

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON WEDNESDAY 7 DECEMBER 2011 at 8.00 PM

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

Cllrs Baldwin, Bennett, Isard-Brown, Jordan and Martin

Voting Members: 6

Members of the Public:

PD1717/11 Apologies for Absence

Apologies were received from Cllr Mitchell and from County Councillor Steve Drury in regard to Agenda item PD1727/11.

PD1718/11 Declarations of Interest

Members were invited to declare interests as appropriate during the course of the meeting. Cllr Baldwin declared an interest in Planning Application No. 11/2257/FUL, 35 Winton Drive.

PD1719/11 Representations from the Public

There were no representations.

PD1720/11 Minutes

Resolved:

- that the Minutes of the meeting held on Wednesday 2 November 2011 be approved and be signed by the Chairman.
- noted that the meeting scheduled for Wednesday 16 November 2011 was cancelled.

PD1721/11 Matters Arising

PD1706/11 Budget 2012/13, Pond opposite Killingdown Farm – The Chairman advised that he had been in contact with Countryside Management Services about the possible development of this into a more formal pond and he had passed a copy of their letter to the Clerk.

PD1722/11 Planning Applications

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

Amendment to the approved planning application ref 11/0591/FUL proposing new pitched roof above approved single storey side extension instead of flat roof and approved roof dormer, proposed pitched roof above existing first floor rear bay window, proposed front porch canopy and proposed 2 no.roof lights to approved single storey side extension.

9 Frankland Road Croxley Green Rickmansworth WD3 3AS

Ref. No: 11/1999/FUL | Received: Mon 26 Sep 2011 | Validated: Fri 14 Oct 2011 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Councillor Baldwin declared an interest in the following application and took no part in the discussion:

<u>Demolition of porch, erection of two storey front extension. Demolition of conservatory, erection of single storey rear extension. Demolition of garage, erection of workshop/store.</u>
35 Winton Drive Croxley Green Rickmansworth Hertfordshire WD3 3RF
Ref. No: 11/2257/FUL Received: Thu 27 Oct 2011 Validated: Wed 09 Nov 2011 Status: Pending Consideration
Croxley Green Parish Council Decision: NGFO

<u>Part Retrospective: Single storey side and rear extension</u>
69 New Road Croxley Green Rickmansworth Hertfordshire WD3 3EN
Ref. No: 11/2260/RSP Received: Fri 28 Oct 2011 Validated: Fri 28 Oct 2011 Status: Pending Consideration
Croxley Green Parish Council Decision: NGFO

<u>Single storey timber building in rear garden to be used as gym, study, family room and occasional guest annexe</u>
100 Frankland Road Croxley Green Rickmansworth Hertfordshire WD3 3AU
Ref. No: 11/2270/FUL Received: Mon 31 Oct 2011 Validated: Mon 31 Oct 2011 Status: Pending Consideration
Croxley Green Parish Council Decision: OBJECT – the proposed development is considered is to be over bearing and given its intended use for habitable accommodation, it is considered that this constitutes a form of backland development and intensification of use.

<u>Single storey rear and side extension and extension to dropped kerb</u>
1B Winton Drive Croxley Green Rickmansworth WD3 3RF
Ref. No: 11/2276/FUL Received: Tue 01 Nov 2011 Validated: Tue 01 Nov 2011 Status: Pending Consideration
Croxley Green Parish Council Decision: NGFO

Demolition of disused offices and garages and change of use of scaffolding yard to residential including erection of new 5 bedroom house, detached double garage and bin store

27A New Road Croxley Green Hertfordshire WD3 3EJ

Ref. No: 11/2280/FUL | Received: Tue 01 Nov 2011 | Validated: Mon 07 Nov 2011 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Single storey rear extension, two storey side extensions, new gable roof to first floor front bay and alterations to fenestration

14 New Road Croxley Green Rickmansworth Hertfordshire WD3 3EL

Ref. No: 11/2393/FUL | Received: Fri 18 Nov 2011 | Validated: Wed 23 Nov 2011 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Installation of 7 Solar PV panels mounted on A-frames on flat roof of ground floor rear extension

49 Canterbury Way Croxley Green Rickmansworth Hertfordshire WD3 3SS

Ref. No: 11/2421/FUL | Received: Tue 22 Nov 2011 | Validated: Tue 29 Nov 2011 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Loft extension including hip to gable roof alteration, rear dormer window and front rooflight

115 Watford Road Croxley Green Rickmansworth Hertfordshire WD3 3DX

Ref. No: 11/2453/FUL | Received: Mon 28 Nov 2011 | Validated: Tue 29 Nov 2011 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

First floor side extension with pitched roof, pitched roof over existing rear flat roof, mono pitch roof over porch and existing garage

7 Harvey Road Croxley Green Rickmansworth WD3 3BN

Ref. No: 11/2456/FUL Received: 29 Nov 2011 Proposal: Status: Pending
Consideration Appeal Status: Appeal Decision:

Croxley Green Parish Council Decision: NGFO

CERTIFICATES OF LAWFULNESS, DISCHARGE OF CONDITIONS AND NON-MATERIAL AMENDMENTS TO PLANNING APPLICATIONS – FOR MEMBERS INFORMATION ONLY

Members noted the following applications:

Certificate of Lawfulness Proposed Development: Loft conversion with the addition of a new dormer, and rooflights to include a hip to gable roof alteration. A side extension to extend the existing original garage by 750mm and replace the existing side structure with rear extension.

