

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON WEDNESDAY 15 OCTOBER 2008 at 8.00PM

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

Cllr Bennett

Voting Members: 2

Not Present: Cllr Saxon

In attendance: Cllr Brand

The Clerk advised that the meeting was quorate with 2 Members under Standing Order 38(d)(ii) but that the lesser quorum can only deal with minor planning applications.

PD955/08 Apologies for Absence

Apologies were received from Cllr Bains, Norman and Wynne-Jones.

PD956/08 Declarations of Interest

It was recommended that Members declare any interests if required during the meeting.

PD957/08 Representations from the Public

There were no public present.

PD958/08 Planning Applications

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

Application No: 08/1833/FUL

Address: 13 Dulwich Way Croxley Green Hertfordshire

Application: Single storey front porch extension and single storey rear extension with rooflights

CGPC Decision: NGFO

Application No: 08/1888/FUL

Address: 21 Oakleigh Drive Croxley Green Hertfordshire

Application: Single storey rear extension

CGPC Decision: NGFO

PD959/08 Recent Decisions by Three Rivers District Council

APPROVED

Reference No: 08/1368/FUL

Address: Imperial Machine Co Ltd Harvey Road Croxley Green

Application: Demolition of existing buildings and erection of 37 dwellings, 3 flats, alteration to existing vehicular access, associated open space landscaping and car parking.

CGPC DECISION The Parish Council seek assurances on the following matters: that there appears to be no S106 Statement and one should be submitted; that the proposed street lighting is at low level to minimise visual/light intrusion to the surrounding area. Clarification is sought regarding access and egress to the development given that this traverses a public

right of way (Public Footpath Number 11 on the Definitive Map) and that there remains a continuing public right of way over this public footpath. The Parish Council wishes this application to be submitted to the Development Control Committee.

TRDC DECISION Approved

Reference No: 08/1391/FUL

Address: 58 Claremont Crescent Croxley Green Rickmansworth

Application: Two storey side and rear extension, single storey side and rear extensions and loft conversion with creation of a Dutch Hip, dormer window to rear and rooflights to front

CGPC DECISION NGFO

TRDC DECISION Approved

Reference No: 08/1571/FUL

Address: 17 Watford Road Croxley Green Hertfordshire

Application: Single storey front and side extension and replacement of flat roof with pitched roof over existing porch

CGPC DECISION NGFO

TRDC DECISION Approved

Reference No: 08/1582/FUL

Address: Building 9, Awberry Court Hatters Lane Watford

Application: Two storey front infill extension to create new entrance lobby, single storey rear infill extension and alterations to fenestration

CGPC DECISION NGFO

TRDC DECISION Approved

Reference No: 08/1585/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 NGFO

TRDC DECISION Approved

Reference No: 08/1599/FUL

Address: 28 Beechcroft Avenue Croxley Green Hertfordshire

Application: Two storey front infill extension

CGPC DECISION NGFO

TRDC DECISION Approved

Reference No: 08/1616/FUL

Address: 8 Cassiobridge Terrace Watford Road Croxley Green

Application: Two storey side/rear extension, single storey rear extension and loft conversion with rooflight to front elevation and dormer window to rear elevation

CGPC DECISION NGFO

TRDC DECISION Approved

REFUSED

Reference No: 08/1594/FUL
Address: 1 Frankland Road Croxley Green Rickmansworth
Application: Erection of a two storey attached dwelling
CGPC DECISION Object: The subdivision of the site would result in a cramped form of development and would be highly detrimental to the overall street scene.
TRDC DECISION Refused:
1 The proposed development would be an inappropriate and cramped form of development which is considered to be over-development and would not be in keeping with the general character, layout and design of the surrounding area by reason of plot width, overall design and lack of off street car parking provision. It would therefore have an adverse visual impact on the appearance of the streetscene and be detrimental to highway safety. This fails to comply with Policies GEN 3, H14, T7, T8 and Appendices 2 and 3 of the Three Rivers Local Plan 1996-2011.
2 The proposed dwelling due to its siting in relation to number 1 Nuttfield Close would result in an overbearing and visually prominent development which would detrimentally affect the residential amenity of this neighbour leading to direct and perceived overlooking and loss of privacy. The development would therefore be contrary to Policy GEN 3 and Appendix 2 and 3 of the Three Rivers Local Plan 1996-2011.
3 The proposed development, by reason of its design, layout and siting, would result in overdevelopment and would fail to provide acceptable amenity space at the existing dwelling. The resulting amenity space would be of sub-standard size for the size of the existing dwelling and therefore would be contrary to Policy GEN 3, H14 and Appendix 2 and 3 of the Three Rivers Local Plan 1996-2011.

PD960/08 Appeals Against Planning Decisions

There were no appeals.

PD961/08 The Green/Conservation Area

The Chairman introduced this item and the Clerk advised that there was nothing further to report from the last meeting. The Clerk reminded Members that the matter of encroachment onto The Green had been resolved by TRDC and that the Parish Council's Rangers had undertaken the reinstatement of The Green at the request of TRDC. It was agreed that as this matter had now been finalised that this matter be dropped from future Agendas.

PD962/08 Puffin/Pelican Crossing in Watford Road/Junction of Harvey Road and Watford Road adjacent to the Shell Garage

The Chairman introduced this item and the Clerk advised of the latest email from Highways advising that the matter of whether Highways would be in a position to upgrade the crossing at Harvey Road/Watford Road if the Parish Council agreed to make some funds available had been referred to the District Manager. The Clerk continued that from the date of that email (3 October 2008), nothing further had been received on this matter.

It was requested that the correspondence be placed on the Council's Correspondence Agenda item.

PD963/08 Baldwins Lane East Enhancement Scheme

The Chairman introduced this item and the Clerk advised that TRDC were intending to undertake an enhancement scheme by April 2009. The Clerk added that the matter of extending the railings further into Winton Drive from Baldwins Lane was being addressed by Highways. The Clerk added that it was being proposed by the 'Flowers in Croxley' initiative that flower planters be installed to visually improve the area.

It was mentioned that the proposed bench included in the enhancement scheme by TRDC was now not going to be installed.

PD964/08 Highways

There were no highways works to note.

PD965/08 Closure

There being no further business, the Chairman closed the meeting at 8.22pm.