

**CROXLEY GREEN PARISH COUNCIL**

**MINUTES OF A MEETING OF THE  
PLANNING AND DEVELOPMENT COMMITTEE  
HELD IN THE COUNCIL CHAMBER  
ON WEDNESDAY 18 JULY 2007 at 8.00PM**

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

Cllrs, Hollands, Norman and Saxon  
Voting Members 4

PD627/07 Apologies for Absence

Cllr Wynne-Jones.

PD628/07 Declarations of Interest

There were no declarations of interest made at this time.

PD629/07 Representations from the Public

There were no public present.

PD630/07 Planning Applications

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

**Application:** Demolition of existing dwelling and erection of three, two storey detached dwellings and one detached garage  
**Address:** Applegarth Parrotts Close Croxley Green  
**Application No:** 07/1218/FUL  
**CGPC DECISION:** NGFO

**LOCATION PROPOSAL:** The Lodge Copthorne Road Croxley Green  
Change of use : from offices to residential dwelling with insertion of two velux windows in front elevation

**FOR APPLICATION NO.** Mr L Mahtani 07/1225/FUL **WARD DECISION LEVEL** Croxley Green Delegated

**GRID REF :** E 506907 N: 195895 **PLANNING OFFICER** Alice Eggeling

**CGPC DECISION:** OBJECT:  
It is considered that the amenity space is insufficient for a development of this size.

**LOCATION PROPOSAL:** 111 Frankland Road Croxley Green Hertfordshire  
Loft conversion with roof alterations, dormer window to rear, window to North East side elevation and two rooflights to front elevation

**FOR APPLICATION NO.** Mr And Mrs P Bruni 07/1253/FUL **WARD DECISION LEVEL** Croxley Green South Delegated

**GRID REF :** E 507634 N: 195080 **PLANNING OFFICER** Ms Alison Long

**CGPC DECISION:** NGFO

**LOCATION** 5 Frankland Road Croxley Green Hertfordshire  
**PROPOSAL** Loft conversion with dormer window to rear elevation, window to side elevation and two rooflights to front elevation  
**FOR** Mr And Mrs M Hepper **WARD** Croxley Green South  
**APPLICATION NO.** 07/1282/FUL **DECISION LEVEL** Delegated  
**GRID E** 507999 **N:** 195340 **PLANNING OFFICER** Ms Sarah Hunter  
**REF :**  
**CGPC DECISION** NGFO

PD631/07 Recent Decisions by Three Rivers District Council

**Application No:** 07/0810/FUL  
**Application:** Single storey front porch, two storey side and rear extension and installation of rooflights, solar panels and sunpipe to roof  
**Address:** 1 Richmond Way Croxley Green Hertfordshire  
**CGPC DECISION** -  
**TRDC DECISION** Approved

**Application No:** 07/0914/FUL  
**Application:** 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.  
**Address:** 1 Dickinson Avenue  
**CGPC DECISION** **Object:**  
**DECISION** 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.  
**TRDC DECISION** Approved

**Application No:** 07/0938/FUL  
**Application:** Loft conversion with roof alterations, rooflight to front elevation, rear dormer window and window to side elevation  
**Address:** 62 Canterbury Way  
**CGPC DECISION** NGFO  
**TRDC DECISION** Approved

**Application No:** 07/0925/FUL  
**Application:** Single storey rear extension and conversion of garage into habitable accommodation and internal alterations  
**Address:** 104 Baldwins Lane  
**CGPC DECISION** NGFO  
**TRDC DECISION** Approved

Application No: 07/0944/FUL  
Application: 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  
Address: 1 Basildon Close  
CGPC DECISION OBJECT:  
The proposal forms an incongruous development out of keeping with the street scene.  
TRDC DECISION Approved

Application No: 07/0946/FUL  
Application: First and second floor extension with side windows to provide two new one bedroom flats  
Address: 1 Springfield Close  
CGPC DECISION NGFO  
TRDC DECISION Approved

