

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON WEDNESDAY 18 MARCH 2009 at 8.00PM

Present: Cllr Bains - In the Chair Amanda Taft – Minute Taker
Cllrs Bennett, Hollands and Saxon
Voting Members: 4

PD1055/09 Apologies for Absence
Apologies were received from Cllr Wynne-Jones.

PD1056/09 Declarations of Interest
It was recommended that Members declare any interests if required during the meeting.

PD1057/09 Representations from the Public
There were no public present.

PD1058/09 Planning Applications
In the following applications “NGFO” means No Grounds For Objection

Application No: 09/0245/FUL
Address: Chartwell Dental Clinic 194 Watford Road Croxley Green
Application: First floor rear extension over existing balcony with rooflights
CGPC Decision NGFO

Application 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
CGPC Decision NGFO

Application No: 09/0284/RSP
Address: 35 Yorke Road Croxley Green Rickmansworth
Application: Retrospective: Single storey rear extension
CGPC Decision Object: the development by virtue of its depth would appear to lead to an unacceptable loss of privacy and amenity to the occupiers of 37 Yorke Road.

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

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

Certificate of Lawfulness – for Members information only

Application 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
CGPC Decision Noted

PD1059/09 Recent Decisions by Three Rivers District Council

APPROVED

Reference No: 08/2220/FUL
Address: Holly Bush House, 5A New Road
Application: Erection of new offices for Class B1a Business use
TRDC Decision: Approved
CGPC Decision: NGFO

Reference No: 09/0061/RSP
Address: 18 Harvey Road Croxley Green Rickmansworth
Application: Part Retrospective: Demolition of existing garage and erection of a single storey front and side extension and single storey rear extension
TRDC Decision: Approved
CGPC Decision: NGFO

Reference No: 09/0089/CLPD
Address: 124 Watford Road Croxley Green Rickmansworth
Application: Certificate of Lawfulness - Proposed Development: loft conversion with roof alterations, dormer window to rear elevation, rooflights to front elevation and alterations to fenestration
TRDC Decision: Approved
CGPC Decision: Noted

REFUSED

None

WITHDRAWN

Withdrawn 17/02/2009

Reference No: 08/1640/FUL
Address: Croxley Green Watercress Farm and Fisheries, Rousebarn Lane
Application: Part Retrospective: Addition of watercress silt pits; proposed renewal of boundary fences and gate, re-positioning of processing plant including farm shop, new fishing club house, new farm workers accommodation, installation of solar panels and turbines, installation of water pump houses, installation of bio digesters and construction of paths for disabled access
CGPC Decision: Object:
1. Insufficient access;
2. The proposal appears to be overdevelopment;
3. The proposals would have the effect of a detrimental intrusion on local residents.

Withdrawn 24/02/2009

Reference No: 08/2208/FUL

Address: 245-253 Watford Road

Application: Residential development of existing part residential and part commercial car sales land comprising 24 three bedroom dwellings with associated garaging, parking and highway works

CGPC Decision: Object: Additional dwellings place a strain on local services such as schools, doctors surgeries and transport and concerns are expressed regarding access and egress over the cycle lane.

PD1060/09 Appeals Against Planning Decisions

There were no appeals.

PD1061/09 Three Rivers Local Development Framework (LDF)

Members requested that this item be transferred to the next Planning and Development Agenda.

PD1062/09 Pelican/Puffin Road Crossings

The Chairman introduced this item and Mr Wooding's email of 6 March 2009 was noted. The email states that the breakdown of the £60,000 (cost of a pelican/puffin crossing) is as follows:

£3,500 – traffic management for the works;

£3,500 – removal of existing equipment including globes and posts;

£42,000 – traffic signal cost (trench work, ducting, cable laying and jointing, signal heads and poles, photo cells, loops in the road, chambers etc);

£10,000 – kerbing alteration and anti-skid material and road marking;

£3,000 - EDF connections to new signal;

£2,500 – BT connection costs for monitor faults

It was proposed by Cllr Saxon and seconded by Cllr Bennett that the Clerk writes to Hertfordshire Highways to find out how the Parish Council can apply for a part-funded crossing at the junction of Harvey Road and Watford Road and the proposal was agreed. It was requested that this letter be included in the correspondence list and is treated as a matter of urgency.

PD1063/09 Highways

There were no Highways work to note.

PD1064/09 Closure

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