

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON WEDNESDAY 6 MAY 2009 at 8.00 PM

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

Cllrs Bains (arrived after commencement of meeting), Bennett and Wynne-Jones
Voting Members: 4

PD1085/09 Apologies for Absence

Apologies were received from Cllr Saxon.

PD1086/09 Declarations of Interest

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

PD1087/09 Representations from the Public

There were no public present.

PD1088/09 Minutes

It was proposed by Cllr Wynne-Jones and seconded by Cllr Bennett that the Minutes of the meetings held on Wednesday 1 April and Wednesday 15 April 2009 be approved as correct. The proposal was agreed and the Chairman signed the minutes.

PD1089/09 Matters Arising

PD1090/09 Planning Applications

In the following applications "NGFO" means No Grounds For Objection.

Application No: 09/0456/FUL
Address: 30 Lewes Way Croxley Green Rickmansworth
Application: Single-storey front, side and rear extensions with raised rooflights and conversion of detached garage to storage room
CGPC Decision: NGFO

Application No: 09/0463/FUL
Address: 44 Copthorne Road Croxley Green Rickmansworth
Application: Two-storey front/side extension, single-storey front garage extension, two-storey rear/side extensions, new chimneys and alterations to fenestration
CGPC Decision: NGFO

Application No: 09/0471/FUL
Address: 34 Copthorne Road Croxley Green Rickmansworth
Application: Two storey side and rear extension, first floor side extension
CGPC Decision: NGFO

Application No: 09/0491/FUL
Address: 12 Heckford Close Croxley Green Watford
Application: Erection of a detached garage
CGPC Decision: Object: The proposed development appears to be in front of the existing building line

Application No: 09/0535/FUL
Address: 74 Baldwins Lane Croxley Green Rickmansworth
Application: Two-storey side extension, single-storey rear extension, with rooflights and loft conversion with two rear dormer windows
CGPC Decision: Object: The proposed development appears to exceed the prescribed development guidelines

Application No: 09/0544/FUL
Address: 80 Kenilworth Drive Croxley Green Rickmansworth
Application: Conversion of garage into habitable room and new pitched roof with rooflights to existing single-storey rear extension
CGPC Decision: NGFO

Application No: 09/0559/FUL
Address: 112 Frankland Road Croxley Green Rickmansworth
Application: Single storey rear extension with rooflight and alterations to fenestration
CGPC Decision: NGFO

Certificate of Lawfulness – for Members information only

The Clerk advised Members that the following application was on the emailed weekly list from Three Rivers District Council but had not been emailed individually and had not appeared on the consultee list of application. The Clerk added that for completeness of our database it has been included in the meeting.

Application No: 09/0406/CLPD
Address: 107 Baldwins Lane Croxley Green Rickmansworth
Application: Certificate of Lawfulness Proposed Development: Single storey rear extension with rooflights and alterations to existing fenestration
CGPC Decision: Noted

PD1091/09 Recent Decisions by Three Rivers District Council

APPROVED

Reference No: 09/0225/FUL
Address: 18 Hazelwood Road Croxley Green Rickmansworth
Application: Two storey front/ side extension and single storey rear extension with rooflights
TRDC Decision: Approved
CGPC Decision: NGFO

Reference No: 09/0239/CLPD
Address: 40 Sherborne Way Croxley Green Rickmansworth
Application: Certificate of Lawfulness Proposed Development: Loft conversion with hip to gable roof alterations, rear dormer window and front and rear rooflights
TRDC Decision: Approved
CGPC Decision: Noted

Reference No: 09/0245/FUL

Address: Chartwell Dental Clinic 194 Watford Road Croxley Green
Application: First floor rear extension over existing balcony with rooflights
TRDC Decision: Approved
CGPC Decision: NGFO

Reference No: 09/0282/FUL
Address: 6 Evans Close Croxley Green Rickmansworth
Application: Erection of single storey side/rear extension with rooflights and alterations to fenestration
TRDC Decision: Approved
CGPC Decision: NGFO

Reference No: 09/0286/FUL
Address: 142 Links Way Croxley Green Rickmansworth
Application: Single storey rear extension
TRDC Decision: Approved
CGPC Decision: NGFO

Reference No: 09/0314/FUL
Address: 39 Watford Road Croxley Green Rickmansworth
Application: Single storey rear extension with rooflight
TRDC Decision: Approved
CGPC Decision: NGFO

REFUSED

Reference No: 09/0219/FUL
Address: 99 Durrants Drive Croxley Green Rickmansworth
Application: Demolition of existing outbuildings; erection of new single storey front extension with porch and rooflight; erection of replacement outbuilding (integral with extension)
TRDC Decision: Refused:
The proposed development by reason of its siting, width, depth, height and bulk, would be an excessively prominent and incongruous development in relation to the adjacent property number 97 Durrants Drive and to the general street scene, to the detriment of the visual and residential amenities of the neighbour and locality as a whole. This would be contrary to Policy GEN3 and Appendix 2 of the Three Rivers Local Plan 1996-2011.
CGPC Decision: Object: the front extension would by reason of its front projection be a prominent and incongruous form of development detracting from the character and appearance of the street scene.

