** 8 Cassiobridge Terrace Watford Road Croxley Green  
**Application:** Two storey side/rear extension, single storey rear extension and loft conversion with rooflight to front elevation and dormer window to rear elevation  
**CGPC Decision:** NGFO

PD921/08 Recent Decisions by Three rivers District Council

**APPROVED**

**Reference No:** 08/1302/FUL  
**Address:** 104 Links Way Croxley Green Hertfordshire  
**Application:** Part Retrospective: Single storey rear extension, loft conversion with hip to gable roof alteration rooflight and dormer window to front elevation, windows to side elevation and dormer window to rear elevation  
**CGPC DECISION** NGFO unless the proposed roofline unbalances the adjacent property  
**TRDC DECISION** Approved

**Reference No:** 08/1360/FUL  
**Address:** 18 Durrants Drive Croxley Green Rickmansworth  
**Application:** Part conversion of garage into habitable room with a new roof over the existing garage and single storey rear extension with rooflights and installation of solar panels and flue, raised decking and alterations to front driveway

**CGPC DECISION** No comments; consultation expired 06/08/2008

**TRDC DECISION** Approved

**Reference No:** 08/1363/FUL  
**Address:** 4 Malvern Way Croxley Green Hertfordshire  
**Application:** First floor side extension and loft conversion with extension to existing roof and side and rear dormer windows

**CGPC DECISION** No comments; consultation expired 05/08/2008

**TRDC DECISION** Approved

**Reference No:** 08/1365/FUL  
**Address:** 57 Copthorne Road Croxley Green Hertfordshire  
**Application:** Single storey front garage extension, single storey infill extension to front elevation, changes to fenestration and front door details on front elevation, raise in roof level to create loft conversion with two dormer windows to rear and three rooflights

**CGPC DECISION** No comments; consultation expired 06/08/2008

**TRDC DECISION** Approved

**Reference No:** 08/1377/FUL  
**Address:** 77 Frankland Road Croxley Green Hertfordshire  
**Application:** Loft conversion with hip-to-gable roof alteration and front and rear dormer windows

**CGPC DECISION** No comments; consultation expired 05/08/2008

**TRDC DECISION** Approved

**Reference No:** 08/1398/FUL  
**Address:** Croxley Green Tennis Club The Green Croxley Green  
**Application:** Installation of septic tank

**CGPC DECISION** NGFO

**TRDC DECISION** Approved

**Reference No:** 08/1414/FUL  
**Address:** 78 Valley Walk Croxley Green Hertfordshire  
**Application:** Conversion of existing garage to habitable room and erection of single storey front extension, demolition of existing rear conservatory and erection of single storey rear extension. Rooflight to rear extension

**CGPC DECISION** No comments; consultation expired 15/08/2008

**TRDC DECISION** Approved

## REFUSED

**Reference No:** 08/1390/FUL  
**Address:** 29 And 31 Winton Drive Croxley Green Hertfordshire  
**Application:** Joint Application: 29 and 31 Winton Drive, loft conversions with increase in ridge height, roof alterations, rooflight to front elevations dormer window to rear elevation and single storey front porch  
**CGPC DECISION** No comments; consultation expired 12/08/2008  
**TRDC DECISION** Refused:  
The proposed hip to gable roof extensions would be an intrusive and incongruous form of development and by virtue of its prominence in street, would be harmful to the visual amenity of the street scene and the uniform character of the area and fails to comply with Policy GEN3 and Appendix 2, of the Three Rivers Local Plan 1996-2011.

### To note that the following application was withdrawn on 21 August 2008:

**Application No:** 08/0806/RSP  
**Address:** Multi Use Games Area Croxley Green Business Park Hatters Lane  
**Application:** Part retrospective: Multi use games area with floodlighting for employees at Croxley Business Park, single storey garage/store outbuilding, new access road and road lights  
**CGPC Decision:** Object: The Parish Council would like this application to be put before the Development Control Committee. We object on the grounds of excessive light pollution, ambient noise pollution from people at the site, the detrimental impact on the visual amenity of local residents; it totally contravenes the view and is an incongruous development on land immediately adjacent to a Site of Special Scientific Interest.

#### PD922/08 Appeals Against Planning Decisions

There were no appeals.

#### PD923/08 The Green/Conservation Area

The Clerk informed Members that he had no further information on this item and that it would be carried forward to the next Agenda as previously agreed.

#### PD924/08 Puffin/Pelican Crossing in Watford Road/Junction of Harvey Road and Watford Road adjacent to the Shell Garage

The Clerk stated that he had emailed Hertfordshire Highways in early July but as yet had not received a response. The Clerk was asked to follow this up and also to contact Cllr Steve Drury before the next meeting.

#### PD925/08 Maintenance Contract with TRDC for the Green and Stones Orchard

The Clerk gave an update from yesterday's Environment and Amenity meeting (2 September 2008). He then read out his draft reply to Peter Brooker to be sent tomorrow (4 September 2008) with a copy to Anne Shaw (copy enclosed for Cllrs without email facilities).

#### PD926/08 Parish Council's Friday Bus

The Chairman introduced this item and the Clerk referred Members to the questionnaire which had been circulated with the Agenda. The Clerk advised that the questionnaire would be circulated to bus users during September and the results would be collated and presented to this Committee at the first meeting in October.

PD927/08 Picnic Bench/Seat in Long Valley Wood

It was agreed that this item would be carried forward to the next Agenda as the proposer, Cllr Wynne-Jones had given apologies for this meeting.

PD928/08 Highways

There were no highways works to note.

PD929/08 Closure

There being no further business, the Chairman closed the meeting at 9.24pm