

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE  
**PLANNING AND DEVELOPMENT COMMITTEE**  
HELD IN THE COUNCIL CHAMBER  
ON WEDNESDAY 4 FEBRUARY 2009 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

PD1027/09 Apologies for Absence

Apologies were received from Cllr Wynne-Jones

PD1028/09 Declarations of Interest

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

PD1029/09 Representations from the Public

There were no public present.

PD1030/09 Minutes

It was proposed by Cllr Hollands and seconded by Cllr Bennett that the Minutes of the meetings held on Wednesday 7 January and Wednesday 21 January 2009 be approved as correct. The proposal was agreed and the Chairman signed the minutes.

PD1031/09 Matters Arising

PD1011/09 (Matters Arising; Street Lamp Post 297, Watford Road – Christmas Decorations/Telecoms Antenna). The Clerk advised that Highways had received the cheque from the sponsoring company and now have the money for the installation of the electrical connections for lamppost 304 for 2009 decorations. The Clerk added that he would follow this up and ensure the decoration is fitted in time for this year's Christmas lights.

PD1032/09

Planning Applications

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

The Clerk declared an interest in the following application:

**Application No:** 09/0061/FUL  
**Address:** 18 Harvey Road Croxley Green Rickmansworth  
**Application:** Demolition of existing garage and erection of a single storey front and side extension and single storey rear extension  
**CGPC Decision:** NGFO

**Application No:** 09/0069/FUL  
**Address:** 77 Manor Way Croxley Green Rickmansworth  
**Application:** Erection of single storey side and rear extension with two rooflights and two storey/first floor side extension  
**CGPC Decision:** NGFO providing protective measures are taken on T10 prior to works being undertaken

**Application No:** 09/0073/FUL  
**Address:** Land To The Rear Of Tweedside And Woodlands The Green  
**Application:** Erection of two, detached two storey dwellings with further accommodation in roof space, garages, new access and associated parking and landscaping.  
**CGPC Decision:** NGFO

**Application No:** 09/0081/FUL  
**Address:** Rickmansworth School Scots Hill Croxley Green  
**Application:** Reserved Matters 06/2054/OUT: Erection of 7, 4-bedroom dwellings and 8, 3-bedroom detached dwellings with associated access, parking and landscaping to include: Submission of appearance, landscaping, layout scale and refuse storage and disposal facilities.  
**CGPC Decision:** NGFO although the description of the houses appears to be erroneous

**Application No:** 09/0082/RSP  
**Address:** 77 Frankland Road Croxley Green Rickmansworth  
**Application:** Retrospective application: Front dormer window  
**CGPC Decision:** NGFO

**Application No:** 09/0104/FUL  
**Address:** 23 Bateman Road Croxley Green Rickmansworth  
**Application:** Hip to gable roof alteration, rear dormer window, front rooflight, removal of chimneys and alterations to fenestration detail  
**CGPC Decision:** NGFO

#### **Certificate of Lawfulness – for Members information only**

None

PD1033/09 [Recent Decisions by Three Rivers District Council](#)

#### **APPROVED**

**Reference No:** 08/2190/FUL  
**Address:** 31 Copthorne Road Croxley Green Rickmansworth  
**Application:** Two storey rear extensions and single storey side and front extension  
**TRDC Decision:** Approved  
**CGPC Decision:** No decision taken - inquorate

**Reference No:** 08/2195/FUL  
**Address:** 38 Winchester Way Croxley Green Rickmansworth  
**Application:** Single storey rear extension  
**TRDC Decision:** Approved  
**CGPC Decision:** NGFO

**Reference No:** 08/2207/FUL  
**Address:** 1 Windmill Drive Croxley Green Rickmansworth  
**Application:** Single storey rear extension and two storey side extension  
**TRDC Decision:** Approved  
**CGPC Decision:** NGFO

**Reference No:** 08/2223/FUL  
**Address:** 65 Harvey Road Croxley Green Rickmansworth  
**Application:** Change from flat roof on rear extension to pitched roof with three rooflights  
**TRDC Decision:** Approved  
**CGPC Decision:** NGFO

## REFUSED

**Reference No:** 08/2062/CLPD  
**Address:** 23 Bateman Road Croxley Green Rickmansworth  
**Application:** Certificate of Lawfulness Proposed Development: Loft conversion including hip-to-gable roof alteration, rear dormer window and front rooflight

**TRDC Decision:** Refused:  
The proposed development contravenes B.1 sub-paragraph (d) (ii) of Schedule 2, Part 1 Class B of the Town and Country Planning (General Permitted Development) Order 1995 as the proposed development would include the installation, alteration or replacement of a chimney, flue or soil and vent pipe.

The proposed development contravenes B.2 sub-paragraph (a) of Schedule 2, Part 1 Class B of the Town and Country Planning (General Permitted Development) Order 1995 "the Order" as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 as the proposed flat roof dormer would not match in materials or appearance those used in the construction of the exterior of the existing dwelling house.

**CGPC Decision:** No decision taken - inquorate

**Reference No:** 08/2182/FUL  
**Address:** The Grove Little Green Lane Croxley Green  
**Application:** Creation of flat in roof space with two rooflights to front and side elevations and three rooflights to rear elevation

**TRDC Decision:** Refused  
1 The creation of a flat in the roof space with roof lights by reason of their siting and design would result in an incongruous and obtrusive form of development detrimental to the visual amenities of the area. This would result in a form of design that fails to either preserve or enhance the character and appearance of the Conservation Area. Furthermore the proposed roof lights would adversely affect the character and appearance of the Locally Important Building. This fails to comply with Policies C1, C12, GEN 3 and Appendix 2 of the Three Rivers Local Plan 1996 – 2011.

**CGPC Decision:** Object: The proposal would result in a cramped development

**Reference No:** 08/2183/FUL  
**Address:** The Grove Little Green Lane Croxley Green  
**Application:** Creation of flat in roof space with two rooflights to side elevations and three rooflights to rear elevation  
**TRDC Decision:** Refused  
1 The creation of a flat in the roof space with roof lights by reason of their siting and design would result in an incongruous and obtrusive form of development detrimental to the visual amenities of the area. This would result in a form of design that fails to either preserve or enhance the character and appearance of the Conservation Area. Furthermore the proposed roof lights would adversely affect the character and appearance of the Locally Important Building. This fails to comply with Policies C1, C12, GEN 3 and Appendix 2 of the Three Rivers Local Plan 1996 – 2011.  
**CGPC Decision:** Object: The proposal would result in a cramped development

### **WITHDRAWN**

Withdrawn 13/01/2009

**Application No:** 08/2118/FUL  
**Address:** 34 Copthorne Road Croxley Green Rickmansworth  
**Application:** Demolition of existing garage and erection of two storey side and rear extension and first floor side/rear extension  
**CGPC Decision:** NGFO

PD1034/09 Appeals Against Planning Decisions

There were no appeals to note.

PD1035/09 Highways

There were no highways works to note.

PD1036/09 Closure

There being no further business, the Chairman closed the meeting at 8.44pm.