

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON WEDNESDAY 5 SEPTEMBER 2007 at 8.00 PM

Present: Cllr Bains - In the Chair
In attendance Cllr Norman.
Cllr Hollands, Saxon.
Voting Members 4
Helena Flynn – Minute Taker

PD653/07 Apologies for Absence
Cllr Wynne-Jones
Not Present: Cllr Seabourne.

PD654/07 Declarations of Interest
None

PD655/07 Representations from the Public
None

PD656/07 Minutes

It was proposed by Cllr Norman and seconded by Cllr Saxon that the minutes of the meetings held on 1 August and 15 August 2007 be approved as correct. The proposal was agreed and the Chairman signed the minutes.

PD657/07 Matters Arising
There were no matters arising.

PD658/07 Planning Applications
In the following applications “NGFO” means No Grounds For Objection.

Application No: 07/1489/FUL
Address: 3 Girton Way Croxley Green Hertfordshire
Application: Demolition of existing conservatory and erection of single storey rear extension
CGPC DECISION NGFO

Application No: 07/1523/FUL
Address: 6 Gill Close Croxley Green Hertfordshire
Application: Single storey side extension to link garage to dwelling
CGPC DECISION NGFO

Application No: 07/1530/FUL
Address: 88 Sherborne Way Croxley Green Hertfordshire
Application: Single storey rear extension and loft conversion with front and rear dormer windows
CGPC DECISION NGFO

Application No: 07/1536/ADV
Address: 132 - 146 New Road Croxley Green Hertfordshire
Application: Advertisement Consent: Replacement signage, one internally illuminated fascia sign and one projecting illuminated sign
CGPC DECISION NGFO

Application No: 07/1543/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 OBJECT: The proposed dwelling by virtue of its bulk and scale would form an incongruous and cramped form of development. There is inadequate vehicular access/egress.

Application No: 07/1545/FUL
Address: 11 The Green Croxley Green Hertfordshire
Application: 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
CGPC DECISION NGFO

Application No: 07/1561/FUL
Address: 15 And 17 Byewaters Croxley Green Hertfordshire
Application: Remove existing roofs from 15 and 17 Byewaters and erection of new higher pitched roof to include loft conversion with dormer window to front elevations and rooflight to side and rear elevations and glazed gable projections to rear elevation
CGPC DECISION OBJECT: The proposed dwelling by virtue of bulk would form an incongruous and cramped form of development to the detriment of the character of the surrounding area and the visual amenities of the surrounding properties.

Particular reservations to the strength of the existing foundations.

Application No: 07/1573/FUL
Address: 224 Baldwins Lane Croxley Green Hertfordshire
Application: Conversion of garage into habitable room
CGPC DECISION NGFO

Application No: 07/1597/FUL
Address: Petit Roque 5A New Road Croxley Green
Application: Demolition of existing buildings and erection of new two storey office building for B1 (Business Use)
CGPC DECISION NGFO

Application No: 07/1598/CAC
Address: Petit Roque 5A New Road Croxley Green
Application: Conservation Area Consent: Demolition of outbuildings within cartilage of site
CGPC DECISION NGFO

Application No: 07/1654/FUL
Address: 14 Dickinson Square Croxley Green Hertfordshire
Application: Single storey rear extension, replace existing flat roof to existing rear elevation with pitched roof
CGPC DECISION NGFO

APPLICATION NO. 07/1026/FUL **DECISION LEVEL** Delegated
LOCATION 146 Watford Road Croxley Green Hertfordshire
PROPOSAL Single storey rear extension
FOR John W Evans **WARD** Croxley Green South
GRID REF E: 507814 **N:** 195369 **PLANNING OFFICER** Ms Alison Long

CGPC DECISION NGFO
 TRDC DECISION Approved

Reference No: 07/1108/CLPD
Address: 65 Harvey Road Croxley Green Hertfordshire
Application: Certificate of Lawfulness Proposed Development: Loft conversion with two rooflights to front elevation, one dormer window one window, one Juliette balcony and alterations to roof from hip to gable

