

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON WEDNESDAY 6 JULY 2011 at 8.00 PM

Present: Cllr Wynne-Jones - In the Chair David Allison – Clerk to the Council

Cllrs Baldwin, Isard-Brown and Martin

Voting Members: 4

PD1615/11 Apologies for Absence

Apologies were received from Cllr Jordan.

PD1616/11 Declarations of Interest

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

PD1617/11 Representations from the Public

There were no public present.

PD1618/11 Minutes

The Clerk apologised that for some reason the Minutes of the meeting held on 15 June had not been circulated to Members. The Clerk continued however that the decisions that had been made at the meeting regarding planning applications were passed to TRDC on 16 June, the day after the meeting. Members were given a few minutes to read through the Minutes.

Resolved:

- that the Minutes of the meetings held on Wednesday 1 June 2011 and Wednesday 15 June 2011 be approved and be signed by the Chairman.

PD1619/11 Matters Arising

PD1599/11 re PD1580/11 (S106 Monies regarding Pedestrian Crossing upgrades) – The Clerk was asked whether a reply had been received from the Chief Executive Officer (CEO) of Herts County Council. The Clerk stated that a reply was received on 7 June, though its content was probably now out of date in that the Clerk had now received a copy of a report by the Area Highway Development Manger that was going to the Hertfordshire Highways Joint Member Panel meeting on Wednesday 6 July. The Clerk advised that in that report it states that £86,064 had now been received.

PD1620/11 Planning Applications

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

Application No: 11/1197/FUL

Address: 54 Dickinson Square Croxley Green Rickmansworth

Application: Replacement of timber front door and frame with similar timber construction

CGPC Decision: The Plans were not available on the TRDC website for consideration.

Application No: 11/1233/FUL
Address: 75A Links Way Croxley Green Rickmansworth WD3 3RW
Application: Ground floor side and rear extension, after demolition of existing side extension, Canopy roof to front elevation
CGPC Decision: NGFO

Application No: 11/1236/FUL
Address: Elm Tree House The Green Croxley Green Rickmansworth Hertfordshire
Application: Two storey side extension, new garage, new porch and front and rear dormers to existing house
CGPC Decision: On viewing the documents, it was noted that consultation date on this application had expired.

Application No: 11/1254/ADV
Address: Co-Op Store 132 - 146 New Road Croxley Green Rickmansworth Hertfordshire
Application: Advertisement Consent: 2 x illuminated fascia signs, 1 x double sided illuminated projecting sign, 1 x non illuminated car park sign
CGPC Decision: NGFO

Application No: 11/1260/FUL
Address: 42 Kenilworth Drive Croxley Green Rickmansworth Hertfordshire WD3 3NW
Application: Two storey and single storey rear extension
CGPC Decision: The Plans were not available on the TRDC website for consideration.

Application No: 11/1305/FUL
Address: Little Gillions The Green Croxley Green Rickmansworth Hertfordshire
Application: Revisions to approved planning application 10/2150/FUL (Alterations and extensions to existing dwelling house, cottage and outbuildings including demolition of single storey extensions to main house, garage block, stables, and various other outbuildings. Retention of existing lean-to and detached green houses. Erection of new single storey extensions to main house, rear dormers to house and cottage, glazed link, new garages, stables, internal alterations, hard and soft landscape alterations including creation of wildlife pond in adjoining field and new external swimming pool and tennis court at rear of house) :
Window omitted from North wall of cottage, spiral stair access added to rear balcony, refurbishment of existing large greenhouse, lean-to green house replace with new alitex greenhouse to match style and incorporate refurbished entrance door feature from original. Relocated along wall with entrance centrally located. Plant room relocated, front drive area layout revised with yew hedge retained and bin store relocated. Pv array on garage indicated. Wall and hedge/fence between stable yard and rear added. New nature centre/hide to replace derelict barn, wildlife pond at rear of house added
CGPC Decision: No additional information was available on the TRDC website in order to discuss this matter.

Application No: 11/1306/CAC
Address: Little Gillions The Green Croxley Green Rickmansworth Hertfordshire
Application: Conservation Area Consent: Revision to approved application 10/2179/CAC: Demolition of lean-to greenhouse at rear, but with feature entrance retained and refurbished and incorporated centrally in new greenhouse, detached metal framed greenhouse to be refurbished. Derelict barn to be demolished and new timber nature centre/hide constructed in its place
CGPC Decision: No additional information was available on the TRDC web site in order to discuss this matter.

