

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON WEDNESDAY 6 JUNE 2007 at 8.00PM

The Clerk drew attention to the absence of the Chairman of the Planning & Development Committee and that the meeting would be chaired by the Vice-Chairman, Cllr Bains.

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

Cllr Hollands, Cllr Saxon
Voting Members 3

PD598/07 Apologies for Absence

Apologies were received from Cllr Wynne-Jones.

Not Present: Cllr Seabourne.

PD599/07 Declarations of Interest

There was one declaration of Interest on 07/0770/OUT .

PD600/07 Representations from the Public

There was 1 member of the Public

PD601/07 Minutes

It was proposed by Cllr Holland and seconded by Cllr Bains that the minutes of the meetings held on 2 May and 16 May 2007 be approved as correct. The proposal was agreed and the Chairman signed the minutes.

PD602/07 Matters Arising

There were no matters arising.

PD603/07 Planning Applications

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

APPLICATION NO.	07/0770/OUT	Delegated
LOCATION	Imperial Machine Co Ltd Harvey Road Croxley Green	
PROPOSAL	Outline application for demolition of all existing buildings (4,921 sq.m gross floorspace) and redevelopment for residential (use class C3) comprising 40 houses and flats (4,133 sq.m gross floorspace), alterations to existing vehicular access, associated open spaces, landscaping and car parking.	
FOR	Mr Martin Craddock	Croxley Green South
GRID REF	E: 507600 N: 194900	PLANNING OFFICER Mr L Moore

CGPC DECISION

OBJECT:

1. The proposed flats would form an incongruous and cramped form of development, to the detriment of the character of the surrounding residential area where no flats are currently present.
2. There is inadequate vehicular access/egress to the development and the surrounding residential roads and not suitable for the increase in the volume of traffic, particularly as the access/egress traverses a well public footpath (FP11 on the Definitive Map) and would create a potential safety hazard.
3. Drainage has also been a major problem in this area and would addressing.

APPLICATION NO. 07/0891/FUL **DECISION LEVEL** Delegated
LOCATION 23 Dover Way Croxley Green Hertfordshire
PROPOSAL Two storey front and first floor front extension
FOR Ms Thomson Croxley Green South
GRID REF **E:** 508343 **N:** 196414 **PLANNING OFFICER** Ms Claire Garner

CGPC DECISION

OBJECT:

1. Appears to have already been extended and that the proposed extension may exceed the max, permissible.
2. The front extension would, by reason of its elevation result in prominent and incongruous form of development, detracting from the character and appearance of the street scene.

APPLICATION NO. 07/0893/CLPD **DECISION LEVEL** Delegated
LOCATION 10 Watford Road Croxley Green Hertfordshire
PROPOSAL Certificate of Lawfulness Proposed Development: Single storey rear extension
FOR Andrew Hobbs **WARD** Croxley Green North
GRID REF **E:** 507064 **N:** 195270 **PLANNING OFFICER** Ms Claire Lewington

CGPC DECISION

NOTED

APPLICATION NO. 07/0900/FUL **DECISION LEVEL** Delegated
LOCATION 24 Norwich Way Croxley Green Hertfordshire
PROPOSAL Single storey front and side extensions and loft conversion with rear dormer window and front rooflights and roof alterations
FOR Mr And Mrs G Thornberry **WARD** Croxley Green North
GRID REF **E:** 507996 **N:** 196522 **PLANNING OFFICER** Ms M Harding

CGPC DECISION

NGFO

APPLICATION NO. 07/0913/FUL **DECISION LEVEL** Delegated
LOCATION Barton Way Allotment Gardens Community Way Croxley Green
PROPOSAL Replacement of 2.4m high fences around allotments specifically west boundary Fence to sports field and east boundary fence to barton way.
FOR Doug Flint (Treasurer) **WARD** Croxley Green
GRID REF **E:** 507526 **N:** 195643 **PLANNING OFFICER** Ms Claire Garner

CGPC DECISION

NGFO

APPLICATION NO. 07/0914/FUL **DECISION LEVEL** Delegated
LOCATION 1 Dickinson Avenue Croxley Green Hertfordshire
PROPOSAL First floor side extension, single storey side and rear extension and loft conversion with roof alterations, two front rooflights, three rear rooflights and one second floor side window.
FOR Mr Gary Howe **WARD** Croxley Green
GRID REF **E:** 507218 **N:** 195412 **PLANNING OFFICER** Ms Sarah Hunter

CGPC DECISION

OBJECTED:

1. It appears that expansion guidelines may have been exceeded.
2. The proposed extensions by virtue of its bulk, scale and design would comprise as incongruous and obtrusive to the street scene and to adjoining properties.

