

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON WEDNESDAY 7 NOVEMBER 2007 at 8.00 PM

Present: Cllr Wynne-Jones - In the Chair David Allison – Clerk to the Council
Amanda Taft – Minute Taker

Cllrs Bains, Bennett, Brand, Hollands, Saxon and Seabourne
Voting Members 7

PD688/07 Apologies for Absence

Apologies were received from Cllr Norman

PD689/07 Declarations of Interest

The Clerk recommended that Members declare any interests, if required during the meeting.

PD690/07 Representations from the Public

There were no public present

PD691/07 Minutes

It was proposed by Cllr Saxon and seconded by Cllr Hollands that the minutes of the meetings held on 3 October and 17 October 2007 be approved as correct. The proposal was agreed and the Chairman signed the minutes.

PD692/07 Matters Arising

An update of item PD686/07 (Highways) was requested. The Clerk stated that the problems with the street lamps had been reported to Hertfordshire Highways and the matter was currently resting with their Street Lighting Team.

PD693/07 Planning Applications

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

Application No: 07/2198/FUL
Address: Whitestocks Farm Loudwater Lane Loudwater
Application: Demolition of existing dwelling and erection of 5 bedroom detached dwelling with front and rear balconies
CGPC DECISION NGFO

Cllrs Bennett and Saxon declared an interest in the following application and did not take part in the discussion:

Application No: 07/2197/CLPD
Address: 96 Frankland Road Croxley Green
Application: Single storey rear extension
CGPC DECISION Noted

Cllrs Bennett, Hollands and Saxon declared an interest in the following application and did not take part in the discussion:

Application No: 07/2195/FUL
Address: Coach And Horses Public House The Green Croxley Green
Application: Retrospective application: Childrens play area
CGPC DECISION NGFO on planning grounds

Application No: 07/2194/FUL
Address: 33 Links Way Croxley Green
Application: Enlargement of existing front dormer
CGPC DECISION NGFO

Application No: 07/2177/FUL
Address: 112 Valley Walk Croxley Green Hertfordshire
Application: Single storey rear extension and garage conversion into habitable room
CGPC DECISION NGFO

Application No: 07/2149/FUL
Address: 118 Frankland Road Croxley Green Hertfordshire
Application: Single storey rear extension
CGPC DECISION NGFO

Application No: 07/2146/CLPD
Address: 28 Claremont Crescent Croxley Green Hertfordshire
Application: CLPD: Loft Conversion consisting of hip to gable extension, dormer window to rear elevation with rooflight to front elevation
CGPC DECISION Noted

Application No: 07/2128/FUL
Address: 21 Canterbury Way Croxley Green Hertfordshire
Application: Single storey front, side and rear extension
CGPC DECISION NGFO

Application No: 07/2100/FUL
Address: 53 Sycamore Road Croxley Green Hertfordshire
Application: Demolition of existing conservatory and erection of two storey rear extension and single storey rear extension and conversion of garage to habitable room
CGPC DECISION Object: The rear and side extensions exceed guidelines

Application No: 07/2015/FUL
Address: 67 Frankland Road Croxley Green Hertfordshire
Application: Conversion of garage to habitable room
CGPC DECISION NGFO

Application No: 07/1813/FUL
Address: The Grove Little Green Lane Croxley Green
Application: Erection of a single storey side extension to Coach House and conversion of Coach House to a two Bed dwelling, alterations to roof of main building including the installation of dormer windows to East and West elevations and conversion of roof space to create additional flat.

CGPC DECISION

Object:

1. The raising of the ridge and eaves height would adversely affect the character and appearance of the Coach House and its relationship to The Grove. As such the proposals fail to either preserve or enhance the character and appearance of the site and wider Conservation Area, and fail to comply with Policies C1 and C12 of the Three Rivers Local Plan 1996-2011.

2. The proposed dormer windows to the west and east elevations by reason of their siting and design would result in an incongruous and obtrusive form of development detrimental to the visual amenities of the area and results in a form of design that fails to either preserve or enhance the character and appearance of the Conservation Area. Furthermore the proposed dormer windows would adversely affect the character and appearance of the Locally Important Building. This fails to comply with Policies C1, C12, GEN 3 and Appendix 2 of the Three Rivers Local Plan 1996-2011.

3. The proposed elevations to the Coach House by reason of design, materials, and horizontal emphasis would result in an incongruous and obtrusive visual appearance that fails to preserve or enhance the character and appearance of the Conservation Area and the Locally Important Building. This fails to comply with Policies C1, C12, GEN 3 and Appendix 2 of the Three Rivers Local Plan 1996-2011.

