

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON WEDNESDAY 20 FEBRUARY 2008 at 8.00PM

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

Cllrs Bennett and Norman

Voting Members 3

Not Present: Cllrs Brand and Saxon

PD764/08 Apologies for Absence

Apologies were received from Cllrs Hollands, Seabourne and Wynne-Jones.

PD765/08 Declarations of Interest

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

PD766/08 Representations from the Public

There were no members of the public present.

PD767/08 Planning Applications

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

Application No: 08/0111/CLPD
Address: 58 New Road Croxley Green Hertfordshire
Application: CLPD: Single storey rear extension
CGPC Decision Noted

Application No: 08/0125/FUL
Address: Elmcote House The Green Croxley Green
Application: Change of use from Class B1 Office to Class D1 Dental practice
CGPC Decision NGFO

Application No: 08/0231/FUL
Address: R/o143 - 145 New Road Croxley Green Rickmansworth
Application: Conversion of two storey office to two, one bed flats with access on to Community Way
CGPC Decision Object: The only access/egress is via a public car park access road and the development is considered backland development.

Application No: 08/0248/FUL
Address: 124 Watford Road Croxley Green Hertfordshire
Application: Single storey rear extension and loft conversion with roof alterations, dormer to rear elevation and rooflight to front elevation
CGPC Decision NGFO

APPROVED

Application No: 07/2464/FUL
Address: 58 Copthorne Road Croxley Green RICKMANSWORTH
Application: Two storey front, side and rear extension and rear conservatory
CGPC DECISION NGFO
TRDC DECISION Approved

Application No: 07/2594/FUL
Address: Cherry Tree Cottage Copthorne Close Croxley Green
Application: Demolition of existing conservatory and erection of two storey rear extension and rear conservatory
CGPC DECISION NGFO
TRDC DECISION Approved

Application No: 07/2615/FUL
Address: 64 New Road Croxley Green Hertfordshire
Application: Conversion of existing garage into playroom and single storey side extension linking playroom to dwelling
CGPC DECISION NGFO
TRDC DECISION Approved

Application No: 08/0021/CLPD
Address: 37 Ludlow Way Croxley Green Hertfordshire
Application: Certificate of Lawfulness Proposed Development : Demolition of existing conservatory and detached store prior to erection of hip to gable loft conversion with two rooflights to front elevation, dormer window to rear elevation and alteration to fenestration detail
CGPC DECISION Noted
TRDC DECISION Approved

REFUSED

None

APPEAL DECISIONS

Application No: 07/0274/FUL
Address: Land at Tweedside and Woodlands, The Green, Croxley Green
Application: Erection of two, two storey detached dwellings with associated access, drive and parking and two storey rear extension and first floor side extension and detached garage at existing dwelling 'Woodlands'.
CGPC DECISION NGFO on extension to dwelling 'Woodlands'.

OBJECT to additional two houses on the grounds that:

1. Possible damage to existing trees and environment in a scheduled Conservation Area;
 2. Inadequate access & egress for additional two houses on an already developed area and road;
- Backland development detracting from the visual and other amenities of the Conservation Area

TRDC DECISION Permission is refused for the following reason(s):-

1 The proposed development, by reason of the size, bulk, massing and siting of the proposed new dwellings and the removal of trees, would destroy the wooded character of the site, The Green and character of the Croxley Green Conservation Area, contrary to policies C1, H14 and N15 of the Three Rivers Local Plan 1996-2011.

2 The proposed dwelling on Plot 2, by reason of its siting, size, bulk, massing and intrusion into the 45 degree splay line, would result in an overdominant and overbearing development in relation to the neighbouring property, 'Stones', to the south. This would result in a significant loss of light and outlook to the occupiers of this property, to the detriment of their residential amenity, contrary to Policy GEN3 and Appendix 2 of the Three Rivers Local Plan 1996-2011.

3 The proposed development, by reason of the secondary first floor windows serving primary habitable rooms on the southern elevation of both the two storey rear extension to Woodlands and the proposed dwelling on Plot 2, would result in an unacceptable loss of privacy to both Mountshannon and Stones. In particular, the large number of flank windows at Plot 2 would result in a perceived sense of overlooking and an overbearing development in relation to Stones, contrary to Policy GEN3 and Appendix 2 of the Three Rivers Local Plan 1996-2011.

**APPEAL
DECISION**

Appeal dismissed 11/02/2008

PD769/08 Appeals Against Planning Decisions

APPLICATION NO.	07/1218/FUL
LOCATION	Applegarth, Parrotts Close
PROPOSAL	Demolition of existing dwelling and erection of three, two storey detached dwellings and two detached garages and refuse/bin store
DOE APPEAL REF.	APP/P1940/A/08/2065255/WF
APPELLANT'S NAME	Kebbel Country Homes
APPEAL START DATE	05/02/2008
TRDC DECISION	Refused: 1 The proposed development fails to comply with Policies C1, GEN3 and H14, 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 considers to be inappropriate. The proposal would result in overdevelopment 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, the proposed building line moving further forward than the established building line, and a small separation gap between dwellings 1 and 2 which is not representative of the surrounding area, which would result in the visual character and appearance of the area being significantly harmed and a detrimental impact on the street scene. 2 The proposed development fails to comply with Policies C1 and C6 of the Three Rivers Local Plan 1996 – 2011 in

that it would be overly prominent in the street scene, particularly when viewed from the Green, and would cause material harm to the appearance of the Croxley Green Conservation Area, which fails to preserve or enhance the character and appearance of the Conservation Area. The proposal for redevelopment is therefore considered unacceptable.

CGPC DECISION

NGFO

APPLICATION NO.

07/1492/CAC

LOCATION

Applegarth, Parrotts Close

PROPOSAL

Conservation Area Consent: Demolition of existing dwelling

DOE APPEAL REF.

APP/P1940/E/08/2065254/WF

APPELLANT'S NAME

Kebbel Country Homes

APPEAL START DATE

05/02/2008

TRDC DECISION

Refused:

1 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

PD770/08 Street Trees

The Chairman introduced this item and the Clerk reported that he had already created a waiting list for street trees and three people are on this list. After a short discussion, it was agreed that the Clerk contact Three Rivers District Council and Hertfordshire County Council as soon as possible in order that this matter be progressed.

PD771/08 Village of the Year

The Chairman introduced this subject and Members were referred to the copy letter and list of names and addresses that had been circulated with the agenda. It was reported that the Parish Council had already received some very positive replies in response to the letters which were posted towards the end of last week. It was pointed out that the entry form requires a nominee and Members decided to defer this decision until the return of Cllr Wynne-Jones.

The Clerk wished to remind all Councillors through these Minutes that they are encouraged to complete their copy of the entry form which has been previously circulated, in order that all ideas can be assimilated. It was also pointed out that a press release had been issued in the hope that more information may be forthcoming, and to inform local residents about this competition.

PD772/08 Highways

There were no notifications of works to report.

PD773/08 Closure

There being no further business, the Chairman closed the meeting at 8.26pm.