

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON WEDNESDAY 1 APRIL 2009 at 8.00 PM

Present: Cllr Bains - In the Chair Amanda Taft – Minute Taker
Cllrs Bennett, Hollands and Wynne-Jones
Voting Members: 4

PD1065/09 Apologies for Absence

Apologies were received from Cllr Saxon

PD1066/09 Declarations of Interest

The Chairman recommended that any declarations be made throughout the meeting as necessary.

PD1067/09 Representations from the Public

There were no public present.

PD1068/09 Minutes

It was proposed by Cllr Wynne-Jones and seconded by Cllr Hollands that the Minutes of the meetings held on Wednesday 4 March and Wednesday 18 March 2009 be approved as correct. The proposal was agreed and the Chairman signed the minutes.

PD1069/09 Matters Arising

PD1062/09 (Pelican/Puffin Road Crossings). It was asked if there was any further information on this item and Amanda Taft advised that she had spoken to Mr Wooding at Hertfordshire Highways earlier in the day and had been advised that both crossings were on their to-do list, albeit a long way down this list. He added that Highways currently have no funding and are unsure as to when funding will become available. Mr Wooding further added that 'speed and volume' counts had been undertaken at the Watford Road (opposite the Shell petrol station) and this would be correlated with accident data, however, these counts have not yet been undertaken at the Harvey Road crossing. Mr Wooding stated that even if the Parish Council contributes £30,000 (half the cost of the estimated £60,000 for the crossing) they still do not have the necessary funds. Mr Wooding pointed out that the £60,000 was, at this stage, an estimated figure and if there were any complications, this sum could increase three-fold. Amanda Taft requested that Mr Wooding sends this information in writing to the Clerk.

Following this update, Cllr Bennett proposed that the Clerk writes to both District and County Councillors stating that the Parish Council are willing to part-fund the crossing but that Highways do not have the necessary funds to contribute; as residents view this as a priority, where does the Parish Council go from here? This was seconded by Cllr Hollands and the proposal was agreed.

PD1070/09 Planning Applications

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

Application No: 09/0281/FUL
Address: 243 New Road Croxley Green Rickmansworth
Application: Single storey rear extension with rooflights, alterations to fenestration and double garage to rear of site
CGPC Decision: NGFO

Application No: 09/0402/FUL
Address: 12 Dugdales Croxley Green Rickmansworth
Application: Demolition of existing garage and erection of two-storey side and rear extension and single storey front extension
CGPC Decision: NGFO

Certificate of Lawfulness – for Members information only

Application No: 09/0356/CLPD
Address: 44 Warwick Way Croxley Green Rickmansworth
Application: Certificate of Lawfulness Proposed Development: Loft conversion including hip-to-gable roof alteration, rear dormer window and two front rooflights
CGPC Decision: Noted

Application No: 09/0369/CLPD
Address: 22 Malvern Way Croxley Green Rickmansworth
Application: Certificate of use proposed development: Loft conversion with hip-to-gable roof alteration, two front rooflights and rear dormer window.
CGPC Decision: Noted

PD1071/09 Recent Decisions by Three Rivers District Council

APPROVED

Reference No: 09/0073/FUL
Address: Land To The Rear Of Tweedside And Woodlands The Green
Application: Erection of two, detached two storey dwellings with further accommodation in roof space, garages, new access and associated parking and landscaping.
TRDC Decision: Approved
CGPC Decision: NGFO

Reference No: 09/0091/FUL
Address: 47 Watford Road Croxley Green Rickmansworth
Application: Demolition of single storey rear extension and erection of single storey rear/side extension with rooflights
TRDC Decision: Approved
CGPC Decision: NGFO

Reference No: 09/0111/FUL
Address: 57 Copthorne Road Croxley Green Rickmansworth
Application: Proposed alterations to the existing pool area to create a pool complex with alterations to land levels
TRDC Decision: Approved
CGPC Decision: NGFO

Reference No: 09/0127/FUL
Address: 132 Links Way Croxley Green Rickmansworth
Application: Single storey rear extension and rear conservatory
TRDC Decision: Approved
CGPC Decision: NGFO