APPLICATION NO. 07/0925/FUL **DECISION LEVEL** Delegated
LOCATION 104 Baldwins Lane Croxley Green Hertfordshire
PROPOSAL Single storey rear extension and conversion of garage into habitable accommodation and internal alterations
FOR Mr Des Sedgwick **WARD** Croxley Green North
GRID REF **E:** 508225 **N:** 196089 **PLANNING OFFICER** Mr Peter Walker
CGPC DECISION NGFO

APPLICATION NO. 07/0926/RSP **DECISION LEVEL** Delegated
LOCATION 50 Dickinson Square Croxley Green Hertfordshire
PROPOSAL Retrospective: Replacement windows to front and rear and resiting of door to rear
FOR Ms Sian Evans **WARD** Croxley Green
GRID REF **E:** 507469 **N:** 195414 **PLANNING OFFICER** Ms Claire Lewington
CGPC DECISION NGFO

APPLICATION NO. 07/0933/FUL **DECISION LEVEL** Delegated
LOCATION 103 Byewaters Croxley Green Hertfordshire
PROPOSAL Amendment to application 07/0376/FUL: Single storey and two storey rear extension with velux window to single storey and internal alterations
FOR Mr S Rose **WARD** Croxley Green South
GRID REF **E:** 508306 **N:** 195292 **PLANNING OFFICER** Alice Eggeling
CGPC DECISION NGFO

APPLICATION NO. 07/0938/FUL **DECISION LEVEL** Delegated
LOCATION 62 Canterbury Way Croxley Green Hertfordshire
PROPOSAL Loft conversion with roof alterations, rooflight to front elevation, rear dormer window and window to side elevation
FOR Mr And Mrs G Black **WARD** Croxley Green North
GRID REF **E:** 508155 **N:** 196659 **PLANNING OFFICER** Mr Peter Walker
CGPC DECISION NGFO

APPLICATION NO. 07/0944/FUL **DECISION LEVEL** Delegated
LOCATION 1 Basildon Close Croxley Green Hertfordshire
PROPOSAL Loft conversion with two rooflights to front elevation, two dormer windows and one window to rear elevation, windows to side elevation and change in roof from hip to gable
FOR Mr And Mrs Chorbachi **WARD** Croxley Green South
GRID REF **E:** 508408 **N:** 195366 **PLANNING OFFICER** Alice Eggeling
CGPC DECISION OBJECT: The proposes form a incongruous development out of keeping with the street scene.

APPLICATION NO. 07/0946/FUL **DECISION LEVEL** Delegated
LOCATION 1 Springfield Close Croxley Green Hertfordshire
PROPOSAL First and second floor extension with side windows to provide two new one bedroom flats
FOR Mr M Sullivan **WARD** Croxley Green
GRID REF **E:** 507892 **N:** 195509 **PLANNING OFFICER** Alice Eggeling
CGPC DECISION NGFO

APPLICATION NO. 07/0970/FUL **DECISION LEVEL** Delegated
LOCATION 70 Baldwins Lane Croxley Green Hertfordshire
PROPOSAL Demolition of existing garage and erection of single storey front and side extension
FOR Mr And Mrs M Lordan **WARD** Croxley Green North
GRID REF **E:** 508392 **N:** 196072 **PLANNING OFFICER** Mr Peter Walker
CGPC DECISION NGFO

APPLICATION NO. 07/0985/FUL **DECISION LEVEL** Delegated
LOCATION 13 Girton Way Croxley Green Hertfordshire
PROPOSAL Two storey front extension, with new canopy at ground floor, and first floor rear extension with new mono pitch roof over part of existing single storey rear extension.
FOR Mr Steve St. Ledger **WARD** Croxley Green
GRID REF **E:** 508103 **N:** 195849 **PLANNING OFFICER** Alice Eggeling
CGPC DECISION NGFO