53 Harvey Road Croxley Green Rickmansworth WD3 3BS

Ref. No: 11/2318/CLPD | Received: Wed 09 Nov 2011 | Validated: Mon 14 Nov 2011 | Status: Pending Consideration

Certificate of Lawfulness Proposed Development: Enlargement of rear dormers and new window to side elevation

62 Durrants Drive Croxley Green Rickmansworth WD3 3NS

Ref. No: 11/2397/CLPD | Received: Mon 21 Nov 2011 | Validated: Mon 21 Nov 2011 | Status: Pending Consideration

Discharge of Condition 5 pursuant to planning permission to 11/0924/FUL

71 Copthorne Road Croxley Green Rickmansworth Hertfordshire WD3 4AH

Ref. No: 11/2410/DIS | Received: Mon 21 Nov 2011 | Validated: Mon 21 Nov 2011 | Status: Pending Consideration

Certificate of Lawfulness Existing Development: Garage and workshop/hobby room

70 Repton Way Croxley Green Rickmansworth Hertfordshire WD3 3PP

Ref. No: 11/2454/CLED | Received: Mon 28 Nov 2011 | Validated: Mon 28 Nov 2011 | Status: Pending Consideration

APPROVED

Reference No: 11/1909/FUL
Address: Faraway Little Green Lane Croxley Green
Application: Single storey side to rear extension
CGPC Decision: NGFO
TRDC Decision: Approved

Reference No: 11/1918/FUL
Address: 51 Baldwins Lane Croxley Green Rickmansworth
Application: Change of Use from Class A1 (Post Office / newsagents) to Class A2 (photographic studio with retail sales)
CGPC Decision: NGFO
TRDC Decision: Approved

Reference No: 11/1929/FUL
Address: 114 New Road Croxley Green Rickmansworth
Application: Two storey and single storey rear extension
CGPC Decision: NGFO
TRDC Decision: Approved

Reference No: 11/1930/FUL
Address: 43 New Road Croxley Green Rickmansworth
Application: Single storey rear extension
CGPC Decision: NGFO
TRDC Decision: Approved

Reference No: 11/1931/FUL
Address: 28 Norwich Way Croxley Green Rickmansworth
Application: Porch plus extension to garage
CGPC Decision: NGFO
TRDC Decision: Approved

Reference No: 11/1938/FUL
Address: Elm Tree House The Green Croxley Green
Application: Two storey side extension, new garage, new porch, front and rear dormers to existing house (two dormers to front, three dormers to rear)
CGPC Decision: NGFO
TRDC Decision: Approved

Reference No: 11/1945/FUL
Address: Little Gillions The Green Croxley Green
Application: Revisions to approved application ref 11/1305/FUL. 1) New feature entrance door to lean-to greenhouse to replace existing entrance refurbished. 2) New detached greenhouse to replace existing, formerly to be refurbished. 3) Tennis court to be positioned 5m further South i.e. away from the paddock field.

4) Additional rooflights to main house
CGPC Decision: NGFO
TRDC Decision: Approved

Reference No: 11/1946/CAC
Address: Little Gillions The Green Croxley Green
Application: Conservation Area Consent: Demolition of existing detached and lean-to greenhouses
CGPC Decision: NGFO
TRDC Decision: Approved

Reference No: 11/1966/FUL
Address: 18 Frankland Close Croxley Green Rickmansworth
Application: Erection of single storey rear extension
CGPC Decision: NGFO
TRDC Decision: Approved

Reference No: 11/2021/FUL
Address: 23 Richmond Way Croxley Green Rickmansworth
Application: Single storey side to rear extension, alterations to garage roof, front porch (revision to 11/1016/FUL)
CGPC Decision: NGFO
TRDC Decision: Approved

Reference No: 11/2067/FUL
Address: 41 Baldwins Lane Croxley Green Rickmansworth
Application: Change of Use of ground floor from retail (Class A1) to chiropractor's place (Class D1)
CGPC Decision: NGFO
TRDC Decision: Approved

Reference No: 11/2068/FUL
Address: 20 Valley Walk Croxley Green Rickmansworth
Application: Single storey rear extension
CGPC Decision: NGFO
TRDC Decision: Approved

