

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON WEDNESDAY 5 NOVEMBER 2008 at 8.00 PM

Present: Cllr Hollands - In the Chair Amanda Taft – Minute Taker
Cllrs Saxon and Wynne-Jones
Voting Members: 3

The Clerk was not present at this meeting as he was in hospital.

PD966/08 Apologies for Absence

Apologies were received from Cllrs Bains and Bennett.

PD967/08 Declarations of Interest

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

PD968/08 Representations from the Public

There were no public present.

PD969/08 Minutes

It was proposed by Cllr Saxon and seconded by Cllr Wynne-Jones that the Minutes of the meetings held on Wednesday 20 August 2008 and Wednesday 1 and 15 October 2008 be approved as correct. The proposal was agreed and the Chairman signed the minutes.

PD970/08 Matters Arising

There were no matters arising.

PD971/08 Planning Applications

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

Application No: 08/1901/FUL
Address: 58 Copthorne Road Croxley Green Rickmansworth
Application: Single storey extension to existing summer house
CGPC Decision: NGFO

Application No: 08/1904/FUL
Address: The Cottage Scots Mill Lane Croxley Green
Application: First floor side and rear extension
CGPC Decision: NGFO

Application No: 08/1909/FUL
Address: 30 Yorke Road Croxley Green Hertfordshire
Application: Single storey side and rear extension
CGPC Decision: NGFO

Application No: 08/1921/FUL
Address: Building Rear Of 175 New Road Croxley Green
Application: Change of use to ground floor from poultry use to a dance studio with internal partitions, first floor residential accommodation and new entrance gates to Community Way
CGPC Decision: Object: The Parish Council object on the grounds that the safety of persons using the premises may be compromised due to direct access onto a highway and may set a precedent.

Application No: 08/1925/FUL
Address: 29 Winton Drive Croxley Green Hertfordshire
Application: Joint Application: 29 and 31 Winton Drive, single storey front porch extensions
CGPC Decision: NGFO

Application No: 08/1945/FUL
Address: 11 Lancing Way Croxley Green Hertfordshire
Application: Two storey and single storey side and rear extension with rooflights
CGPC Decision: Comment: we would prefer to see a dutch or half hip on the first floor side extension

Application No: 08/1975/FUL
Address: 39 Owens Way Croxley Green Hertfordshire
Application: Single storey front extension
CGPC Decision: NGFO

Application No: 08/1980/FUL
Address: 37 Ludlow Way Croxley Green Rickmansworth
Application: Single storey rear extension
CGPC Decision: NGFO

Application No: 08/1998/FUL
Address: 63 Copthorne Road Croxley Green Rickmansworth
Application: Single storey rear extension and two storey and single storey side extension
CGPC Decision: NGFO

Certificate of Lawfulness – for Members information only

Application No: 08/1924/CLPD
Address: 31 Winton Drive Croxley Green Hertfordshire
Application: Certificate of Lawfulness Proposed Development: Loft conversion with roof alterations including raise in ridge height, rooflight to front elevation, window to side elevation and dormer window to rear elevation
CGPC Decision: Noted

Application No: 08/1962/CLPD
Address: 52 Dickinson Square Croxley Green Hertfordshire
Application: Certificate of Lawfulness Proposed Development: Single storey rear extension
CGPC Decision: Noted

Amanda Taft advised Members that she had updated the Parish Council's spreadsheet of planning applications and decisions. Where Three Rivers District Council had not notified the Parish Council of its decisions, they had been checked online. As a result, there are many more decisions to report.

APPROVED

Application No: 08/0780/FUL
Address: 16 Barton Way Croxley Green Hertfordshire
Application: Two storey front extension
CGPC DECISION NGFO
TRDC DECISION Approved 10/06/2008

Application No: 08/0864/FUL
Address: 136 Watford Road Croxley Green Hertfordshire
Application: Change of use from Class A1 (retail) to Class A2 (financial and professional services)
CGPC DECISION NGFO
TRDC DECISION Approved 13/06/2008

Application No: 08/0876/FUL
Address: 144 Links Way Croxley Green Hertfordshire
Application: Single storey rear extension
CGPC DECISION NGFO
TRDC DECISION Approved 13/06/2008

