

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON WEDNESDAY 18 JULY 2012 at 8.00 PM

Present: Cllr Jordan - In the Chair David Allison - Clerk

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

Voting Members: 7

Public: None

PD1884/12 Apologies for Absence

There were no apologies.

PD1885/12 Declarations of Interest

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

PD1886/12 Representations from the Public

There were no representations made.

PD1887/12 Planning Applications

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

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

290 Watford Road Croxley Green Rickmansworth WD3 3DE

Ref. No: 12/1059/FUL | Received: Tue 29 May 2012 | Validated: Tue 03 Jul 2012 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Single storey rear extension

15 Winton Drive Croxley Green Rickmansworth Hertfordshire WD3 3RF

Ref. No: 12/1230/FUL | Received: Mon 25 Jun 2012 | Validated: Tue 03 Jul 2012 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGO

Two storey side and rear extensions and single storey side and rear extensions

1 Dugdales Croxley Green Rickmansworth Hertfordshire WD3 3JW

Ref. No: 12/1300/FUL | Received: Wed 04 Jul 2012 | Validated: Wed 04 Jul 2012 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

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

101 Kenilworth Drive Croxley Green Rickmansworth Hertfordshire WD3 3NN

Ref. No: 12/1303/FUL | Received: Wed 04 Jul 2012 | Validated: Tue 10 Jul 2012 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

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

263 Baldwins Lane Croxley Green Rickmansworth WD3 3LH

Ref. No: 12/1312/FUL | Received: Fri 06 Jul 2012 | Validated: Fri 06 Jul 2012 | Status:
Pending Consideration

Croxley Green Parish Council Decision: NGFO

Replacement of single storey rear conservatory with new single storey extension,
provision of access to new bedroom in present roof space and construction of new rear
and side dormers and front rooflight, alterations to fenestration (amendment to
12/0612/FUL)

64 Sherborne Way Croxley Green Rickmansworth Hertfordshire WD3 3PG

Ref. No: 12/1345/FUL | Received: Tue 10 Jul 2012 | Validated: Tue 10 Jul 2012 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Renewal of 09/0997/FUL: Amendment to 08/0637/FUL: Loft conversion with front and
rear dormer windows

5 Frankland Road Croxley Green Rickmansworth Hertfordshire WD3 3AS

Ref. No: 12/1376/FUL | Received: Mon 16 Jul 2012 | Validated: Mon 16 Jul 2012 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Single storey front extension

40 Owens Way Croxley Green Rickmansworth Hertfordshire WD3 3PU

Ref. No: 12/1385/FUL | Received: Tue 17 Jul 2012 | Validated: Tue 17 Jul 2012 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

PD1888/12 Recent Decisions by Three Rivers District Council

APPROVED

Reference No: 12/1012/FUL
Address: 309 Baldwins Lane Croxley Green Rickmansworth
Application: Renewal of 09/0524/FUL: Single storey side and rear extension
CGPC Decision: NGFO
TRDC Decision: Approved

Reference No: 12/1014/FUL
Address: 24 Oakleigh Drive Croxley Green Rickmansworth
Application: Rear extension with balcony and external access steps
CGPC Decision: NGFO
TRDC Decision: Approved

Reference No: 12/1032/FUL
Address: Croxley Wood House Lavrock Lane Croxley Hall
Application: Single storey side extension to provide enlarged kitchen/dining/
family room
CGPC Decision: NGFO
TRDC Decision: Approved

Reference No: 12/1091/FUL
Address: 1 New Road Croxley Green Rickmansworth
Application: Replacement porch extension
CGPC Decision: NGFO providing that the proposed development meets
Conservation Area requirements
TRDC Decision: Approved

Reference No: 12/1121/FUL
Address: 25 Dover Way Croxley Green Rickmansworth
Application: Single storey front, side and rear extensions and first floor side
extension
CGPC Decision: NGFO
TRDC Decision: Approved

PD1889/12 Appeals Against Planning Decisions

There were no appeals to note.

PD1890/12 Croxley Rail Link and Public Inquiry

The Chairman introduced this item and asked Cllr Mitchell to give an update. Cllr Mitchell stated that he and Cllr Jordan had attended a pre-Inquiry meeting on 11 July. The Planning Inspector was there with the QC who will be representing HCC was in attendance to discuss procedural matters. This meeting was held early because of the potential disruption from the Olympic Games. Cllr Mitchell reported that 12 working days had been allocated to the Inquiry itself with the first 4 days being the applicant presenting their case and the remaining time would be for others to put their views. Cllrs Mitchell and Jordan made it clear to the Inspector that the Parish Council would like to speak at the Inquiry and it was noted that this would be representations rather than an objection. It was reported that the deadline for submission of proofs of evidence is 11 September and that it should not be more than 1,500 words.

Cllr Mitchell further reported that at the Inquiry the main issues will be closure of the Watford Met Station which is being dealt with in a parallel process and the business case (benefits and disbenefits) of the rail link proposal. If all goes according to plan the Rail link construction would start in 2014 and be completed in 2016.

The Chairman proposed that the following course of action should be taken:

1. P&D 18 July - discuss the content of the proof of evidence that the Council wishes to submit. Drafting can then begin. Discuss who will represent the Council at the Inquiry. It appears that we can question the witnesses and speak.
2. FCM 26 July - briefing for FCM.
3. P&D 1 August is cancelled - urgent planning matters to be referred to P&D committee members and Clerk as necessary.

4. P&D 15 August - considers the draft Proof of Evidence
5. P&D 5 September – Proof of Evidence is signed off and submitted to the Inquiry.

The Chairman reported that the consulting company Mouchel have offered a pre-meeting with the Council which will be arranged in the near future. The Chairman added that the main concern for the Council is the design brief and the impact of the works on local traffic whilst construction takes place.

Resolved

- The Clerk contacts Mouchel to arrange meeting.

PD1891/12 Watford Road Car Parking

The Chairman introduced this item and asked Cllr Getkahn to elaborate. Cllr Getkahn stated that Members would recall that the committee had seen a copy of a draft letter in May that TRDC had intended to circulate to residents of Watford Road in the event the Red House car park was closed by Greene King. Cllr Getkahn added that it appears the draft letter had actually been issued to residents on 22 June and it appears that the Council's comments about including consultation about Permit Parking and extending consultation to New Road residents where there are no current parking restrictions had not been taken into account.

Members of the Committee were bitterly disappointed that their comments were not taken into account.

Resolved

- That the Clerk writes to TRDC expressing their concern and disappointment and resubmits the Committee's views.

PD1892/12 Croxley Green Community Plan

The Chairman introduced this item and said that there was nothing much further she could add to the update provided at the Planning & Development meeting held on 20 June. The Chairman added, however, that the steering group were currently finalising the questionnaire and that the matter of a Neighbourhood Plan by the Council should now be progressed in conjunction with the Community Plan as the two had a symbiotic relationship.

PD1893/12 Highways

It was advised that there were no highways works to note.

PD1894/12 Closure

There being no further business, the Chairman closed the meeting at 9.18pm.