Reference No: 09/0139/FUL
Address: 28 Oakleigh Drive Croxley Green Rickmansworth
Application: Single storey front, side and rear extensions with rooflights and steps to rear, first floor front and side extension, loft conversion including extension to ridge line, hip to gable roof alteration, rear dormer window and two rooflights to front and enlargement of driveway
TRDC Decision: Approved
CGPC Decision: NGFO

Reference No: 09/0197/FUL
Address: 119 Kenilworth Drive Croxley Green Rickmansworth
Application: Demolition of existing ground floor garage and erection of two storey side and rear extension and single storey rear extension with raised rooflight.
TRDC Decision: Approved
CGPC Decision: NGFO

REFUSED

Reference No: 09/0193/FUL
Address: Applegarth Parrotts Close Croxley Green
Application: Demolition of existing dwelling and garage and erection of three detached two storey dwellings and three detached garages with associated parking, landscaping and amenity provision
TRDC Decision: Refused:
The proposed development fails to comply with saved Policies C1, GEN3 and H14 of the Three Rivers Local Plan 1996 - 2011 which seek to protect the character and residential amenity of existing areas of housing with long or extensive gardens from "backland" or infill development which the Council consider to be inappropriate. The proposal would result in over development of the site which would result in a layout unable to maintain the particular character of the area in terms of the plot size, height and siting which fails to preserve or enhance the character and appearance of the Conservation Area and would have a detrimental impact on the street scene.
CGPC Decision: NGFO

Reference No: 09/0194/CAC
Address: Applegarth Parrotts Close Croxley Green
Application: Conservation Area Consent: Demolition of existing dwelling and garage.
TRDC Decision: Refused:
 In the absence of an acceptable redevelopment scheme for the site the demolition of the existing building would lead to a vacant site with no permitted use or buildings, which would be detrimental to the character and appearance of the Conservation Area. The proposal would therefore be contrary to Policy C6 of the Three Rivers Local Plan 1996-2011.
CGPC Decision: NGFO subject to planning permission being granted

PD1072/09 Appeals Against Planning Decisions

APPLICATION NO. 08/2182/FUL
 LOCATION The Grove, Little Green Lane, Croxley Green, Hertfordshire
 PROPOSAL Creation of flat in roof space with two rooflights to front and side elevations and three rooflights to rear elevation
 DOE APPEAL REF. APP/P1940/A/09/2099706/WF
 APPELLANT'S NAME Veritas (Grove) Ltd
 APPEAL START DATE 16 March 2009
 TRDC DECISION Refused:
 The creation of a flat in the roof space with roof lights 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. This would result in a form of design that fails to either preserve or enhance the character and appearance of the Conservation Area. Furthermore the proposed roof lights 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.
 CGPC DECISION Object: The proposal would result in a cramped development

APPLICATION NO. 08/2183/FUL
 LOCATION The Grove, Little Green Lane, Croxley Green, Hertfordshire
 PROPOSAL Creation of flat in roof space with two rooflights to side elevations and three rooflights to rear elevation
 DOE APPEAL REF. APP/P1940/A/09/2099707/WF
 APPELLANT'S NAME Veritas (Grove Ltd)
 APPEAL START DATE 16 March 2009
 TRDC DECISION Refused:
 The creation of a flat in the roof space with roof lights 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. This would result in a form of design that fails to either preserve or enhance the character and appearance of the Conservation Area. Furthermore the proposed roof lights would adversely affect the character and appearance of the Locally Important Building. This fails to comply with Policies C1, C12, GEN 3

CGPC DECISION

and Appendix 2 of the Three Rivers Local Plan 1996 – 2011.
Object: The proposal would result in a cramped
development

PD1073/09 Three Rivers Local Development Framework (LDF)

Amanda Taft advised Members that the expiry date for the consultation period was the 30th March 2009 and therefore it was too late to submit any comments.

PD1074/09 Highways

Members noted the planned road closures, details of which had been circulated with the Agenda.

PD1075/09 Closure

There being no further business, the Chairman closed the meeting at 8.34pm.