Application No: 08/0885/FUL
Address: 46 Windmill Drive Croxley Green Hertfordshire
Application: Conversion of garage into habitable room
CGPC DECISION NGFO
TRDC DECISION Approved 18/06/2008

Application No: 08/0924/FUL
Address: 11 Manor Way Croxley Green Hertfordshire
Application: Rear conservatory
CGPC DECISION NGFO
TRDC DECISION Approved 18/06/2008

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
TRDC DECISION Approved 18/07/2008

Application No: 08/1080/FUL
Address: 31 Durrants Drive Croxley Green Hertfordshire
Application: First floor side extension with side rooflight
CGPC DECISION No decision taken - inquorate
TRDC DECISION Approved 28/07/2008

Application No: 08/1145/FUL
Address: West Wind House The Green Croxley Green
Application: First floor side extension, single storey rear extension with four rooflights and replacement windows
CGPC DECISION NGFO
TRDC DECISION Approved 19/08/2008

Application No: 08/1172/CLPD
Address: 13 Frankland Road Croxley Green Hertfordshire
Application: Certificate of Lawfulness Proposed Development: Loft conversion with hip-to-gable roof alteration, two rooflights to front elevation and dormer window to rear elevation
CGPC Decision Noted
TRDC DECISION Approved 31/07/2008

Application: 08/1233/FUL
Address: 26 Sherborne Way Croxley Green Hertfordshire
Application No: Single storey rear extension
CGPC DECISION NGFO
TRDC DECISION Approved 13/08/2008

Application No: 08/1248/FUL
Address: 46 Windmill Drive Croxley Green Hertfordshire
Application: Part Retrospective: Rear Conservatory
CGPC DECISION NGFO
TRDC DECISION Approved 14/08/2008

Application No: 08/1267/FUL
Address: 14 Canterbury Way Croxley Green Hertfordshire
Application: Demolition of existing garage and side extension and erection of single storey front and side extension, two storey side extension, loft conversion with roof alterations including dutch hip and rear dormer window
CGPC DECISION NGFO
TRDC DECISION Approved 13/08/2008

Application No: 08/1274/FUL
Address: 154 Links Way Croxley Green Hertfordshire
Application: Roof alterations including hip to gable extension to create loft conversion with two rooflights to front elevation, two windows to side elevation and dormer window to rear elevation
CGPC Decision: NGFO
TRDC DECISION Approved 19/08/2008

Application No: 08/1300/FUL
Address: 46 Warwick Way Croxley Green Hertfordshire
Application: Single storey front porch extension and single storey side extension with three rooflights
CGPC Decision NGFO
TRDC DECISION Approved 18/08/2008

Application No: 08/1306/FUL
Address: 5 Springfield Close Croxley Green Hertfordshire
Application: Rear conservatory
CGPC Decision NGFO
TRDC DECISION Approved 07/08/2008

Application No: 08/1324/FUL
Address: 35 Yorke Road Croxley Green Hertfordshire
Application: Single storey rear extension
CGPC Decision OBJECT: Due to the prominent siting of the property the proposed development might intrude on the adjacent property given the excessive size of the proposal which could be unduly obtrusive and overbearing on an already extended property.

TRDC DECISION Approved 15/08/2008

Application No: 08/1326/FUL
Address: 4 Bateman Road Croxley Green Hertfordshire
Application: Single storey rear extension
CGPC Decision NGFO

TRDC DECISION Approved 12/08/2008

Application No: 08/1430/CLPD
Address: 59 Harvey Road Croxley Green Hertfordshire
Application: Certificate of Lawfulness Proposed Development: Conversion of garage into habitable room, single storey front extension and single storey porch extension

CGPC Decision Noted

TRDC DECISION Approved 10/09/2008

Reference No: 08/1590/FUL
Address: 67 Links Way Croxley Green Hertfordshire
Application: Erection of a carport attached to existing garage

CGPC DECISION NGFO

TRDC DECISION Approved

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

TRDC DECISION Approved 08/10/2008

Application No: 08/1615/FUL
Address: 127 Kenilworth Drive Croxley Green Hertfordshire
Application: Two storey side rear extension and single rear extension

CGPC Decision NGFO

TRDC DECISION Approved 27/10/2008

Reference No: 08/1674/FUL
Address: 13 Dickinson Avenue Croxley Green Rickmansworth
Application: Single storey rear extension

