

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON WEDNESDAY 16 APRIL 2008 at 8.00PM

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

Cllrs Bains, Bennett, Hollands and Norman
Voting Members: 5

PD809/08 Apologies for Absence

Apologies were received from Cllrs Brand, Saxon and Seabourne.

PD810/08 Declarations of Interest

It was recommended that Members declare any interests if required during the meeting.

PD811/08 Representations from the Public

There were no members of the public present.

PD812/08 Planning Applications

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

Application No: 08/0648/FUL
Address: Whitestocks Farm Loudwater Lane Loudwater
Application: Demolition of existing dwelling and erection of a two storey detached dwelling with basement level
CGPC Decision NGFO

Application No: 08/0651/CLPD
Address: 16 Harvey Road Croxley Green Hertfordshire
Application: Certificate of Lawfulness Proposed Development: Erection of detached summerhouse to rear of property
CGPC Decision Noted

Application No: 08/0659/FUL
Address: 26 Richmond Way Croxley Green Hertfordshire
Application: Single storey rear and side extension
CGPC Decision NGFO

Cllr Hollands declared an interest in the following application and refrained from the discussion

Application No: 08/0661/FUL
Address: 42 Frankland Road Croxley Green Hertfordshire
Application: Loft conversion with hip to gable roof alteration, rear dormer window and two roof lights to front
CGPC Decision NGFO

Application No: 08/0668/FUL
Address: 52 Sycamore Road Croxley Green Hertfordshire
Application: Single storey rear extension
CGPC Decision NGFO

Application No: 08/0685/CLPD
Address: 13 Frankland Road Croxley Green Hertfordshire
Application: Certificate of Lawfulness Proposed Development: Loft conversion with hip-to-gable roof alteration, rear dormer window and two rooflights to front
CGPC Decision Noted

Application No: 08/0688/CLPD
Address: 46 Windmill Drive Croxley Green Hertfordshire
Application: Certificate of Lawfulness Proposed Development: Single storey rear extension with two rooflights
CGPC Decision Noted

Application No: 08/0694/CLPD
Address: 286 Baldwins Lane Croxley Green Hertfordshire
Application: Certificate of Lawfulness Proposed Development: Loft conversion with two rooflights to front elevation and dormer window to rear elevation
CGPC Decision Noted

Application No: 08/0745/OUT
Address: P H Metals Mill Lane Croxley Green
Application: Outline Application: Demolition of existing buildings and erection of nine linked three storey dwellings, garages access road attendant landscaping
CGPC Decision Object: Mill Lane is a public footpath (number 17) and is an inappropriate site for such a development due to access and egress

Application No: 08/0748/CLPD
Address: 28 Beechcroft Avenue Croxley Green Hertfordshire
Application: Certificate of Lawfulness Proposed Development: Loft conversion with roof alterations including hip to gable conversion with two rooflights to front elevation and dormer window to rear elevation
CGPC Decision Noted

Application No: 08/0785/FUL
Address: 39 Dover Way Croxley Green Hertfordshire
Application: Single storey front, side and rear extension, loft conversion with hip to gable roof alteration, dormer window to front elevation and dormer window to rear elevation
CGPC Decision The plans were not yet available online, therefore this application will be discussed at the next meeting to be held 7 May 2008.

A discussion ensued about Certificate of Lawfulness Proposed Developments (CLPD); the Clerk confirmed to Members that the Parish Council cannot make any comment on these applications other than to note them. The reason for this is that the Three Rivers District Council (TRDC) Planning Officer has to determine whether the application is lawful. The Clerk was asked to contact TRDC to seek current clarification on CLPD's.

[Post meeting note: after a discussion with TRDC's Planning Office 17/04/2008, it was confirmed that the Parish Council can only 'note' these CLPD's. A copy of previously circulated information enclosed for ease of reference.]

APPROVED

Reference No: 08/0264/FUL
Address: 17 Winchester Way Croxley Green Hertfordshire
Application: Two storey front extension and two storey and single storey rear extension with raised rooflight
CGPC DECISION NGFO
TRDC DECISION Approved

Reference No: 08/0297/CLPD
Address: 116 Frankland Road Croxley Green Hertfordshire
Application: Certificate of Lawfulness Proposed Development: Single storey rear extension with two rooflights, reduction of flue height to rear elevation and alteration to south west elevation
CGPC DECISION Noted
TRDC DECISION Approved

Reference No: 08/0316/FUL
Address: 3 Fuller Way Croxley Green Hertfordshire
Application: Two storey and single storey front extension
CGPC DECISION NGFO
TRDC DECISION Approved

Reference No: 08/0317/FUL
Address: 54 Claremont Crescent Croxley Green Hertfordshire
Application: Two storey side and rear extension and single storey rear extension
CGPC DECISION NGFO
TRDC DECISION Approved

APPLICATION NO. 07/1902/FUL
LOCATION 81 Manor Way
PROPOSAL Single storey side/rear extension
DOE APPEAL REF. APP/P1940/A/08/2068221/WF
APPELLANT'S NAME Mr and Mrs D Sinisi
APPEAL START DATE 26/03/2008
TRDC DECISION Refused:
The proposed single storey rear extension would result in a loss of amenity to the adjoining residential property at 79 Manor Way by reason of its siting, design and cumulative depth. This would result in an obtrusive and overbearing form of development leading to a loss of light to the rear garden and amenity space of number 79 Manor Way to the detriment of their residential amenity. This would be contrary to Policy GEN3 and Appendix 2 of the Three Rivers Local Plan 1996-2011.
CGPC DECISION NGFO

PD815/08 Highways

The Clerk referred Members to the Hertfordshire Highways Integrated Works Programme and Third Party Activities, a copy of which was available at the meeting and briefly outlined the items relating to Croxley Green.

PD816/08 Closure

There being no further business, the Chairman closed the meeting at 8.37pm.