

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON WEDNESDAY 7 NOVEMBER 2012 at 8.00 PM

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

Cllrs Baldwin, Bennett, Getkahn, Isard-Brown, Martin and Wynne-Jones

Voting Members: 7

Members of the Public: 4

The Chairman opened the meeting and proposed that the order of business be changed to deal with a planning application after Representations from the Public. The proposal was agreed.

PD1949/12 Apologies for Absence

Apologies had been received from Cllr Jordan

PD1950/12 Declarations of Interest

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

PD1951/12 Representations from the Public

Representation was made concerning Planning Application 12/1749/FUL, 23A New Road. The resident stated that the proposal would result in parking and access difficulties since on one of the plots the parking was annotated as 'on-plot parking and a garage'. This, the resident stated, would result to cars being manoeuvred to and from the driveway or lead to parking in non-designated areas. In addition, it appeared that the houses are to have 5 bedrooms but only 4 are designated as such.

The resident added that the large houses would result in the gardens being constantly in the shade and there may be issues associated with roots from existing trees. Further concerns were expressed about the positioning of 1st floor windows which would face existing houses in New Road and the effects on the badgers in the area. The resident concluded that whilst a residential development would be better than the existing scaffolding yard, the current proposals were unacceptable but should a development take place, strict management of construction times must be implemented.

PD1952/12 Minutes

Resolved:

- that the Minutes of the meeting held on Wednesday 5 September and Wednesday 19 September 2012 be approved and be signed by the Chairman.

PD1953/12 Matters Arising

PD1933/12; PD1917/12 (TRDC Site Allocation – School Site, Baldwins Lane, Croxley Green). The Clerk was asked whether a planning Officer at TRDC had been invited to attend a meeting. The Clerk explained that indeed an invitation had been extended and accepted by a planning officer to talk about the site allocation process, as required by the resolution from the meeting and Minuted. However, it appeared that a Councillor had spoken with the planning officer and had intimated that something different was required from such a session. The Clerk added that as a result it was concluded to hold in abeyance such a session so that the purpose of the planning officer's visit can be clarified and more appropriate arrangements made.

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

Removal of existing scaffolding yard and creation of residential development of 3 detached properties with roads sewers and all ancillary works

23A New Road Croxley Green Rickmansworth WD3 3EJ

Ref. No: 12/1749/FUL | Received: Fri 14 Sep 2012 | Validated: Fri 19 Oct 2012 | Status: Pending Consideration

Croxley Green Parish Council Decision: OBJECT. There is inadequate vehicular access/egress to support the current proposed development which is considered to be an incongruous and cramped form of development (overdevelopment). Concern is also expressed regarding parking particularly as some parking may fall within the Conservation Area. With any development on the site all rooms should comply with the Parker Morris standard and built to Sustainability Housing Level 6.

Should a development at this site take place at some point strict management of the construction times should be imposed (08.00 – 17.00 weekdays, 08.00 - 13.00 Saturdays with no Sunday or Bank Holiday working).

It is requested that this application be dealt with by the Planning Development Committee.

Retrospective: Installation of a children's play frame

17 Appleby Drive Croxley Green Rickmansworth WD3 3FP

Ref. No: 12/1835/RSP | Received: Wed 26 Sep 2012 | Validated: Wed 17 Oct 2012 | Status: Pending Consideration

Croxley Green Parish Council Decision: OBJECT. The installed play frame by virtue of its height has led to an unacceptable loss of privacy and amenity to the occupiers of adjacent properties.

Change of use of existing caretaker building to commercial use (premises building) with associated extensions and alterations, additional hardstanding and car parking towards entrance, alterations to traffic flow within site including new coach pick up / drop off point

Rickmansworth School Scots Hill Croxley Green Rickmansworth WD3 3AQ

Ref. No: 12/1929/FUL | Received: Tue 09 Oct 2012 | Validated: Tue 23 Oct 2012 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Demolition of existing garage and erection of single and two storey rear and side extensions, front porch single storey extension and loft conversion with Dutch hip roof, rear dormer window and front and rear rooflights (alternative to planning permission 12/0679/FUL)

1 Kenilworth Drive Croxley Green Rickmansworth WD3 3NN

Ref. No: 12/1969/FUL | Received: Fri 12 Oct 2012 | Validated: Thu 18 Oct 2012 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Installation of 2 velux rooflights to rear of roof

8 Woodland Chase Croxley Green Rickmansworth Hertfordshire WD3 3FN

Ref. No: 12/1975/FUL | Received: Mon 15 Oct 2012 | Validated: Fri 19 Oct 2012 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Single and two storey rear extension

34 Copthorne Road Croxley Green Rickmansworth Hertfordshire WD3 4AQ

Ref. No: 12/1995/FUL | Received: Tue 16 Oct 2012 | Validated: Tue 16 Oct 2012 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Loft conversion including side extension to create new gable with Dutch hip and rear rooflights

10 Harvey Road Croxley Green Rickmansworth WD3 3BW

Ref. No: 12/1997/FUL | Received: Wed 17 Oct 2012 | Validated: Wed 17 Oct 2012 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Rear extension with balcony and external access steps (revised scheme to 12/1014/FUL)

24 Oakleigh Drive Croxley Green Rickmansworth Hertfordshire WD3 3EF

Ref. No: 12/2005/FUL | Received: Wed 17 Oct 2012 | Validated: Thu 25 Oct 2012 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