CGPC DECISION No comment given as P&D meeting did not go ahead
TRDC DECISION Approved

APPLICATION NO. 07/1133/FUL **DECISION LEVEL** Delegated
LOCATION 37 Lewes Way Croxley Green Hertfordshire
PROPOSAL Part first floor side extension and conservatory to rear
FOR Mr And Mrs Hamer **WARD** Croxley Green North
GRID REF E: 507986 **N:** 196391 **PLANNING OFFICER** Ms Claire Garner

CGPC DECISION NGFO
 TRDC DECISION Approved

APPLICATION NO. 07/1140/FUL **DECISION LEVEL** Delegated
LOCATION 30 Beechcroft Avenue Croxley Green Hertfordshire
PROPOSAL Two storey front / side infill extension
FOR Craig Hands **WARD** Croxley Green South
GRID REF E: 508168 **N:** 195502 **PLANNING OFFICER** Ms Claire Lewington

CGPC DECISION NGFO
 TRDC DECISION Approved

APPLICATION NO. 07/1147/FUL **DECISION LEVEL** Delegated
LOCATION 262 Baldwins Lane Croxley Green Hertfordshire
PROPOSAL Conversion of garage into habitable room
FOR Mr And Mrs Warren **WARD** Croxley Green North
GRID REF E: 507443 **N:** 196160 **PLANNING OFFICER** Ms Claire Lewington

CGPC DECISION NGFO
 TRDC DECISION Approved

APPLICATION NO. 07/1169/FUL **DECISION LEVEL** Delegated
LOCATION 160 Links Way Croxley Green Hertfordshire
PROPOSAL Demolition of existing conservatory and erection of single storey rear extension
FOR Mr K Power **WARD** Croxley Green North
GRID REF E: 508294 **N:** 196674 **PLANNING OFFICER** Ms Alison Long

CGPC DECISION NGFO
 TRDC DECISION Approved

APPLICATION NO. 07/1187/CLPD **DECISION LEVEL** Delegated
LOCATION 13 Yorke Road Croxley Green Hertfordshire
PROPOSAL Loft conversion with dormer window and Juliette balcony to rear elevation and rooflight to front elevation
FOR Mrs V Handley **WARD** Croxley Green
GRID REF E: 507168 **N:** 195449 **PLANNING OFFICER** Mr Peter Walker

CGPC DECISION NOTED
TRDC DECISION Approved

APPLICATION NO. 07/1188/FUL **DECISION LEVEL** Delegated
LOCATION 92 Windmill Drive Croxley Green Hertfordshire
PROPOSAL Two storey side and first floor side extension, and single storey front and side extension
FOR Mr P and Mrs R Button **WARD** Croxley Green
GRID REF E: 506675 **N:** 195227 **PLANNING OFFICER** Mr Peter Walker

CGPC DECISION NGFO
TRDC DECISION Approved

APPLICATION NO. 07/1200/FUL **DECISION LEVEL** Delegated
LOCATION 35 Frankland Road Croxley Green Hertfordshire
PROPOSAL Two storey side and rear extension and internal alterations
FOR Mr and Mrs M Kamine **WARD** Croxley Green South
GRID REF E: 507905 **N:** 195241 **PLANNING OFFICER** Ms Claire Garner

CGPC DECISION NGFO
TRDC DECISION Approved

APPLICATION NO. 07/1213/CLPD **DECISION LEVEL**
LOCATION 11 Yorke Road Croxley Green Hertfordshire
PROPOSAL Certificate of Lawfulness Proposed Development: Single storey side and rear extension
FOR Mr and Mrs Rhodes **WARD** Croxley Green
GRID REF E: **N:** **PLANNING OFFICER**

CGPC DECISION NOTED

APPLICATION NO. 07/1211/FUL **DECISION LEVEL**
LOCATION 243 Watford Road Croxley Green Hertfordshire
PROPOSAL Replace existing flat roof with pitched roof and alterations to side roof elevation
FOR Mrs P Foster **WARD** Croxley Green South
APPLICATION NO. 07/1211/FUL **DECISION LEVEL** Delegated
GRID REF E: 508561 **N:** 195858 **PLANNING OFFICER** Ms Claire Garner