CGPC DECISION NGFO

TRDC DECISION Approved

Reference No: 08/1692/FUL
Address: 4 Bateman Road Croxley Green Hertfordshire
Application: Single storey rear extension and loft conversion with Dormer window to front and Dormer window to rear elevation and roof alterations

CGPC DECISION NGFO

TRDC DECISION Approved

Reference No: 08/1693/FUL
Address: 3 Bateman Road Croxley Green Hertfordshire
Application: Single storey rear extension
CGPC DECISION NGFO
TRDC DECISION Approved

Reference No: 08/1709/FUL
Address: 54 Durrants Drive Croxley Green Hertfordshire
Application: Revised scheme 08/1110/FUL: Loft conversion with rooflight and dormer windows to side elevations and rear elevation
CGPC DECISION Object: The proposal is out of keeping with the street scene.
TRDC DECISION Approved

Reference No: 08/1747/FUL
Address: 23 Girton Way Croxley Green Hertfordshire
Application: Two storey front extension and single storey side and rear extension
CGPC DECISION NGFO
TRDC DECISION Approved

REFUSED

Application No: 08/1110/FUL
Address: 54 Durrants Drive Croxley Green Hertfordshire
Application: Loft conversion with side and rear dormer windows and rooflight to side elevations
CGPC DECISION Object: The proposed development is out of keeping with the street scene
TRDC DECISION Refused 23/07/2008

Application No: 08/1140/FUL
Address: Applegarth Parrotts Close Croxley Green
Application: Demolition of existing dwelling and erection of one, two storey block consisting of six flats with associated access parking, refuse and cycle store and landscaping
CGPC DECISION Object: The proposed development is out of keeping with the Conservation Area and there would be problems associated with access and egress. The Parish Council requests that this application is discussed at Three Rivers District Council's Planning and Development Committee.
TRDC DECISION Refused 25/07/2008

Application No: 08/1141/CAC
Address: Applegarth Parrotts Close Croxley Green
Application: Conservation Area Consent: Demolition of existing dwelling and garage
CGPC DECISION Object: The demolition of Applegarth would result in a site with no acceptable proposal for redevelopment and this would be detrimental to the Conservation Area.
TRDC DECISION Refused 25/07/2008

WITHDRAWN

Application No: 08/0342/FUL
Address: 135 Winton Drive Croxley Green Hertfordshire
Application: Hip to gable roof extension to create loft conversion with dormer window and rooflight to front elevation, dormer to rear elevation with Juliette balcony and side window

CGPC DECISION Object:
1 The hip to gable roof is too prominent and creates an imbalance between the pair of semi detached houses and is therefore not in keeping with the street scene;
2 The loft conversion proposal creates the effect of a three storey dwelling;
3 The Juliette balcony is intrusive to adjacent neighbouring properties

WITHDRAWN 04/04/2008

Application No: 08/0432/CLPD
Address: 46 Windmill Drive Croxley Green Hertfordshire
Application: Certificate of Lawfulness Proposed Development: Single storey rear extension

CGPC DECISION Noted

WITHDRAWN 28/03/2008

Application No: 08/0547/CLPD
Address: 107 Byewaters Croxley Green Hertfordshire
Application: Certificate of Lawfulness Proposed Development: Erection 2m high fence adjacent to dwelling/garage.

CGPC DECISION Noted

WITHDRAWN 28/04/2008

Application No: 08/0685/CLPD
Address: 13 Frankland Road Croxley Green Hertfordshire
Application: Certificate of Lawfulness Proposed Development: Loft conversion with hip-to-gable roof alteration, rear dormer window and two rooflights to front

CGPC DECISION Noted

WITHDRAWN 27/05/2008

Application No: 08/0688/CLPD
Address: 46 Windmill Drive Croxley Green Hertfordshire
Application: Certificate of Lawfulness Proposed Development: Single storey rear extension with two rooflights

CGPC DECISION Noted

WITHDRAWN 22/05/2008

Application No: 08/0745/OUT
Address: P H Metals Mill Lane Croxley Green
Application: Outline Application: Demolition of existing buildings and erection of nine linked three storey dwellings, garages access road attendant landscaping

