

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON WEDNESDAY 4 NOVEMBER 2009 at 8.00 PM

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

Cllr Bains, Hollands and Wynne-Jones
Voting Members: 4

PD1213/09 Apologies for Absence

Apologies were received from Cllr Saxon.

PD1214/09 Declarations of Interest

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

PD1215/09 Representations from the Public

There were no public present.

PD1216/09 Minutes

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

PD1217/09 Matters Arising

There were no matters arising.

PD1218/09 Planning Applications

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

Application No: 09/1543/FUL
Address: 46 Dickinson Square Croxley Green Rickmansworth
Application: Erection of a single storey timber framed glazed conservatory
CGPC Decision NGFO

Application No: 09/1581/FUL
Address: 20 Copthorne Road Croxley Green Rickmansworth
Application: Extension of time limit: Erection of a new detached house
CGPC Decision NGFO

Application No: 09/1627/ADV
Address: 188 New Road Croxley Green Rickmansworth
Application: Installation of one internally illuminated fascia sign
CGPC Decision NGFO

Application No: 09/1634/FUL
Address: 1 Fuller Way Croxley Green Rickmansworth
Application: Two-storey front extension
CGPC Decision Object: The proposed development exceeds the building line

Application No: 09/1635/FUL
Address: 45 Dickinson Square Croxley Green Rickmansworth
Application: Single-storey rear extension
CGPC Decision NGFO

The Clerk advised that the consultation date for the following application expired on 10 November but that the plans were still not available on TRDC's website as at the morning of 4 November. TRDC were informed of this and consequently, the plans were available online at the meeting but not at the time the list of planning applications was prepared.

Application No: 09/1583/FUL
Address: 90 Watford Road Croxley Green Rickmansworth
Application: Two storey side extension, single storey front and side extension, single storey rear extension and new front porch
CGPC Decision Object: The proposed development appears to exceeds the building line

Certificate of Lawfulness – for Members information only

Application No: 09/1670/CLPD
Address: 99 Byewaters Croxley Green Watford
Application: Certificate of Lawfulness Proposed Development: Enlargement of 2 windows to front of property
CGPC Decision Noted

PD1219/09 Recent Decisions by Three Rivers District Council

APPROVED

Reference No: 09/1247/FUL
Address: 44 Copthorne Road Croxley Green Rickmansworth
Application: Amendment to 09/0463/FUL: Two-storey front/side extension, single-storey front garage extension, two-storey side/rear extensions, new chimneys and alterations to fenestration, to include: Balcony above garage extension, front porch extension, additional front window and re-positioned chimney
TRDC Decision: Approved
CGPC Decision: NGFO

Reference No: 09/1321/FUL
Address: 17 Dickinson Avenue Croxley Green Rickmansworth
Application: Amendment to planning permission 09/0711/FUL: Demolition of existing garage and erection of a two-storey side extension with rear dormer window, single-storey side and rear extension
TRDC Decision: Approved
CGPC Decision: Object: There would be a loss of privacy to the neighbours at number 15 which is not appropriate

Reference No: 09/1343/FUL
Address: 52 Dickinson Square Croxley Green Rickmansworth
Application: Single-storey rear extension with rooflights
TRDC Decision: Approved
CGPC Decision: NGFO

Reference No: 09/1385/FUL
Address: 62 Winton Drive Croxley Green Rickmansworth
Application: Ground floor side and rear extensions, first-floor front extension, portico over front entrance
TRDC Decision: Approved
CGPC Decision: NGFO

Reference No: 09/1400/FUL
Address: 13 Hazelwood Road Croxley Green Rickmansworth
Application: Single-storey rear extension with rooflights and excavation to create decking area with retaining wall
TRDC Decision: Approved
CGPC Decision: NGFO

REFUSED

Reference No: 09/1229/FUL
Address: Halewood Cottage The Green Croxley Green
Application: Two-storey rear extension, first-floor rear and side extension and erection of detached garage
TRDC Decision: Refused:
The proposed extensions, by reason of their bulk height and elevational design would result in an obtrusive and incongruous form of development that fails to preserve or enhance the character and appearance of the Conservation Area. The character, scale and form of the Listed Building would be adversely affected by the proposed extensions. The proposed development fails to comply with Policies C1 and C8 of the Three Rivers Local Plan 1996-2011.
CGPC Decision: Object on the grounds that the development is unsympathetic to the character of the Conservation Area and is overbearing in relation to adjoining properties.

