

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON WEDNESDAY 5 SEPTEMBER 2012 at 8.00 PM

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

Cllrs Bennett, Getkahn, Isard-Brown and Martin

Voting Members: 5

PD1908/12 Apologies for Absence

Apologies had been received from Cllrs Baldwin, Jordan and Wynne-Jones.

PD1909/12 Declarations of Interest

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

PD1910/12 Representations from the Public

There were no public present.

PD1911/12 Minutes

Resolved:

- that the Minutes of the meeting held on Wednesday 15 August 2012 be approved and be signed by the Chairman.
- To note that the meeting scheduled for 1 August 2012 was cancelled.

PD1912/12 Matters Arising

PD1899/12, PD1877/12 re PD1869/12 (Watford Road Car Parking). A Councillor asked whether there was anything further to report. The Clerk stated that there was nothing further to report.

PD1899/12, PD1877/12, PD1865/12 re PD1837/12 (Management of Traffic Entering Croxley Green via Scots Hill). The Clerk stated that there was nothing further to report but the matter has been followed up.

PD1913/12 Planning Applications

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

Demolition of two existing conservatories and erection of part two storey and part first floor extensions and single storey rear extension to create two storey dwelling

1 All Saints Lane Croxley Green Rickmansworth Hertfordshire WD3 3AP

Ref. No: 12/1550/FUL | Received: Tue 14 Aug 2012 | Validated: Thu 16 Aug 2012 |

Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Single storey side extension

28 Norwich Way Croxley Green Rickmansworth Hertfordshire WD3 3SP

Ref. No: 12/1543/FUL | Received: Mon 13 Aug 2012 | Validated: Mon 20 Aug 2012 |

Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Bringing onto site 2 small containers for safe storage for essential equipment in order to support junior football and other sports at CGS

Croxley Guild Of Sport And Social Club The Green Croxley Green Rickmansworth Hertfordshire WD3 3HT

Ref. No: 12/1530/FUL | Received: Thu 09 Aug 2012 | Validated: Mon 20 Aug 2012 | Status: Pending Consideration

Croxley Green Parish Council Decision: Croxley Green Parish Council has agreed an S137 Grant towards the provision of these containers subject to the Guild obtaining all necessary permissions for their citing and installation. Accordingly, the Parish Council do not consider it appropriate to comment on this application and that the decision should be made by planning officers.

Installation of two Velux windows to rear roofslope to use area for storage, play room and office space

15 Woodland Chase Croxley Green Rickmansworth Hertfordshire WD3 3FN

Ref. No: 12/1591/FUL | Received: Mon 20 Aug 2012 | Validated: Fri 24 Aug 2012 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Single storey rear extension

68 New Road Croxley Green Rickmansworth WD3 3EP

Ref. No: 12/1592/FUL | Received: Mon 20 Aug 2012 | Validated: Fri 31 Aug 2012 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

PD1914/12 Recent Decisions by Three Rivers District Council

APPROVED

Reference No: 12/1059/FUL
Address: 290 Watford Road Croxley Green Rickmansworth
Application: Part single, part two-storey side/rear extension, loft extension with rear dormer window and front rooflights, conversion of garage into habitable room and enclosure of porch
CGPC Decision: NGFO
TRDC Decision: Approved

Reference No: 12/1064/FUL
Address: 24 Windmill Drive Croxley Green Rickmansworth
Application: Change of Use from amenity land to residential curtilage to be enclosed by boundary fencing, two storey side and single storey rear extension
CGPC Decision: Object to the loss of residential and visual amenity due to the enclosure of amenity land. Concern was also raised about the

impact on the trees. We suggest that TRDC investigate the ownership of the land and any associated restrictions. It is requested that this application is addressed by the Development Control Committee

TRDC Decision: Approved

Reference No: 12/1300/FUL

Address: 1 Dugdales Croxley Green Rickmansworth

Application: Two storey side and rear extensions and single storey side and rear extensions

CGPC Decision: NGFO

TRDC Decision: Approved

Reference No: 12/1303/FUL

Address: 101 Kenilworth Drive Croxley Green Rickmansworth

Application: Amendment to 12/0545/FUL (two storey side extension and single storey front and rear extensions) to change flat roof to single storey rear extension to pitched roof with two rooflights

CGPC Decision: NGFO

TRDC Decision: Approved

Reference No: 12/1392/FUL

Address: 18 Sherborne Way Croxley Green Rickmansworth

Application: Single storey rear extension and single storey front/side extension including demolition of garage

CGPC Decision: NGFO

TRDC Decision: Approved

REFUSED

Reference No: 12/1166/FUL

Address: 4 Nuttfield Close Croxley Green Rickmansworth

Application: Single and two storey side and rear extensions including first floor balcony and Juliette balcony, cellar and garage projection, hardstanding and new access to rear

CGPC Decision: The development by virtue of its bulk, scale and design would result in an overly large addition to the property

TRDC Decision:

1 The proposed single and two storey side and rear extensions by reason of their size, depth, bulk, siting and design would constitute disproportionately large additions to the original dwelling house. The proposed extensions would result in an excessively prominent, incongruous, overbearing and visually obtrusive development that would be detrimental to the character and appearance of the existing dwelling, street scene (Nuttfield Close and Mill Lane) and general locality, contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Saved Policy GEN3 and Appendix 2 of the Three Rivers Local Plan 1996-2011.

