

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON WEDNESDAY 5 FEBRUARY 2014 at 8.00 PM

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

Cllrs Baldwin, Bennett, Getkahn and Martin

Voting Members: 5

PD2226/14 Apologies for Absence

Apologies had been received from Cllrs Isard-Brown and Wynne-Jones

PD2227/14 Declarations of Interest

Members were invited to declare interests as appropriate during the course of the meeting.

PD2228/14 Representations from the Public

There were no members of the public present.

PD2229/14 Minutes

The Clerk pointed out that on the Minutes dated 4 December 2013 under item PD2198/13 Apologies, Cllr Wynne-Jones' name should be included. The Clerk also pointed out that on the Minutes dated 18 December 2013 under item PD2209/13 Apologies, Cllr Jordan's name should be deleted and Cllr Isard-Brown's name inserted.

Resolved:

- that the amended Minutes of the meetings held on Wednesday 4 December 2013 and Wednesday 18 December 2013 be approved and be signed by the Chairman and that the Minutes of the meeting held on Wednesday 15 January 2014 be approved and be signed by the Chairman.

PD2230/14 Matters Arising

There were no matters arising.

PD2231/14 Planning Applications

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

[Demolition of existing side extension and erection of single storey side extension. Internal alterations.](#)

69 Frankland Road Croxley Green Rickmansworth Hertfordshire WD3 3AS

Ref. No: 14/0030/FUL | Received: Wed 08 Jan 2014 | Validated: Mon 13 Jan 2014 |

Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO.

[Single storey rear extension](#)

Edinburgh 1 Dukes Place 19 Watford Road Croxley Green Rickmansworth Hertfordshire WD3 3DP

Ref. No: 14/0033/FUL | Received: Wed 08 Jan 2014 | Validated: Wed 08 Jan 2014 |

Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO.

[Demolition of existing garage and erection of ground floor front and side extension, first floor side and rear extensions and loft conversion with rear dormer window and front and side rooflights.](#)

140 Baldwins Lane Croxley Green Rickmansworth WD3 3LJ

Ref. No: 14/0061/FUL | Received: Tue 14 Jan 2014 | Validated: Thu 16 Jan 2014 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO.

[Installation of solar panels to rear](#)

59 Malvern Way Croxley Green Rickmansworth WD3 3QQ

Ref. No: 14/0067/FUL | Received: Wed 15 Jan 2014 | Validated: Fri 17 Jan 2014 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO.

[Single storey rear extension and loft conversion incorporating rear dormer window and front rooflights](#)

34 Dickinson Avenue Croxley Green Rickmansworth Hertfordshire WD3 3EX

Ref. No: 14/0113/FUL | Received: Tue 21 Jan 2014 | Validated: Tue 21 Jan 2014 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO.

[District Council Application: Installation of parkour facility](#)

Baldwins Lane Recreation Ground Baldwins Lane Croxley Green Hertfordshire

Ref. No: 14/0127/FUL | Received: Thu 23 Jan 2014 | Validated: Fri 31 Jan 2014 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO.

PD2232/14 [Recent Decisions by Three Rivers District Council](#)

APPROVED

Application No:	13/2157/FUL
Address:	Barn Cottage Loudwater Lane Croxley Green
Application:	New vehicular access to western paddock with hardstanding, gate and timber gate posts
CGPC Decision:	NGFO
TRDC Decision:	Approved
Reference No:	13/2186/FUL
Address:	30 Dover Way Croxley Green Rickmansworth
Application:	Loft conversion involving formation of Dutch hip to flank elevation and addition of front and rear dormer windows
CGPC Decision:	NGFO
TRDC Decision:	Approved

Application No: 13/2193/FUL
Address: 8 Dugdales Croxley Green Rickmansworth
Application: Erection of new single storey side infill extension and refurbishment of existing two storey side extension.
CGPC Decision: NGFO
TRDC Decision: Approved

Reference No: 13/2220/FUL
Address: 240 Watford Road Croxley Green Rickmansworth
Application: Single storey side and rear extension following part demolition of existing rear extension
CGPC Decision: NGFO
TRDC Decision: Approved

Application No: 13/2244/FUL
Address: 15 Girtton Way Croxley Green Rickmansworth
Application: Part single, part two-storey rear extension
CGPC Decision: No plans were available to review at the Parish Planning meeting on 18 December 2013
TRDC Decision: Approved