APPLICATION NO. 07/0986/CLPD **DECISION LEVEL** Delegated
LOCATION 40 Watford Road Croxley Green Hertfordshire
PROPOSAL Certificate of lawfulness: Erection of detached double garage to rear of property
FOR Mr R Simpson **WARD** Croxley Green South
GRID REF **E:** 507182 **N:** 195269 **PLANNING OFFICER** Ms Claire Lewington
CGPC DECISION NOTED

APPLICATION NO. 07/0993/CLED **DECISION LEVEL** Delegated
LOCATION 73 Valley Walk Croxley Green Hertfordshire
PROPOSAL Certificate of Lawfulness Existing Use: Single storey rear extension
FOR Mr Jagtar Singh **WARD** Croxley Green South
GRID REF **E:** 508555 **N:** 195632 **PLANNING OFFICER** Ms Claire Lewington
CGPC DECISION NOTED

APPLICATION NO. 07/1010/FUL **DECISION LEVEL** Delegated
LOCATION 50 Kenilworth Drive Croxley Green Hertfordshire
PROPOSAL Amendment to planning permission 06/2112/FUL: Conversion of garage into habitat accomodation, internal alteration and removal of rear extenal store and formation of revised window and door openings to include front bay window
FOR Mr And Mrs T Simonds **WARD** Croxley Green North
GRID REF **E:** 507926 **N:** 196193 **PLANNING OFFICER** Mr Peter Walker
CGPC DECISION NGFO

PD604/07 Recent Decisions by Three Rivers District Council

APPLICATION NO. 07/0181/FUL **DECISION LEVEL** Delegated
LOCATION 14 Beechcroft Avenue Croxley Green Hertfordshire
PROPOSAL Two storey side extension
FOR Mr And Mrs L Beard **WARD** Croxley Green South
GRID REF **E:** 508142 **N:** 195451 **PLANNING OFFICER** Ms Claire Lewington
CGPC DECISION NGFO
TRDC DECISION APPROVED

APPLICATION NO. 07/0583/FUL **DECISION LEVEL** Delegated
LOCATION 229 Baldwins Lane Croxley Green Hertfordshire
PROPOSAL Two storey side and front extension and single storey rear extension
FOR Mr J Crane And Ms McDermot **WARD** Croxley Green
GRID REF **E:** 507705 **N:** 196070 **PLANNING OFFICER** Ms Sarah Hunter
CGPC DECISION NGFO
TRDC DECISION APPROVED

APPLICATION NO. 07/0624/FUL **DECISION LEVEL** Delegated
LOCATION 202A Watford Road Croxley Green Hertfordshire
PROPOSAL Change from Retail (A1) to (A5) Take Away
FOR Mustafa Balutch **WARD** Croxley Green South

GRID REF **E:** 508046 **N:** 195428 **PLANNING OFFICER** Mr L Moore

CGPC DECISION OBJECT:
1. The Parish Council has received a written objection –see attached letter dated 12 April 2007 from the Standard Tandoori;
2. The proposed change of use is contrary to Guideline S.3 of the TRDC Local Plan 1996-2011 where A1 retail use is to be encouraged. The proposal would lead to the loss of an A1 unit within a defined Local Shopping Centre which would be to the detriment of the vitality and viability of the parade as a whole;
3. The retail area is already serviced by a take away unit and any further take away units will be to the detriment of local residents, particularly in respect of inadequate parking which is already inadequate in servicing the existing units.
TRDC DECISION APPROVED

APPLICATION NO. 07/0622/FUL **DECISION LEVEL** Delegated
LOCATION 18 Whitegates Close Croxley Green Hertfordshire
PROPOSAL Single storey rear extension
FOR Jeremy Shindler **WARD** Croxley Green
GRID REF **E:** 507101 **N:** 196174 **PLANNING OFFICER** Mr L Moore

CGPC DECISION NGFO
TRDC DECISION APPROVED

APPLICATION NO. 07/0644/FUL **DECISION LEVEL** Delegated
LOCATION 55 Bateman Road Croxley Green Hertfordshire
PROPOSAL Roof alterations including increase in ridge height to enable accommodation in the roofspace with side dormer windows, velux windows to front elevation and rear gable single storey rear extensions, new chimney and internal alterations
FOR **Mr And Mrs Rennoldson** **WARD** Croxley Green
GRID REF **E:** 507170 **N:** 19523 **PLANNING OFFICER** Ms Claire Garner
CGPC DECISION NGFO
TRDC DECISION APPROVED