CGPC DECISION Object: Mill Lane is a public footpath (number 17) and is an inappropriate site for such a development due to access and egress

WITHDRAWN 20/05/2008

Application No: 08/0930/CLPD
Address: 135 Winton Drive Croxley Green Hertfordshire
Application: Certificate of Lawfulness Proposed Development: Loft conversion with rooflight to front elevation window to side elevation, juliette balcony to rear elevation and change in roof from hip to gable
CGPC DECISION Noted
WITHDRAWN 20/06/2008

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
WITHDRAWN 01/07/2008

Application No: 08/1165/FUL
Address: 127 Frankland Road Croxley Green Hertfordshire
Application: Rear conservatory
CGPC DECISION NGFO
WITHDRAWN 07/08/2008

Application No: 08/1316/FUL
Address: Building Rear Of 175 New Road Croxley Green
Application: Change of use to ground floor from poultry use to a dance studio with internal partitions and new entrance gates to Community Way
CGPC Decision NGFO
WITHDRAWN 21/08/2008

Application No: 08/1483/FUL
Address: 9 Heckford Close Croxley Green Hertfordshire
Application: Two storey side extension, loft conversion with rooflight to front elevation and dormer window to rear elevation, second floor side window and detached double garage to front of house
CGPC Decision Object:
 1. The roof line is not in keeping with the street scene;
 2. The proposal appears to be excessive overdevelopment.
WITHDRAWN 17/10/2008

Application No: 08/1519/FUL
Address: Broads Of Watford 189 - 191 Watford Road Croxley Green
Application: Demolition of existing car showroom and workshop and Redevelopment to create new convenience retail store and seven flats (including three affordable units) in two blocks with associated car parking and access
CGPC Decision OBJECT: on the grounds that:
 1. It appears that no meaningful detailed Transport Impact Assessment has been undertaken;
 2. The applicant appears not to have established that there is a need for the development;
 3. The proposal will have significant adverse impact on other local shops and lead to duplication of services;
 4. The proposal is not located within an existing shopping area;
 5. The proposal will have a significant impact on local traffic movement, contrary to Policy T.7 in the TRDC Local Plan;
 6. 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;

7. 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;
8. Concern is expressed regarding the access and egress to the site causing potential traffic management problems;
9. Concern is also expressed concerning potential ground stability problems with the railway embankment given the proximity of the development to the railway track;
10. The retail development is outside an existing retail area and therefore contrary to Policy S.6 of the TRDC Plan 1996-2011.

Also, the Parish Council concurs with Hazel Blears' announcement of 10 July 2008 regarding the new proposals to strengthen Planning Policy Statement 6: Planning for Town Centres to give Councils more scope to refuse out of town development proposals that threaten the survival of high streets and small shops, resulting in 'Clone Towns'.

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

WITHDRAWN

16/10/2008

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.

WITHDRAWN

15/10/2008

Application No: 08/1686/CLPD

Address: 23 Owens Way Croxley Green Hertfordshire

Application: Certificate of Lawfulness Proposed Development: Single storey rear extension with two rooflights and loft conversion with two rooflights to rear and three rooflights to front elevations

CGPC Decision: Noted

WITHDRAWN

30/10/2008

PD973/08 Appeals Against Planning Decisions

To note that the following Appeal has been withdrawn and no further action will be taken on it.

APPLICATION NO.	07/2402/FUL
LOCATION	147 Watford Road Croxley Green Hertfordshire
PROPOSAL	Demolition of existing conservatory and erection of two storey and single storey rear extension
APPELLANT'S NAME	Mr Sean Pannell

PD974/08 Budget 2009/2010 and beyond

Cllr Saxon requested that his budget proposal be presented at the December planning meeting. Cllr Wynne-Jones added that he will present a budget proposal for a bench to be installed in the woods.

PD975/08 Puffin/Pelican Crossing in Watford Road/Junction of Harvey Road and Watford Road adjacent to the Shell Garage

There was nothing further to be reported since the Council meeting of 30 October 2008 (CC578.4/08 refers). Members still wish to see puffin/pelican crossings at the above sites. Cllr Wynne-Jones reported that he had been in contact with Steve Wooding of Highways and it was suggested that he forwards this correspondence to the Clerk.

PD976/08 Highways

There were no highways works to note.

PD977/08 Closure

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