

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON WEDNESDAY 4 JUNE 2008 at 8.00 PM

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

Cllrs Hollands, Saxon and Wynne-Jones

Voting Members: 4

PD837/08 Apologies for Absence

Apologies were received from Cllr Bennett

PD838/08 Declarations of Interest

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

PD839/08 Representations from the Public

There were no members of the public present.

PD840/08 Minutes

It was proposed by Cllr Wynne-Jones and seconded by Cllr Saxon that the minutes of the meetings held on Wednesday 7 May 2008 and Wednesday 21 May 2008 be approved as correct. The proposal was agreed and the Chairman signed the minutes.

PD841/08 Matters Arising

PD821/08 (PD804/08 Pelican/puffin crossing in Watford Road & Junction of Harvey Road). The Clerk was asked for an update to which he replied that there was no further information to convey. He stated that he would contact Steve Wooding's Manager at Hertfordshire Highways.

PD821/08 (PD806/08 The Green Conservation Area). An update on the subject of the works at the Artichoke Public House was requested. The Clerk responded by stating that he had no new information but that he had sent some old photographs depicting the Artichoke frontage to the Solicitor at Three Rivers District Council (TRDC) to show how it used to appear.

PD842/08 Planning Applications

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

Application No: 08/0991/FUL
Address: 77 Durrants Drive Croxley Green Hertfordshire
Application: Single storey front extension
CGPC Decision: NGFO

Application No: 08/1005/FUL
Address: 58 Copthorne Road Croxley Green Rickmansworth
Application: Change of use of land to residential garden and erection of garden shed
CGPC Decision: NGFO

Application No: 08/1024/FUL
Address: 3 Old Barn Lane Croxley Green Hertfordshire
Application: Erection of first and second floor side extension with additional dormer to rear and side rooflight, demolition and reconstruction of attached side garage in revised location, and construction of timber summerhouse to rear
CGPC Decision: NGFO

Certificate of Lawfulness – for Members information only

Application No: 08/1062/CLPD
Address: 104 Links Way Croxley Green Hertfordshire
Application: Certificate of Lawfulness Proposed Development: Loft conversion with increase in ridge height and from hip to gable and rear dormer window
CGPC Decision: Noted

Application: 08/1064/CLED
Address: 96 Winton Drive Croxley Green Hertfordshire
Application No: Certificate of Lawfulness Existing Use: To hold music and singing lessons from 96 Winton Drive for up to 20 hours per week
CGPC Decision: Noted

Application No: 08/1079/CLPD
Address: 39 Watford Road Croxley Green Hertfordshire
Application: Certificate of Lawfulness Proposed Development: Single storey detached garage/playroom to rear of garden
CGPC Decision: Noted

The Clerk was asked to invite a Planning Officer from TRDC to a Planning and Development meeting in order to give clarification on CLPD/CLED applications.
[Post meeting note: this request has been carried out; we are waiting for a response from TRDC].

PD843/08 Recent Decisions by Three rivers District Council

APPROVED

Reference No: 08/0599/FUL
Address: 11 The Green Croxley Green Hertfordshire
Application: Part retrospective: Amendment to planning permission 07/1545/FUL: 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 to include alterations in position of left flank wall at first floor level
CGPC DECISION Object: the design of the new roof is out of keeping with the adjacent property and is inappropriate to the visual amenity of the Conservation Area
TRDC DECISION Approved

Reference No: 08/0607/FUL
Address: 56 Oakleigh Drive Croxley Green Hertfordshire
Application: Single storey rear extension with roof lights, raised timber decking, front/side porch extension with steps and alteration to fenestration detail
CGPC DECISION NGFO
TRDC DECISION Approved

Reference No: 08/0648/FUL
Address: Whitestocks Farm Loudwater Lane Loudwater
Application: Demolition of existing dwelling and erection of a two storey detached dwelling with basement level
CGPC DECISION NGFO
TRDC DECISION Approved

Reference No: 08/0651/CLPD
Address: 16 Harvey Road Croxley Green Hertfordshire
Application: Certificate of Lawfulness Proposed Development: Erection of detached summerhouse to rear of property
CGPC DECISION Noted
TRDC DECISION Approved

Reference No: 08/0661/FUL
Address: 42 Frankland Road Croxley Green Hertfordshire
Application: Loft conversion with hip to gable roof alteration, rear dormer window and two roof lights to front
CGPC DECISION NGFO
TRDC DECISION Approved

Reference No: 08/0668/FUL
Address: 52 Sycamore Road Croxley Green Hertfordshire
Application: Single storey rear extension
CGPC DECISION NGFO
TRDC DECISION Approved

REFUSED

Reference No: 08/0748/CLPD
Address: 28 Beechcroft Avenue Croxley Green Hertfordshire
Application: Certificate of Lawfulness Proposed Development: Loft conversion with roof alterations including hip to gable conversion with two rooflights to front elevation and dormer window to rear elevation
CGPC DECISION Noted
TRDC DECISION Refused:
In pursuance of its powers under the above mentioned Acts and the Orders and Regulations in force for the time being thereunder, the Council as local planning authority hereby REFUSES a Certificate of Lawful Use or Development as described in your application dated 8th April 2008 and shown on plans TRDC001; 01; 02 REV A; 03 REV A; 04 REV A; 05 REV A; 06; 07 REV A and 08 REV A accompanying such application.