First floor rear extension

7 Ludlow Way Croxley Green Rickmansworth Hertfordshire WD3 3SJ

Ref. No: 12/2009/FUL | Received: Thu 18 Oct 2012 | Validated: Thu 18 Oct 2012 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Single storey rear extension

179 New Road Croxley Green Rickmansworth Hertfordshire WD3 3HB

Ref. No: 12/2010/FUL | Received: Thu 18 Oct 2012 | Validated: Thu 18 Oct 2012 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Single and two storey rear extensions, two storey side extension including first floor Juliette balcony, detached garage and hardstanding

4 Nuttfield Close Croxley Green Rickmansworth WD3 3AT

Ref. No: 12/2019/FUL | Received: Fri 19 Oct 2012 | Validated: Wed 24 Oct 2012 |
Status: Pending Consideration

Croxley Green Parish Council Decision: The development by virtue of its bulk, scale and design would result in an overly large addition to the property.

Construction of new infill to existing ground floor undercroft and conversion to use as habitable accommodation; insertion of new rooflight

13 Rochester Way Croxley Green Rickmansworth WD3 3NE

Ref. No: 12/2022/FUL | Received: Mon 22 Oct 2012 | Validated: Mon 22 Oct 2012 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Part conversion and enlargement of garage (rear/side extension) to form accessible bedroom for a user with special needs

65 Sycamore Road Croxley Green Rickmansworth WD3 3TE

Ref. No: 12/2037/FUL | Received: Thu 25 Oct 2012 | Validated: Mon 05 Nov 2012 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Single storey rear extensions including side/rear conservatory, decking to side and alteration to fenestration detail

18 Dickinson Square Croxley Green Rickmansworth Hertfordshire WD3 3HA

Ref. No: 12/2053/FUL | Received: Wed 24 Oct 2012 | Validated: Mon 29 Oct 2012 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Rear single storey extension with internal alterations, dormer to front elevation at first floor

120 Links Way Croxley Green Rickmansworth Hertfordshire WD3 3RN

Ref. No: 12/2066/FUL | Received: Fri 26 Oct 2012 | Validated: Fri 26 Oct 2012 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Two storey and single storey rear extension. Front porch and alterations to frontage (additional hardstanding).

3 Beechcroft Avenue Croxley Green Rickmansworth Hertfordshire WD3 3EG

Ref. No: 12/2077/FUL | Received: Tue 30 Oct 2012 | Validated: Tue 30 Oct 2012 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO, subject to the development not exceeding the building line and it is in keeping with the street scene.

PD1955/12 Recent Decisions by Three Rivers District Council

APPROVED

Reference No: 12/1447/FUL
Address: 37 Claremont Crescent Croxley Green Rickmansworth
Application: Single storey rear extension and sloping roof to existing rear extension
CGPC Decision: OBJECT - It appears that the property has already been extended and the proposed extension may exceed regulations
TRDC Decision: Approved

Reference No: 12/1592/FUL
Address: 68 New Road Croxley Green Rickmansworth
Application: Single storey rear extension
CGPC Decision: NGFO
TRDC Decision: Approved

Reference No: 12/1671/FUL
Address: 61 Repton Way Croxley Green Rickmansworth
Application: Single storey front and first floor side and rear extension and internal alterations
CGPC Decision: NGFO, subject to officers being satisfied that there is no detrimental light infringements to adjacent properties
TRDC Decision: Approved

Reference No: 12/1707/FUL
Address: 7 Valley Walk Croxley Green Rickmansworth
Application: Rear extension and new roof to existing rear extension
CGPC Decision: NGFO
TRDC Decision: Approved

Reference No: 12/1719/FUL
Address: 23 Sycamore Road Croxley Green Rickmansworth
Application: Conversion of garage to habitable space, installation of a false pitch roof to front elevation and additional hardstanding to frontage
CGPC Decision: NGFO
TRDC Decision: Approved

Reference No: 12/1735/FUL
Address: 52 Watford Road Croxley Green Rickmansworth
Application: First floor rear extension; loft conversion including raise in height of existing ridge, hip to gable extensions to both sides, rear dormer window and front rooflights; and formation of new windows in side elevations
CGPC Decision: OBJECT – the proposed roof alterations would have a detrimental and adverse impact on the character and appearance of the property and street scene
TRDC Decision: Approved

Reference No: 12/1775/FUL
Address: 134 Frankland Road Croxley Green Rickmansworth
Application: Two storey side extension, single and two storey rear extension with rooflights
CGPC Decision: NGFO
TRDC Decision: Approved

REFUSED

None

PD1956/12 Appeals Against Planning Decisions

There were no appeals to note.

PD1957/12 Budgets 2013/14

The Chairman introduced this item and asked the Clerk to elaborate. The Clerk advised that budget submissions should be received as soon as possible and reminded Councillors of the proposals included in the Budget Schedule dated 1 November which was issued to all Councillors on that date.

PD1958/12 Community Plan

The Chairman introduced this item and advised that the steering group have gone through the questionnaire to finalise the wording and the final questionnaire will be presented to Council at their meeting on 29 November.

The Chairman added that it is anticipated that the online questionnaire will be opened on Wednesday 9 January and closed on 30 January with all paper copies being required to be returned by the 30 January 2013 as well.

PD1959/12 Highways

There were no works to report.

PD1960/12 Closure

There being no further business, the Chairman closed the meeting at 9.36pm.