Reference No: 11/2119/FUL
Address: Rickmansworth School Scots Hill Croxley Green
Application: New single storey building to house new substation and LV switch room; removal of the existing substation and its enclosure; new areas of hardstanding to form car parking area; new fencing, gates and balustrade
CGPC Decision: NGFO
TRDC Decision: Approved

Reference No: 11/2122/RSP
Address: Building 8 Hatters Lane Watford
Application: Part Retrospective: Internal refurbishment of existing building, replacement of glazing at entrance to building, single glazed facade to be replaced with curtain walling including new revolving

CGPC Decision: door, replacement of roof mounted M&E equipment
NGFO
TRDC Decision: Approved

Reference No: 11/2182/FUL
Address: 75 Repton Way Croxley Green Rickmansworth
Application: Two storey side and rear extension and single storey front, side and rear extension
CGPC Decision: NGFO
TRDC Decision: Approved

Reference No: 11/2202/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 April 2012
CGPC Decision: NGFO providing there is no hindrance to drivers line of sight
TRDC Decision: Approved

REFUSED

Reference No: 11/1823/FUL
Address: 4 Copthorne Cottages The Green Croxley Green
Application: First floor rear extension with rooflights
CGPC Decision: NGFO
TRDC Decision: Refused:

1 The proposed first floor rear extension due to its depth, width, bulk and elevational design would be significantly out of character with the existing locally important dwelling, the context of the original Victorian four block terrace and the Croxley Green Conservation Area. The proposal would fail to preserve or enhance the character and appearance of the existing locally important dwelling and the Croxley Green Conservation Area; and fail to comply with Saved Policies C1, C12 and GEN3 and Appendix 2 of the Three Rivers Local Plan 1996-2011, and Policies CP1 and CP12 of the Core Strategy (Adopted October 2011).

2 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 3 Copthorne Cottages. The proposed extension would be an unneighbourly form of development that would be highly visible and intrusive and result in significant loss of light to the first floor rear window of the neighbouring property, to the detriment of their residential amenity. The proposal fails to comply with Saved Policy GEN3 and Appendix 2 of the Three Rivers Local Plan 1996-2011, and Policies CP1 and CP12 of the Core Strategy (Adopted October 2011).

WITHDRAWN

Reference No: 11/1901/FUL
Address: 2 Springfield Close, Croxley Green
Application: Two storey front, side and rear extensions incorporating new garage

Reference No: 11/2121/FUL
Address: 40 Rugby Way, Croxley Green
Application: Single storey rear extension

PD1724/11 Appeals Against Planning Decisions

There were no Appeals to note.

PD1725/11 Budget 2012/13

The Chairman introduced this item and asked the Clerk to elaborate. The Clerk referred to version 4 of the budget schedule and advised that no new budget proposals had been submitted.

The Clerk went through the listed items in the budget schedule in Cost Centre 301 and it was generally considered that budget should be sustained at the current years level, namely held at £1,600 for the Cost Centre.

In regard to the Community Bus, Cost Centre 302, the Clerk confirmed that Mullany's have confirmed that there will be no increase for next year for the Friday Bus Service for Senior Citizens. The budget would therefore remain at £6,900.

Under Cost Centre 399, it was agreed that further provision should be made for the development of the Community Plan with a budget figure of £3,000.

PD1726/11 Village/Community Plan

The Chairman introduced this item and asked Cllr Jordan to elaborate. Cllr Jordan advised that there was not much more that can be reported from the Report given at the last meeting. However, Cllr Jordan added that the name of the project varies from time to time and considered that a standard terminology should be used.

Resolved:

- That the project is called Croxley Green Community Plan.

The Clerk advised that he had been looking at suitable web based programmes that would be able to host the residents survey and analyse survey data. One web based system, Survey Monkey, was looking very good and would provide all the necessary tools and links to conduct the survey and that it was likely a proposal would be brought forward in the new year to take this matter forward.

PD1727/11 Part Night Street Lighting

The Chairman stated that unfortunately Councillor Steve Drury who had been intending to bring the Committee up to date on this matter had not received the necessary information to do so. The matter would be deferred until the next meeting.

PD1728/11 Parker Morris Standards

The Chairman introduced this item and asked the Clerk to elaborate. The Clerk stated that Council had referred this matter back to the Committee to see how best to take this matter forward with TRDC. The Clerk added that at the recent TRDC Executive Committee meeting held on Monday 5 December an item on the Agenda was the Local Development Framework – Development Management Policies Development Plan Document. The Clerk added that this document would be an ideal vehicle through which the objective of Parker Morris Standards could be advanced.

Resolved:

- That the Clerk writes to TRDC requesting that the Parker Morris Standards be incorporated into the Development Management Policies Development Plan Document and that the Standards are applied to all new build and not just social housing.

PD1729/11 Highways

Members noted the Hertfordshire Highways Active Works Bulletin for December 2011.

PD1730/11 Closure

There being no further business, the Chairman closed the meeting at 9.35pm.