Reference No: 09/1230/LBC
Address: Halewood Cottage The Green Croxley Green
Application: Listed Building Consent: Two-storey rear extension, first-floor rear and side extension and erection of detached garage
TRDC Decision: Refused:
The proposed extensions would not be appropriate to the Listed Building, by reason of their scale, form and adverse impact on the special historic character of the property. This fails to comply with Policy C8 of the Three Rivers Local Plan 1996-2011.
CGPC Decision: Object on the grounds that the development is unsympathetic to the character of the Conservation Area and is overbearing in relation to adjoining properties.

PD1220/09 Appeals Against Planning Decisions

There were no appeals to note.

PD1221/09 Buddleia Footpath and Buddleia Bridleway Applications

The Chairman introduced this matter and the Clerk referred Members to Hertfordshire County Council's formal notice of decision which was noted by Members.

PD1222/09 Tesco Store – Provision of Public Open Space

This item was introduced by the Chairman who asked the Clerk to elaborate. The Clerk advised that following the appeal decision (a copy of which had previously been emailed to Cllrs), Preliminary Matter 2 stated that 'A contribution of £29115.22 would be made towards the provision of public open space within the vicinity of the site'. The Clerk added that although the Parish Council had not been consulted on this matter, he advised that it may be advisable to express a view to TRDC. One suggestion put forward by a Cllr was a youth shelter for the play area at Two Bridges. After some discussion the Clerk reminded Members that we had not received a formal invitation and the Chairman asked Members to come up with ideas. In the meantime the Clerk was asked to write to TRDC to ask about the Parish Council's involvement in spending the money and to ask that the Parish Council are actively involved. The Clerk was also asked to obtain clarification of the terms set out in the Inspectorate's decision.

PD1223/09 Little Green Lane Pond

The Chairman introduced this item and the Clerk informed Members that he had been approached by the Little Green Residents Association as they would like to see the pond restored to its former glory. They had investigated the costs involved for this which were in the region of £4,000 and had asked if the Parish Council would be able to help. The Clerk suggested to Members that Countryside Management Services (CMS) are asked to look at the pond and provide a report. The Clerk was asked who owned the pond but he did not have this information available. After a brief discussion the Clerk was asked to check who owns the pond and to ask CMS to do a report which will be given to interested parties.

PD1224/09 Yorke Road School Building

After an introduction by the Chairman, the Clerk stated that TRDC had responded to an email asking for the current position with this building. The Clerk read out the email to Members which advised that TRDC had submitted a request to English Heritage in January 2008 that the building be Listed but to date still had not received a reply. The building however, is locally Listed through TRDC's Local Plan which means that there is a degree of protection from demolition. TRDC also advised that they can offer a Repair Notice to the owners of the building if this became necessary or, as a last resort, Compulsorily Purchase the building. TRDC will inform the Parish Council of any response they receive from English Heritage.

The Chairman requested that the Clerk forwards TRDC's email to Croxley Green Residents Association and asks if they have any plans for its use or thoughts about a community use.

PD1225/09 Highways

The Clerk referred Members to four documents which were available at the meeting;

1. Prohibition of Waiting Order for Winton Drive and Baldwins Lane;
2. Prohibition of Waiting and Waiting Restrictions for New Road and Evans Close;
3. Parking and Waiting Restrictions for Winton Drive, Springfield Close, Girton Way and Winton Approach;
4. Hertfordshire Highways Integrated Works Programme 2010/2011 and Forward Works Programme 2011-2015 Draft 2.

Members noted these items.

PD1226/09 Closure

There being no further business, the Chairman closed the meeting at 9.07pm.