Application No: 07/0970/FUL  
Application: Demolition of existing garage and erection of single storey front extension  
Address: 70 Baldwins Lane  
CGPC DECISION NGFO  
TRDC DECISION Approved

Application No: 07/0985/FUL  
Application: 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  
Address: 13 Girton Way  
CGPC DECISION NGFO  
TRDC DECISION Approved

Application No: 07/0993/CLPD  
Application: Certificate of Lawfulness Existing Use: Single storey rear extension  
Address: 73 Valley Walk  
CGPC DECISION Noted  
TRDC DECISION Approved

Application No: 07/1027/FUL  
Application: Two storey side extension and two storey rear extension and single storey side and rear extension  
Address: 19 Manor Way  
CGPC DECISION NGFO  
TRDC DECISION Approved

Application No: 07/1056/CLPD  
Application: Certificate of Lawfulness of Proposed Development: Single storey rear extension  
Address: 4 Dulwich Way  
CGPC DECISION -

## REFUSALS

Application No: 07/1043/FUL  
Application: First floor extension to existing garage block to create two storey office building with external alterations to fenestration and rooflights  
Address: Land And Garages At Rear Of 142 Watford Road  
CGPC DECISION NGFO subject to adequate parking facilities  
TRDC DECISION Refused

- 1 The development if permitted would intensify the use of an existing access on a section of a classified highway. The slowing and turning of vehicles associated with the use of the access would lead to further conflict and interference with the free flow of traffic on the highway and be detrimental to highway safety contrary to Policy T7 of the Local Plan 1996 – 2011.
- 2 The development if permitted would intensify the use of an existing access which is inadequate by reasons of its width, alignment and construction to serve the proposed development with safety and convenience. The slowing and turning of vehicles associated with the use of the access would lead to further conflict and interference with the free flow of traffic on the highway and be detrimental to highway safety contrary to Policy T7 of the Local Plan 1996 – 2011.
- 3 The applicant has not demonstrated there is adequate provision for space within the site for the parking and manoeuvring of vehicles clear of the highway. The development if permitted would therefore be likely to lead to additional on-street parking and to vehicles reversing onto or off the highway to the detriment of public and highway safety and be detrimental to highway safety contrary to Policies T7 and T8 of the Local Plan 1996 – 2011.

Application No: 07/1048/CLPD  
Application: Certificate of Lawfulness Proposed Use/Development: Loft conversion with dormer window to rear and two rooflights to front elevation  
Address: 15 Warwick Way  
CGPC DECISION Noted  
TRDC DECISION Refused

The proposal would exceed the permitted development allowance allowed under Class B (c) of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 in that the cubic content of the proposed development would exceed the 50 cubic metre capacity for an addition or alteration to the roof of a semi detached property such as this.

As a result planning permission must be sought for the proposed works.

PD632/07 Appeals Against Planning Decisions

APPLICATION NO.	06/1948/OUT
LOCATION	Imperial Machine Co Ltd, Harvey Road, Croxley Green
PROPOSAL	Outline application for the demolition of all existing buildings (4,921 sq metres gross floorspace) and redevelopment for residential use (class C3) comprising 41 houses and flats (3,925 sq metres gross), 84-bed residential care home (4,332 sq.metres gross), alterations to existing vehicular access, car parking and associated landscaping.
DOE APPEAL REF.	APP/P1940/A/07/2047709/NWF
APPELLANT'S NAME	Mr Martin Craddockk
APPEAL START DATE	25 June 2007
TRDC DECISION	REFUSED