2 The proposed cellar and garage projection and hard standing to the rear would have a significantly urbanising appearance by virtue of the depth and scale of the development, the variations in levels within the site and the extent of hard surfacing and built form proposed, which would significantly alter the character and appearance of this residential garden to the detriment of the character and appearance of the host dwelling, street scene (Mill Lane) and general area contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Saved Policy GEN3 and Appendix 2 of the Three Rivers Local Plan 1996-2011.

3 The proposed extensions and alterations by reason of the number and design of flank windows, flank balcony, rear Juliette balcony and raised patio would result in both real and perceived overlooking towards neighbouring properties, particularly No's 3 and 5 Nuttfield Close and 8 – 12 Hazelwood Road, to the detriment of the residential amenities of occupiers of these properties. This would be exacerbated by the significant changes in land levels. This would be contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Saved Policy GEN3 and Appendix 2 of the Three Rivers Local Plan 1996-2011.

Reference No: 12/1312/FUL

Address: 263 Baldwins Lane Croxley Green Rickmansworth

Application: Proposed side and rear extension part two storey and part single storey

CGPC Decision: NGFO

TRDC Decision: 1 The proposed extended ridge line and gabled roof form to the eastern elevation would result in a bulky and uncharacteristic form of development which is considered to be out of keeping with the immediate streetscene. The development would therefore be contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Saved Policy GEN3 and Appendix 2 of the Three Rivers Local Plan 1996-2011.

2 The combination of the proposed two storey side and rear extensions, by reason of their scale, siting, depth, height, design and elevated position would create an un-neighbourly and over-dominant form of development which would result in a significant loss of light to the rear windows at number 261 Baldwins Lane. The development would therefore be contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Saved Policy GEN3 and Appendix 2 of the Three Rivers Local Plan 1996-2011.

PD1915/12 Appeals Against Planning Decisions

There were no appeals to note.

PD1916/12 Croxley Rail Link

The Chairman introduced this item and advised that he and another Councillor had attended the pre-meeting of the Public Inquiry and had indicated that the Parish Council would wish to make representations at the Inquiry. The Chairman continued that as a result Mouchel had agreed to meet with Parish Councillors to discuss matters of concern. The Chairman added that the notes of that meeting have now been agreed

with Mouchel and were circulated to all Councillors.

The draft Proof of Evidence which Councillors had before them was therefore a combination of the original letter sent to the Secretary of State in February taking into account what was said and agreed at the meeting with Mouchel.

A number of points were raised in regard to the draft Proof of Evidence and it was agreed that the Clerk would redraft accordingly.

Resolved:

- That the Clerk redrafts the Proof of Evidence and append to the Minutes of this meeting – see attached.

PD1917/12 TRDC Site Allocation – School Site, Baldwins Lane, Croxley Green

The Chairman introduced this item and advised that he and Councillor Bennett had attended the TRDC Executive meeting on Monday when this matter had been discussed.

The Chairman stated that as a result TRDC had reluctantly agreed to allocate the Baldwins Lane site as a potential school site but this had been done to ensure that TRDC remain the planning authority for the site and that 'special circumstances' would have to be proven by Hertfordshire County Council for use of the greenfield site for a school. A discussion ensued that the matter of site allocations appeared to be somewhat confusing and that it would be helpful if a TRDC officer could explain the processes.

Councillors expressed concern that TRDC appear to ignore the democratic views of the Parish Council which are being made on behalf of the community.

Resolved:

- That a request be made to TRDC for a Planning Officer to attend a Planning and Development Committee meeting to explain the process of site allocations.

PD1918/12 Community Plan

The Chairman introduced this item and advised that the questionnaire has been piloted and feedback had been given to another Councillor to take forward.

The Chairman stated that after the Community Plan had been developed the next step would be to convert this into a Neighbourhood Plan in order to formalise the future growth and development of Croxley Green.

PD1919/12 Highways

There were no works to report.

PD1920/12 Closure

There being no further business, the Chairman closed the meeting at 8.49pm.