4. The site is a designated wildlife site for protected species. It has not been demonstrated that the proposed development would not have a significant adverse effect on protected species. The application fails to meet the requirements of Policies N1, N2 and N3 of the Three Rivers Local Plan 1996-2011.

Application No: 07/1610/FUL
Address: 10 Manor Way Croxley Green Hertfordshire
Application: Part demolition of existing bungalow and erection of single storey side and rear extensions and first floor extension to create a two storey dwelling house.

CGPC DECISION

Object:

1. The proposed development appears to be excessive and overbearing and not in keeping with the street scene.

2. Concern is expressed about the possible loss of light to adjacent properties.

APPROVED

Application No: 07/1707/FUL
Address: 5 Byewaters Croxley Green Hertfordshire
Application: Two storey side extension
CGPC DECISION NGFO
TRDC DECISION Approved

Application No: 07/1692/FUL
Address: Siskin House Marlins Meadow Watford Hertfordshire
Application: Change of Use from offices to 3974m² gym and 351m² coffee shop, 194m² management suite and 405m² convenience store incorporating extending floor area to front and inner courtyard extensions
CGPC DECISION NGFO
TRDC DECISION Approved

Application No: 07/1584/CLPD
Address: 40 Links Way Croxley Green Hertfordshire
Application: Certificate of Lawfulness Proposed Use: Loft conversion with hip to gable roof extension, front rooflight and flank window
CGPC DECISION
TRDC DECISION Approved

REFUSED

Application No: 07/1487/FUL
Address: 253 Watford Road Croxley Green Hertfordshire
Application: Demolition of existing car showroom and erection of 43, one and two bedroom apartments in 2, three/four storey blocks with basement car parking.
CGPC DECISION No comment; meeting did not take place
TRDC DECISION Refused

PD695/07 Appeals Against Planning Decisions

Details of an appeal was circulated to Members at the meeting. The appeal relates to:

Application number: 07/0005/FUL

Site: The Grove, Dugdales, Croxley Green, Hertfordshire

Proposed Development: Conversion of loft of main house to flat with two front and three rear dormer windows and rooflights and raising of eaves level and roof of Coach House and changes to fenestration detail to create a two bed residential unit.

DoE Appeal Ref: APP/P1940/A/07/2057042/WF

Appellants name: Veritas (Grove) Ltd

Appeal Start Date: 29 October 2007

This Appeal was made in respect of the above development following a refusal of planning permission by Three Rivers District Council for the following reasons:

1. The raising of the ridge and eaves height would adversely affect the character and appearance of the Coach House and its relationship to The Grove. As such the proposals fail to either preserve or enhance the character and appearance of the site and wider Conservation Area, and fail to comply with Policies C1 and C12 of the Three Rivers Local Plan 1996-2011.

2. The proposed dormer windows to the west and east elevations by reason of their siting and design would result in an incongruous and obtrusive form of development detrimental to the visual amenities of the area and results in a form of design that fails to either preserve or enhance the character and appearance of the Conservation Area. Furthermore the proposed dormer windows would adversely affect the character and appearance of the Locally Important Building. This fails to comply with Policies C1, C12, GEN 3 and Appendix 2 of the Three Rivers Local Plan 1996-2011.

3. The proposed elevations to the Coach House by reason of design, materials, and horizontal emphasis would result in an incongruous and obtrusive visual appearance that fails to preserve or enhance the character and appearance of the Conservation Area and the Locally Important Building. This fails to comply with Policies C1, C12, GEN 3 and Appendix 2 of the Three Rivers Local Plan 1996-2011.

4. The site is a designated wildlife site for protected species. It has not been demonstrated that the proposed development would not have a significant adverse effect on protected species. The application fails to meet the requirements of Policies N1, N2 and N3 of the Three Rivers Local Plan 1996-2011.

This appeal is to be decided on the basis of an exchange of written statements by the parties and a site visit by an Inspector. Any representations are to be made to the Planning Inspectorate by 10 December 2007.

Members did not make comment on this appeal.

PD696/07 Budget 2008/09

The Chairman introduced this item and the Clerk requested that Members submit any budget proposals as soon as possible.

PD697/07 Highways

There were no notifications of works to report.

PD698/07 Closure

There being no further business the Chairman closed the meeting at 8.53pm.