APPLICATION NO. 07/0653/FUL **DECISION LEVEL** Delegated
LOCATION 10 Warwick Way Croxley Green Hertfordshire
PROPOSAL Loft conversion with two velux windows to front elevation one rear dormer window one second floor window to side elevation with roof alterations
FOR **Mr And Mrs R Brown** **WARD** Croxley Green North
GRID REF **E:** 508285 **N:** 196149 **PLANNING OFFICER** Mr Peter Walker
CGPC DECISION NGFO
TRDC DECISION APPROVED

APPLICATION NO. 07/0696/FUL **DECISION LEVEL** Delegated
LOCATION 9 Girton Way Croxley Green Hertfordshire
PROPOSAL Single storey rear extension
FOR **Ian Humphrey** **WARD** Croxley Green
GRID REF **E:** 508117 **N:** 195845 **PLANNING OFFICER** Ms Claire Lewington
CGPC DECISION NGFO
TRDC DECISION APPROVED

APPLICATION NO. 07/0714/FUL **DECISION LEVEL** Delegated
LOCATION 100 Malvern Way Croxley Green Hertfordshire
PROPOSAL First floor front extension
FOR Mr And Mrs C Masters **WARD** **Croxley Green**
GRID REF **E:** 507727 **N:** 195859 **PLANNING OFFICER** Ms Sarah Hunter
CGPC DECISION NGFO
TRDC DECISION APPROVED

APPLICATION NO. 07/0865/CLPD **DECISION LEVEL** Delegated

LOCATION PROPOSAL 89 Frankland Road Croxley Green Hertfordshire
Certificate of Lawfulness Proposed Use/Development: Erection of outbuilding in rear garden

FOR **C H Hewett** **WARD** Croxley Green South
GRID REF E: 507707 **N:** 195120 **PLANNING OFFICER** Ms Claire Garner

CGPC DECISION NOTED
TRDC DECISION APPROVED

REFUSED

APPLICATION NO. 07/0592/FUL **DECISION LEVEL** Delegated
LOCATION 20 Lewes Way Croxley Green Hertfordshire
PROPOSAL Loft conversion with rear and side dormer windows, three roof lights to front elevation, single storey front, side and rear extension and two storey rear extension

FOR Mr And Mrs Woodford **WARD** Croxley Green North
GRID REF E: 508112 **N:** 196419 **PLANNING OFFICER** Mr Peter Walker

CGPC DECISION OBJECT: the proposal is considered to have excessive fenestration to the front elevation detrimental to the street scene.
TRDC DECISION REFUSED:
Permission is refused for the following reason(s):-

- 1 The proposed flank roof dormer, would, by reason of its size, design and siting, result in an extension disproportionate in size to the roof of the original building and lead to a prominent and incongruous form of development to the detriment of the visual amenities of the streetscene. As such, the proposal would be contrary to Policy GEN 3 and Appendix 2 of the Three Rivers Local Plan 1996-2011.

APPLICATION NO. 07/0637/FUL **DECISION LEVEL** Delegated
LOCATION 45 Rugby Way Croxley Green Hertfordshire
PROPOSAL Loft conversion with rear dormer window, rooflight to front elevation, window to side elevation and roof alterations

FOR **Mr And Mrs A Hibberd** **WARD** Croxley Green
GRID REF E: 507515 **N:** 195942 **PLANNING OFFICER** Ms Claire Garner

CGPC DECISION NGFO
TRDC DECISION REFUSED:
Permission is refused for the following reason(s):-

- 1 The proposed hip to gable roof extension would be prominent and would imbalance the appearance of the pair of semi detached dwellinghouses of which the application property forms part, which would be harmful both to the character of the existing building in particular, and the visual amenity of the street scene in general. The application is considered to be contrary to Policy GEN 3 and Design Criteria 4 (d) of Appendix 2, of the Three Rivers Local Plan 1996-2011.

PD606/07 Highways
There were no new Highways works to report.

PD606/07 Closure
There being no further business the Chairman closed the meeting at 8.14 pm.