Application No: 11/1329/FUL
Address: 47 Oakleigh Drive Croxley Green Rickmansworth WD3 3EE
Application: Single storey rear extension with pitched roof & Velux roof windows
CGPC Decision: NGFO

Application No: 11/1331/RSP
Address: 13 Hedges Way Croxley Green Rickmansworth Hertfordshire WD3 3FA
Application: Retrospective: Construction of timber frame outbuilding with pitched roof
CGPC Decision: NGFO

Application No: 11/1333/FUL
Address: 44 Warwick Way Croxley Green Rickmansworth Hertfordshire WD3 3SA
Application: Single storey rear extension and new ground floor w.c. room. New lean-to pitched roof above existing single storey rear extension to match existing adjacent lean-to pitched roof
CGPC Decision: NGFO

PD1621/11 [Recent Decisions by Three Rivers District Council](#)

APPROVED

Reference No: 11/0722/ADV
Address: Rickmansworth School Scots Hill Croxley Green
Application: Advertisement Consent: Directional and advertising sign for new housing development in Harvey Road for temporary period until 6 October 2011.
CGPC Decision: It was unclear from the documentation available whether this was a new sign in addition to the one already installed, a retrospective application for that sign or an extension to the time limit for the existing sign. The Council object if it is a new (second) sign as it would be detrimental to the street scene and a distraction to drivers at a busy mini-roundabout
TRDC Decision: Approved

Reference No: 11/0824/FUL
Address: 13 Hastings Way Croxley Green Rickmansworth
Application: Single storey side and rear extension
CGPC Decision: NGFO
TRDC Decision: Approved

Reference No: 11/0863/FUL
Address: Monopole Adjacent To Grand Union Canal Lavrock Lane Croxley Green
Application: Erection of railway communications site comprising of a 20 metre monopole, ground frame (0.75 metres above ground level), lightning finial (total height 22 metres), radio equipment cabin and development ancillary thereto
CGPC Decision: NGFO
TRDC Decision: Approved

Reference No: 11/0897/FUL
Address: 5 Old Barn Mews The Green Croxley Green
Application: Proposed orangery extension to rear elevation
CGPC Decision: NGFO
TRDC Decision: Approved

Reference No: 11/0943/FUL
Address: 56 Beechcroft Avenue Croxley Green Rickmansworth
Application: Part two storey, part single storey rear extension and two storey front extension
CGPC Decision: NGFO
TRDC Decision: Approved

Reference No: 11/1016/FUL
Address: 23 Richmond Way Croxley Green Rickmansworth
Application: Single storey side to rear extension, alterations to garage roof. Front porch
CGPC Decision: NGFO
TRDC Decision: Approved

REFUSED

Reference No: 11/0940/FUL
Address: 4 Lancing Way Croxley Green Rickmansworth
Application: Two storey rear extension
CGPC Decision: Object: the proposal appears excessively prominent and may exceed guidelines for such development
TRDC Decision: **Refused:**
The proposed two storey rear extension due to its depth, width and

scale would be disproportionate to the scale of the original house, and would have a detrimental impact on the visual amenities of the adjoining occupiers. The proposed extension would intrude the 45 degree line to an unacceptable degree when taken from the joint boundary in line with the rear wall of 6 Lancing Way. The proposed extension would be an unneighbourly form of development that would result in significant loss of light to the windows of the neighbouring property. The proposal is therefore contrary to Policy GEN3 and Appendix 2 of the Three Rivers Local Plan 1996-2011, and Policy CP12 of the Core Strategy Submission Version (February 2011).

PD1622/11 Appeals Against Planning Decisions

APPLICATION NO.	10/2071/FUL
LOCATION	1 Greystone Works, The Green, Croxley Green, Rickmansworth
PROPOSAL	Demolish the existing buildings, removal of commercial use and construct a two-storey residential building comprising six no. one bed flats.
DOE APPEAL REF.	APP/P1940/A/2153809/NWF
APPELLANT'S NAME	Mrs J Ellis
APPEAL START DATE	20 June 2011
TRDC DECISION	<p>Refused:</p> <ol style="list-style-type: none"> 1 The proposed development by reason of its size, scale, number of units, layout, siting and position of buildings would result in inadequate amounts and quality of amenity space provision for the proposed dwellings which would be detrimental to the amenities of the future occupiers of these units, contrary to Policies GEN1 and GEN3 and Appendices 1 and 2 of the Three Rivers Local Plan 1996 – 2011 (Adopted 2001). 2 The proposed development by reason of its siting, scale, bulk and horizontal detailing and emphasis would result in a cramped development out of character with features of adjacent buildings, and would fail to preserve or enhance the character or appearance of the Conservation Area; contrary to Policy C1 of the Three Rivers Local Plan 1996 – 2011 (adopted 2001). 3 The proposal would provide insufficient off-street parking provision to meet the needs of the development. The failure to provide adequate off street parking is likely to result in on-street parking elsewhere to serve the development that would be detrimental to the amenities of neighbouring residents by reason of disturbance and general activity and to highway and pedestriansafety and the free flow of traffic. As such the proposed development would fail to comply with Policies T7, T8, GEN1 and GEN3 and Appendices 1 and 3 of the Three Rivers Local Plan 1996 – 2011 (adopted 2001). 4 The proposed development fails to demonstrate how

renewable energy systems would be incorporated into the building to achieve sustainable design and aim to be a carbon neutral development. This fails to meet the requirements of Policy ENG1 of the East of England Plan, Policy GEN1 and Appendix 1 of the Three Rivers Local Plan 1996 – 2011 (adopted 2001) and the Adopted Supplementary Planning Document – Sustainable Communities (2007).