CGPC DECISION NONE – Plans were unavailable
TRDC DECISION Approved

APPLICATION NO. 07/1225/FUL **DECISION LEVEL** Delegated
LOCATION The Lodge Copthorne Road Croxley Green
PROPOSAL Change of use : from offices to residential dwelling with insertion of two velux windows in front elevation
FOR Mr L Mahtani **WARD** Croxley Green

GRID REF E 506907 **N:** 195895 **PLANNING OFFICER** Alice Eggeling
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CGPC DECISION OBJECT:
It is considered that the amenity space is insufficient for a development of this size.
TRDC DECISION Approved

APPLICATION NO. 07/1253/FUL **DECISION LEVEL** Delegated
LOCATION 111 Frankland Road Croxley Green Hertfordshire
PROPOSAL Loft conversion with roof alterations, dormer window to rear, window to North East side elevation and two rooflights to front elevation
FOR Mr And Mrs P Bruni **WARD** Croxley Green South

GRID REF E 507634 **N:** 195080 **PLANNING OFFICER** Ms Alison Long
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CGPC DECISION NGFO
TRDC DECISION Approved

Application No: 07/1282/FUL
Address: 5 Frankland Road Croxley Green Hertfordshire
Application: Loft conversion with dormer window to rear elevation, window to side elevation and two rooflights to front elevation
CGPC DECISION NGFO
TRDC DECISION Approved

Application No: 07/1337/FUL
Address: 132 - 142 New Road Croxley Green Hertfordshire
Application: Single storey front extension to house new electrical incoming mains
CGPC DECISION NGFO
TRDC DECISION Approved

Application No: 07/1343/CLPD
Address: 76 Windmill Drive Croxley Green Hertfordshire
Application: Certificate of lawfulness proposed development: Rear conservatory
CGPC DECISION Noted
TRDC DECISION Approved

Application No: 07/1361/FUL
Address: 114 Malvern Way Croxley Green Hertfordshire
Application: Two storey front extension
CGPC DECISION NGFO
TRDC DECISION Approved

Application No: 07/1341/RSP
Address: 68 Canterbury Way
Application: Retrospective Application, New pitched roof over existing single storey rear extension and false pitched to front of garage
CGPC DECISION Not sent through for comments

TRDC DECISION	Approved
Application No:	07/1440/FUL
Address:	81 Frankland Road
Application:	Loft conversion with roof alterations two additional rooflights to front elevation, dormer window to rear elevation with apex roof.
CGPC DECISION	No comment due to meeting not taking place
TRDC DECISION	Approved

REFUSED

Application: Demolition of existing dwelling and erection of three, two storey detached dwellings and one detached garage

Address: Applegarth Parrotts Close Croxley Green

Application No: 07/1218/FUL

CGPC DECISION	NGFO
TRDC DECISION	Refused

Permission is refused for the following reason(s):-

- 1 The proposed development fails to comply with Policies C1, GEN3 and H14, which seek to protect the character and residential amenity of existing areas of housing with long or extensive gardens from “backland” or infill development which the Council considers to be inappropriate. The proposal would result in overdevelopment of the site which would result in a layout unable to maintain the particular character of the area in terms of the plot size, height, the proposed building line moving further forward than the established building line, and a small separation gap between dwellings 1 and 2 which is not representative of the surrounding area, which would result in the visual character and appearance of the area being significantly harmed and a detrimental impact on the street scene.

- 2 The proposed development fails to comply with Policies C1 and C6 of the Three Rivers Local Plan 1996 – 2011 in that it would be overly prominent in the street scene, particularly when viewed from the Green, and would cause material harm to the appearance of the Croxley Green Conservation Area, which fails to preserve or enhance the character and appearance of the Conservation Area. The proposal for redevelopment is therefore considered unacceptable.

PD660/07 Appeals Against Planning Decisions

There were no Appeals to report.

PD661/07 Highways

There were no new Highways works to report.

PD662/07 Closure

There being no further business the Chairman closed the meeting at 8.40 pm.