Application No: 13/2278/FUL
Address: 8 Chess Vale Rise Croxley Green Rickmansworth
Application: Demolition of existing garage and store. Erection of two storey side extension, single storey front and rear extensions. Conversion of loft involving conversion of existing rear hip to gable end, installation of front and rear rooflights and front and rear gable windows. Reinstatement of original chimney
CGPC Decision: NGFO
TRDC Decision: Approved

Application No: 13/2283/FUL
Address: 7 Winton Crescent Croxley Green Rickmansworth
Application: Single storey rear extension
CGPC Decision: NGFO
TRDC Decision: Approved

Application No: 13/2386/HCR3
Address: Yorke Mead Primary Dulwich Way Croxley Green
Application: HCC App for County Use: A new 10 classroom block with five group classrooms and WC's plant room and cleaners store room (single storey), external covered (but not enclosed) walkway to provide a link between the new block and existing school buildings, new hard sports courts, additional on site-car parking to the north of the school to meet the needs of the development and other related development including hard and soft landscaping
CGPC Decision: NGFO
TRDC Decision: No objection

REFUSED

Application No: 13/2042/FUL
Address: 174A Grove Crescent Croxley Green Rickmansworth
Application: Erection of outbuilding in rear garden for use as canine hydrotherapy business
CGPC Decision: OBJECT. The proposed development by reason of its size and use would result in a development which is ancillary (business) to the main use of the property (domestic) and would result in an intensification of use of the site. Additionally, the development would result in a significant loss of amenity, privacy and visual intrusion to other property occupiers on the site and adjacent neighbours.
TRDC Decision: Refused – see attached

WITHDRAWN

13/2314/FUL - 75 Copthorne Road, Croxley Green - Two storey side extensions including first floor terrace, demolition of outbuildings and erection of a 5 bay oak framed garage with accommodation over, erection of oak framed gym and relocation of existing swimming pool.

PD2233/14 Appeals Against Planning Decisions

There were no appeals to note.

PD2234/14 Highways

There were no notices of works from Highways to report.

PD2235/14 Closure

There being no further business, the Chairman closed the meeting at 8.36pm.

**THREE RIVERS DISTRICT COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990: SECTION 70
REFUSAL OF PERMISSION TO DEVELOP LAND**

To : Mr Simon Evans
174A Grove Crescent
Croxley Green
Rickmansworth
Hertfordshire
WD3 3JP

Site : 174A Grove Crescent Croxley Green Rickmansworth

Proposed Development : Erection of outbuilding in rear garden for use as canine hydrotherapy business

Ref No : 13/2042/FUL

Date Received Valid: 27 November 2013

In pursuance of its powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council as Local Planning Authority hereby **REFUSES** planning permission, for the development proposed by you in your application as set out above and shown on plan numbers: TRDC 001 (Location Plan), TRDC 002 (Existing Street Elevation), TRDC 003 (Existing Neighbour Side Elevation), TRDC 004 (Front Existing and Proposed Elevation), TRDC 005 (Existing Rear Elevation), TRDC 006 (Proposed Rear Elevation), TRDC 007 (Proposed Street Elevation), TRDC 008 (Proposed Neighbour Side Elevation), TRDC 009 (Proposed Floor Plans), TRDC 010 (Proposed Birds Eye View Whole Site), TRDC 011 (Proposed Birds Eye View Focus on Outbuilding) accompanying the application.

Permission is refused for the following reason(s):-

- 1 The proposed use of the building as a canine hydrotherapy business by reason of its location within a compact site and established residential area would be an inappropriate form of development which would have an unacceptable impact on the residential amenity of neighbouring properties and the wider residential character of the area. This would be contrary to Policy CP1 and CP12 of the Core Strategy (adopted October 2011).
- 2 The proposed outbuilding by reason of its footprint, height, depth and width and also its cumulative impact with the existing extensions on the site; would result in the overdevelopment of the site which would be inappropriate and have an adverse effect on the character of the site, the expected enjoyment of the adjacent private residential gardens and the wider residential location. This would be contrary to Policy CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

INFORMATIVES :-

- 1 In line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 the Local Planning Authority has considered, in a positive and proactive manner, whether the planning objections to this proposal could be satisfactorily resolved within the statutory period for determining the application. However, for the reasons set out in this decision notice, the proposal is not considered to be acceptable.

Dated: 22 January 2014



Signed
Rebecca Emmett
Head of Regulatory Services
On behalf of Director of Community & Environmental Services,
Three Rivers District Council, Three Rivers House, Northway, Rickmansworth, Herts WD3 1RL