APPLICATION NO.	08/2239/FUL
LOCATION	189-191 Watford Road Croxley Green Rickmansworth Hertfordshire
PROPOSAL	Demolition of existing car showroom and workshop and redevelopment of site to create new convenience retail store, seven flats (including three affordable units) in two blocks and retail office space with associated car parking and access
DOE APPEAL REF.	APP/P1940/A/09/2102039/NWF
APPELLANT'S NAME	Tesco Stores Limited
APPEAL START DATE	15 April 2009
TRDC DECISION	Refused: The proposal would represent an overdevelopment of the site reflected in the scale and bulk of the buildings proposed, the inadequate amenity for the new flats and the unsatisfactory parking arrangements to serve the development. This fails to comply with Policy GEN3 and Appendices 2 and 3 of the Three Rivers Local Plan 1996 – 2011.
CGPC DECISION	Object as before 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. The proposed retail development, by reason of its location outside of town centres and local shopping parades, would have an unacceptable impact on existing convenience stores in the Croxley Green area. In addition, in light of the Three Rivers Retail Capacity Study 2006 it has not been able to demonstrate that there is a need for the proposed development in this location, contrary to Policy S6 of the Three Rivers Local Plan.

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.

APPLICATION NO.	09/0193/FUL
LOCATION	Applegarth Parrotts Close Croxley Green Rickmansworth
PROPOSAL	Demolition of existing dwelling and garage and erection of three detached two storey dwellings and three detached garages with associated parking, landscaping and amenity provision
DOE APPEAL REF.	APP/P1940/A/09/2101765
APPELLANT'S NAME	Kebbell Country Homes
APPEAL START DATE	17 th April 2009
TRDC DECISION	Refused: The proposed development fails to comply with saved Policies C1, GEN3 and H14 of the Three Rivers Local Plan 1996 - 2011 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 consider 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 and appearance of the Conservation Area and would have a detrimental impact on the street scene.
CGPC DECISION	NGFO

APPLICATION NO.	09/0194/CAC
LOCATION	Applegarth Parrotts Close Croxley Green Rickmansworth
PROPOSAL	Conservation Area Consent: Demolition of existing dwelling and garage
DOE APPEAL REF.	APP/P1940/E/09/2101767
APPELLANT'S NAME	Kebbell Country Homes
APPEAL START DATE	17 th April 2009
TRDC DECISION	Refused: In the absence of an acceptable redevelopment scheme for the site the demolition of the existing building 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.
CGPC DECISION	NGFO subject to planning permission being granted

PD1093/09 Cycle Rack – Watford Road

The Chairman introduced this item and asked the Clerk to update the meeting. The Clerk advised that following the Committee meeting held on 15 April he had emailed Three Rivers District Council (TRDC) on 16 April to request that a cycle rack be installed outside the shops in Watford Road, opposite the Red House public house. The Clerk continued that he had received an email on 21 April advising that TRDC would investigate the possibility of installing a cycle rack. It was agreed that this matter be kept on forthcoming Agendas to monitor progress.

PD1094/09 Hackney carriage ranks in Croxley Green

The Chairman introduced this item and referred to the paper circulated with the Agenda. The Clerk stated that at present TRDC were just looking at possible options for Hackney carriage ranks and were seeking views as to whether there was a need of a Hackney carriage rank and if there was where possible locations could be.

Following a discussion which included views of a Councillor unable to attend the meeting, it was considered that there was a need and that the preferred location would be in or near the pickup bays in Winton Drive adjacent to the Croxley Met Station.

The Clerk said that he would advise TRDC accordingly.

PD1095/09 Public Rights of Way Definitive Map application – Bridleway from Mill Lane to Common Moor and Footpath through Buddleia fields

The Chairman introduced this item and referred to the papers circulated with the Agenda.

Following a discussion it was agreed that the Parish Council gives support to the adoption of public rights of way as proposed and that the Clerk writes to the Rights of Way Unit to advise that numerous Council Members have used these pathways as described for in excess of 20 years.

PD1096/09 Highways

PD1096.1/09 There were no highways works to note.

PD1096.2/09 Members noted the restructuring of the Watford & Three Rivers Service Management Teams and that Julie Munro was now the Assistant District Manager for Croxley Green and Jim Conlon Area Engineer.

PD1097/09 Closure

There being no further business, the Chairman closed the meeting at 9.09pm.