- 5 The proposed development would result in an increase in demand for library facilities and sustainable transport provision in the area. There is currently a shortage of these facilities in the area. The proposed development would exacerbate this situation and, in the absence of an agreement under the provisions of Section 106 of Town and Country Planning Act 1990, fails to recognise the impact of the development upon these services. The application therefore fails to meet the requirements of Policies GEN1, GEN8 and T7 and Appendix 1 of the Three Rivers Local Plan 1996 – 2011 (adopted 2001).

APPLICATION NO.	10/2138/CAC
LOCATION	1 Greystone Works, The Green, Croxley Green, Rickmansworth
PROPOSAL	Conservation Area Consent: Demolition of the existing buildings
DOE APPEAL REF.	APP/P1940/E11/21550222/NWF
APPELLANT'S NAME	Mrs J Ellis
APPEAL START DATE	20 June 2011
TRDC DECISION	Refused: <ol style="list-style-type: none">1 In the absence of an acceptable redevelopment scheme for the site the demolition of the existing building(s) would lead to a vacant site with no permitted use or buildings, which would be detrimental to the character and appearance of the Conservation Area. The proposal would therefore be contrary to Policy C6 of the Three Rivers Local Plan 1996-2011.

APPLICATION NO.	11/0746/FUL
LOCATION	Applegath, Parrotts Close, Croxley Green, Rickmansworth
PROPOSAL	Demolition of existing residential dwelling and erection of 3 detached houses together with landscaping and amenity space.
DOE APPEAL REF.	APP/P1940/A/11/2154211/NWF
APPELLANT'S NAME	Kebbell County Homes
APPEAL START DATE	9 June 2011
TRDC DECISION	Refused: <ol style="list-style-type: none">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 garden from "backland" or infill development, which the Council considered to be inappropriate. The proposal would

result in over development 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 and siting which fails to preserve or enhance the character of the Conservation Area.

PD1623/11 Changes to Notification of Planning Applications

The Chairman introduced this item and asked the Clerk to elaborate. The Clerk advised that this was purely a matter for information for Members but we have been advised TRDC will no longer be directly emailing us with planning application information and that all that information will only be available via the TRDC Planning Portal on their web site.

Members noted the situation.

PD1624/11 Village Plan

The Chairman introduced this item and asked the Clerk to elaborate. The Clerk advised that as previously agreed, the matter of the Community/Village Plan would be a standard item on the Agenda for the first monthly meeting of the Planning and Development Committee in order to apprise Members of any updated information.

It was advised that the Steering Group for the Plan will be meeting in the Village Hall on Wednesday 13 July at 8pm.

PD1625/11 Premises Licence – Shell Garage, Watford Road

The Chairman introduced this item and referred to the information circulated with the Agenda. It was noted that the Shell garage were seeking a licence to sell alcohol for 24hrs a day. The Clerk advised that unfortunately the Parish Council are not in a position to be able to comment on the alcohol licence application unless we had been specifically asked by a number of residents to represent them.

Members considered that it was most inappropriate for a garage to be selling alcohol and that they were extremely concerned about the proposal particularly as it would likely lead to further traffic congestion on what is an already busy and hazardous area. Members also considered that the area is already well serviced with other outlets selling alcohol.

Resolved

- that the Licensing Officer at TRDC be advised of the Committee's concerns in regard to this application
- that the Croxley Green Road Safety Committee be advised of this matter.

PD1626/11 Street Lighting

The Chairman introduced this item and asked the Clerk whether any further information was available on this matter for the Committee to review. The Clerk advised that he had not received any further information on this matter, though he had followed the matter up with the District Councillor but had not received a reply.

PD1627/11 Highways

This item was introduced by the Chairman and Members noted the Highways Active Works List for July 2011.

Members were concerned that there was, yet again, no mention of any proposed surfacing works for Barton Way which is in an appalling condition particularly at its junction with New Road.

Resolved

- that the hazardous surfacing of Barton Way at its junction with New Road be reported to Highways.

- that Highways be asked to plan for a full resurfacing of Barton Way as soon as possible.

PD1628/11 Closure

There being no further business, the Chairman closed the meeting at 8.57pm.