- 1 The proposed development fails to comply with the requirements of Policies H2 and H4 of the Three Rivers Local Plan 1996 – 2011 in that it results in overdevelopment of the site failing to meet the requirements of Proposal Site H30 which has a significant adverse effect on the amenities of the surrounding area by reason of an excessive amount of development and includes a residential care home (Use Class C2) that is incompatible with the Local Plan designation.
- 2 The proposed development fails to meet the requirements of Policy GB1 of the Three Rivers Local Plan 1996 – 2011 in that it would have a detrimental impact on the openness of the Metropolitan Green by reason of greater impact than the existing development on the openness of the Green Belt. It occupies a larger area of the site than the existing buildings as a result of its layout, height, massing and design.
- 3 The proposed development fails to meet the requirements of Policy L10 of the Three Rivers Local Plan 1996 – 2011 in that it fails to provide amenity and children's play space provision in new residential development which results in a substandard form of development for existing and future residents detrimental to the amenities of the locality.
- 4 The proposed development of this site would make insufficient provision for affordable housing, an identified need in the District and would fail to meet the requirements of Policies

H5, H6 and GEN8 of the Three Rivers Local Plan 1996 – 2011 in that it fails to ensure the provision and delivery of affordable housing as required by Policies H5, H6 and GEN8.

- 5 The proposed development would result in significant increase in demand for education facilities, libraries, child and youth care. The proposed development fails to recognise the impact of the development upon these services. This fails to meet the requirements of Policy 2 of the Hertfordshire Structure Plan Review 1991 - 2011 and Policies GEN1, GEN8 and Appendix 1 of the Three Rivers Local Plan 1996 – 2011.
- 6 The proposed development would result in significant increase in demand and use of the adjoining woodlands and Croxley Common Moor SSSI. The proposed development fails to recognise the impact of the development upon the biodiversity afforded by these amenities. This fails to meet the requirements of Policies N1, GEN 1, GEN8 and Appendix 1 of the Three Rivers Local Plan 1996 – 2011.
- 7 There will be a considerable increase in movements from the site, which will be during the off peak periods which is when there are movements to and from the school in Harvey Road, and the Highway Authority have concerns that the existing safety problems associated with the pedestrian crossing close to the Harvey Road/Watford Road junction will be exacerbated. There will also be the impact on footpath users of Lavrock Lane of the additional movements. The proposed development therefore fails to comply with Policies T7, T10 and L14 of the Three Rivers Local Plan 1996 – 2011.
- 8 The Transport Assessment acknowledges that there will be an impact on transport infrastructure and that the pedestrian crossing is substandard but proposes no mitigation measures to address these issues, nor the sustainability of the proposal and the wider impact of the proposal in transport terms. The proposed development therefore fails to comply with Policies GEN 1, GEN8, T7 and Appendix 1 of the Three Rivers Local Plan 1996 – 2011.
- 9 The flood risk assessment does not use appropriate design criteria for the critical rainfall event and does not consider all of the options for sustainable drainage techniques, which should include balancing ponds, green roofs and rainwater harvesting. A proper assessment

should be undertaken as required by Planning Policy Guidance Note 25. This fails to meet to the requirements of Policies N4 and N5 of the Three Rivers Local Plan 1996 – 2011.

#### CGPC DECISION

#### OBJECT

1. The proposed development by virtue of its bulk, scale and design would form an incongruous and cramped form of development, to the detriment of the character of the surrounding area and the visual amenities of the occupiers of neighbouring properties.
2. The proposed additional vehicular access/egress to this site would result in a dangerous and inconvenient access/egress, detrimental to public safety and as such the proposed development is contrary to Policy T7 of the Three Rivers Local Plan 1996-2011.
3. Concerns were expressed regarding the continuing safe use of Public Footpath No. 11.
4. Concerns were expressed that the site is within the Green Belt and that the footprint of the original site will be exceeded by this outline application. Green Belt guidance is clear on the definition of footprint in this context.
5. Members agreed that TRDC should adhere to the Three Rivers Local Plan 1996-2011 with regards to this application.
6. Concerns were expressed as to whether there were any Tree Preservations Orders in place.  
Concerns were also expressed at the lack of local services ie schools, doctors, dentists etc.

#### PD633/07 Highways

The Chairman introduced this item and referred to the Highways integrated works schedule and the road closure notice relating to the A412 Watford Road and Scots Hill (attached). The information was noted.

#### PD634/07 Closure

There being no further business the Chairman closed the meeting at 8.33 pm.