PROOF OF EVIDENCE

Chris Mitchell
On behalf of Croxley Green Parish Council

Croxley Link Public Inquiry

- 1. Introduction.** My name is Chris Mitchell. I am a resident of Croxley Green and have been for 33 years. I am a chartered civil Engineer, and have had experience with infrastructure projects. I have been a Parish Councillor for just over a year, and am the vice chairman of the Planning and Development committee. This committee has the delegated powers to act on behalf the Parish Council on this matter.
- 2. Background.** As a general statement, the Parish Council do not have an overall objection to the proposed rail link. We believe that the new Croxley Rail Link would prove to be very beneficial to residents and businesses alike in providing for the first time since 1996, when British Rail closed the Croxley Branch Line, a direct rail link to central Watford and main line services at Watford Junction. It is believed also that the proposed Rail Link would result in a reduction of local traffic levels to and from Watford shopping centre. However there are concerns about the design of the viaduct which is something very obtrusive that we will have to live with for generations. Also there are severe effects on some organisations and some residents. We wish to ensure that they are being treated fairly and reasonably by the project team. The construction period will be very disruptive to the local traffic and potentially to pedestrians using the two bridges area.
- 3. The design of the viaduct.** Given the potential size of the viaduct, at Two Bridges, that will be necessary to accommodate the Rail Link and its visual impact, the Council wish to ensure that its quality of design is both appropriate and sympathetic to the environment. The Parish Council have desire for the viaduct to be of an exemplary design and something to be proud of, something lasting and visually appealing upon entering Croxley. We have a concern that once the TWA was granted things may move very quickly and if the thinking was not done up front it would not be done at all. The Parish Council do not have firm opinions about the specific design, but want to ensure that there is a process by which we can be involved in the final look of the design of the viaduct. Accordingly, the Parish Council wish to have direct input into its design and be a named authority in the Croxley Rail Link Order, Rule 10(6) Request for Planning Permission, Schedule 2, Section 12 in regard to design approval in addition to the local planning authorities (Three Rivers District Council and Watford Borough Council). We also wish to see some form of public consultation over this very important issue.

- 4. The effects on local organisations and residents.** The Parish Council is concerned that the impact of the viaduct on local residents and local community groups both during construction and on completion is minimised. Accordingly, the Parish Council would wish to see provision in the Croxley Rail Link Order, Rule 10(6) Request for Planning Permission, Schedule 2 appropriate documentary measures that residents and community groups are pro-actively consulted. In particular we want to know that the Sea Cadets and Morris Minors Nursery are being consulted with and that their concerns will be alleviated. We understand that Liaison Officers would be available to deal with enquires and a strong communications team will continue to be available. The Parish council want to ensure that all public and organisational concerns will be dealt with quickly and effectively during the design and construction phase.
- 5. Construction impact.** The A412 east/west trunk road through Croxley Green is very busy, particularly at rush hour. This is added to by school traffic to/from Watford Boys Grammar School and Westfield Community Technology College, (just outside the Parish boundary), Rickmansworth School (which is within Croxley) and local primary Schools. The A412 is also used by motorists as an alternative route in the event of traffic congestion and/or incident on the M25. Very careful consideration will need to be given to realistic traffic control measures during construction to minimise traffic disruption. We also have a concern about potential traffic and road safety implications especially for school children and we suggest that the 6 week school summer holidays would be the least disruptive time for the main road works. It is essential that the contractor will need to provide safe routes for pedestrians. The Parish council wants to see a full consultation process about the pedestrian routes, along the road and the canal, and traffic measures during the period of construction. Accordingly, the Parish Council would wish appropriate wording included in the Croxley Rail Link Order, Rule 10(6) Request for Planning Permission, Schedule 2, Section 11 to this effect.
- 6. Long term changes to Road Layout.** The Parish council wish to understand the long term changes, and want to see the final layouts for consultation before they are finally decided upon. We understand that there would be minor alterations at the entrance into Cinnamonds to ensure they could continue with their business and discussions are ongoing. Also the pedestrian crossing at Watford Road would need to be repositioned to accommodate the central viaduct support. Again we wish to be consulted on any long term changes that will be made. . Accordingly, the Parish Council would wish appropriate wording included in the Croxley Rail Link Order, Rule 10(6) Request for Planning Permission, Schedule 2, Section 11 to this effect.

7. **Summary.** The Parish Council support the principle of the project. However, the visual appearance of the viaduct at Two Bridges is very important to the local residents and the Parish Council. Also the effect on residents and organisations is potentially serious, as well as the possible disruption to the road network during construction. We therefore request that appropriate wording is included in the Croxley Rail Link Order, Rule 10(6) Request for Planning Permission, Schedule 2, Section 11 to cover the issues raised.

END