The Certificate is refused for the following reasons:-

The proposed works, consisting of a loft conversion with roof alterations including a hip to gable conversion with two rooflights to the front elevation and a dormer window to the rear elevation and measuring 57.3m³, do not fall within the criteria of Class B of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995.

Reference No: 08/0822/FUL
Address: 55 Watford Road Croxley Green Hertfordshire
Application: Roof alterations, gable end, loft conversion with rear dormer window and two rooflights to front
CGPC DECISION NGFO providing it does not detract from the general street scene
TRDC DECISION Refused:
1 The proposed loft conversion, by reason of the large, bulky, dominant dormer window, would not be in keeping with the surrounding street scene and is not considered to be a subordinate addition to the dwelling. The proposal results in an over dominant and incongruous form of development that fails to respect the character and appearance of the original dwelling and the visual amenities of the street scene. It fails to comply with Policy GEN3 and Appendix 2 of the Three Rivers District Council Local Plan 1996-2011.

PD844/08 Appeals Against Planning Decisions

Appeal Against an Enforcement Notice

| | |
|-------------------|---|
| APPLICATION NO. | |
| LOCATION | 244a New Road, Croxley Green |
| PROPOSAL | Development the subject of Enforcement Notice: see alleged breaches below |
| DOE APPEAL REF. | APP/P1940/C/08/2072756 |
| APPELLANT'S NAME | M Glenister |
| APPEAL START DATE | |
| TRDC DECISION | |
| CGPC DECISION | N/A |

Without planning permission, the unauthorised construction of a balcony with balustrades and timber decking on top of the single storey extension to the rear of the property.

The required remedy for the breach is to:-

(i) Dismantle the retaining balustrade and timber decking on top of the single storey extension to the rear of the property.

Time for compliance: THREE MONTHS after the Notice takes effect.

(ii) Remove all materials involved with the compliance with (i) above off site.

Time for compliance: THREE MONTHS after the Notice takes effect.

The Notice takes effect on 14 April 2008 unless an appeal is made against it beforehand.

The appellant has appealed under the following grounds:-

(a) that, in respect of any breach of planning control which may be constituted by the matters stated in the notice, planning permission ought to be granted or, as the case may be, the condition or limitation concerned ought to be discharged;

(c) that those matters (if they occurred) do not constitute a breach of planning control.

The reason for issuing the notice is:

It appears to the Council that the above breach of planning control has occurred within the last four years. The balcony consisting of balustrades and timber decking by reason of its siting, design and layout, results in overlooking and a loss of privacy to the neighbouring properties to the detriment of their residential amenity. The development fails to comply with Policy GEN3 and Appendix 2 of the Three Rivers Local Plan 1996-2011.

Appeals Against Planning Decisions

| | |
|-------------------|---|
| APPLICATION NO. | 07/2528/FUL |
| LOCATION | 244a New Road, Croxley Green |
| PROPOSAL | Part retrospective: Use of flat roof as a balcony: installation of doors providing access to balcony and installation of two high-set flank windows in western flank wall; the installation of a balustrade on the perimeter of the balcony and part proposed: the installation of a staircase at rear of balcony to provide access to rear garden and erection of privacy screen to western side of balcony |
| DOE APPEAL REF. | APP/P1940/A/08/2073705/NWF |
| APPELLANT'S NAME | Mr M Glenister |
| APPEAL START DATE | 20/05/2008 |
| TRDC DECISION | Refused: 1 The balcony, by reason of its siting, design and layout, results in overlooking and a loss of privacy to the neighbouring properties to the detriment of their residential amenity. The development fails to comply with Policy GEN3 and Appendix 2 of the Three Rivers Local Plan 1996-2011. 2 The proposed staircase and privacy screen, by reason of their excessive built form, mass, siting, design and layout, would be out of character and would result in loss of light, overshadowing and loss of outlook to the neighbouring properties, to the detriment of their residential amenity. The development fails to comply with Policy GEN3 and Appendix 2 of the Three Rivers Local Plan 1996-2011. |
| CGPC DECISION | NGFO |

PD845/08 The Green/Conservation Area

See PD841/08 above. The Clerk also added at this point that the matter was now being dealt with by Solicitors of TRDC and the Brewery and it was acknowledged by Members that the issue may take some time to resolve but that this item would remain on future Agendas until a resolution has been achieved.

PD846/08 Parking Restrictions

The prohibition of waiting notice for the corner of Durrants Drive and Baldwins Lane as detailed in the previously circulated document were noted.

PD847/08 Tea Party

The Clerk informed those present that there would be a tea party for the community bus users in the Community Centre on 18 June from 1.30pm to 4.30pm and all Cllrs were welcome to attend.

PD848/08 Highways

There were no highways works to report.

PD849/08 Closure

There being no further business, the Chairman closed the meeting at 8.28pm

