

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON WEDNESDAY 21 JULY 2010 at 8.00PM

Present: Cllr Bennett - In the Chair Amanda Taft – Administrative Assistant
Cllrs Bains, Hollands and Saxon
Voting Members: 4
Public: 2

PD1385/10 Apologies for Absence

Apologies had been received from Cllr Wynne-Jones.

PD1386/10 Declarations of Interest

It was recommended that Members declare any interests if required during the meeting.
The Chairman suggested that for convenience, item PD1391/10 be discussed following the representations from the public.

PD1387/10 Representations from the Public

Representations were made on behalf of the Residents' Association regarding item PD1391/10. It was asked that the Parish Council challenge Three Rivers District Council (TRDC) as the housing targets are unnecessarily high and are not needed and therefore the Green Belt would not need to be impinged upon.

PD1391/10 TRDC Local Development Framework Proposed Core Strategy Submission

The Chairman introduced this item and a Cllr stated that Croxley Green Parish Council Planning and Development Committee were extremely grateful to Croxley Green Residents' Association for their thoughtful and well set out comments concerning the Local Development Framework Plan and would endorse all the comments.

Resolved:

- That the following text be put into a letter to Renato Messere at Three Rivers District Council:

**“Re: Three Rivers Local Development Framework (LDF)
Proposed Submission Core Strategy (June 2010)**

At their meeting last night the Planning and Development Committee of the Parish Council discussed the Local Development Framework Proposed Core Strategy Submission.

Set out below are the views of the Committee. It is understood that comments on the Development Plan Document (DPD) have to be submitted via the Publication Stage Representation Form.

The nature of the form itself is not particularly conducive to the comments/discussion of the Planning and Development Committee on this matter but an endeavour has been made to complete the form on a 'best fit' basis. However, the Planning and Development Committee respectfully request that their comments contained below are read in conjunction with the information given on the form. A reciprocal cross reference is also made on the form to this letter.

Comments - Core Strategy Proposed Submission

The Planning and Development Committee does not believe this document to be sound

as the evidence based research used in the document does not appear to be borne out by facts.

The Planning and Development Committee is similarly concerned that the strategy does not seem to offer any form of protection for the Green Belt around Croxley Green, designated by TRDC, under their own terms, a 'Key Centre'.

Some sweeping statements are made and the strategy seems determined to condemn Croxley, in the future, to become simply an urban conurbation of Watford or Rickmansworth with no character or community of its own.

The Planning and Development Committee fully understands the need for sympathetic development within communities and has exercised its discretion over these developments for the good of the community. Now we believe that over the last ten years, Croxley has provided all the major developments that it can sustain.

Byewaters, Cherry Croft, Magisters Lodge, The Duke of York pub on the Watford Road, Woodland Chase, the site at the top of Scots Hill, Durrants OMT, numerous backland developments on The Green, flats on the site of the car showroom by the Harvester restaurant and other developments, shows Croxley's willingness to shoulder its part of the housing burden. These developments have, or will, increase the housing stock of Croxley by well over 500 units, but TRDC and Hertfordshire County Council have consistently forgotten to increase the infrastructure of Croxley accordingly.

Nothing within the document changes the status quo other than increasing the possibility of even more housing appearing on the precious Green Belt sites surrounding our community.

It implies that it will be acceptable in certain circumstances to develop the small strips of Green Belt around Key Centres, thence making them into extensions of local towns, in Croxley's case Rickmansworth and Watford and yet seems to reject any significant development on larger areas around smaller communities.

Looking into the future therefore, smaller communities will continue to remain small with only limited development and limited potential to increase their retail, service and other sectors and, as we have seen all over the country, these small rural communities will die because of this lack of development, lack of housing provision for local people and associated lack of opportunity and service provision.

The statement concerning our shopping areas is also of concern. Croxley Green has many local shopping frontages; Watford Road, Baldwins Lane (East and West shops), New Road, The Green and Scots Hill, but the document only mentions the 'local shopping centre'. Where is this and how was it assessed?

We would ask that all of Croxley's shopping frontages are protected and treated in the same way as Abbots Langley, Chorleywood and South Oxhey.

Although Croxley is seen as a 'Key Centre' because of its population, the documents fail to mention the future services needed to maintain this population or cater for any growth. We believe the document to be parochial in its vision.

The Strategy is flawed, therefore unsound, in that it focuses almost exclusively on the provision of more houses and other developments and does not take account of recent Central Government policy changes regarding housing quotas, as an example. The continuing commitment to a cycle way from the station to Byewaters is laudable but this is inconsequential to the lack of other essential infrastructure measures that are required in Croxley Green to support its existing population, let alone to cater for any potential increases.

We believe, together with the Croxley Green Residents' Association that the document is not 'sound' or 'lawfully compliant'.

It is narrow in its vision and should look at growth and opportunity around the smaller communities within TRDC, making them into viable, vibrant and new 'key centres' rather

than appearing to concentrate on growing already larger communities into extensions of the main towns within TRDC.

The Planning and Development Committee disagrees with the document indicating that Croxley Green is not a Village. It may be larger than Sarratt or Bedmond by population statistics but nevertheless, many within the community understand that Croxley is a Village, should continue to be classified as such by our District Council and be afforded the same protection as other villages within the District.

We wish to see our Green Belt areas protected, Parish and District Councillors being able to make sound, positive, informed and democratic decisions about development without having our hands tied behind our backs by policies and guidance that take decision making away from communities and go against the wants and needs of the local people to whom we are accountable.

Yours sincerely”

The members of public left the meeting at this point.

PD1388/10 Planning Applications

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

- Application No:** 10/1084/FUL
Address: 43 Copthorne Road Croxley Green Rickmansworth
Application: Demolition of existing two-storey detached house and replacement with a detached two-storey house with attached double garage.
CGPC Decision: NGFO
- Application No:** 10/1253/FUL
Address: 87 Barton Way Croxley Green Rickmansworth
Application: Demolition of existing garage and erection of two storey side extension and single storey front and rear extensions
CGPC Decision: NGFO
- Application No:** 10/1289/FUL
Address: 6 Oakleigh Drive Croxley Green Rickmansworth
Application: Demolition of existing conservatory and erection of new rear extension at ground and lower ground floor levels
CGPC Decision: NGFO

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

- Application No:** 10/1322/FUL
Address: 94 Frankland Road Croxley Green Rickmansworth
Application: Single-storey side and rear extension, loft conversion with hip-to-gable roof alteration, rear and front dormer windows
CGPC Decision: NGFO
- Application No:** 10/1351/FUL
Address: 65 Frankland Road Croxley Green Rickmansworth
Application: Two-storey side extension, single-storey rear extension, alterations, loft conversion with rear dormer window and rooflights to front and rear elevations.
CGPC Decision: NGFO

Certificate of Lawfulness – for Members information only

Application No: 10/1296/CLPD
Address: 40 Dickinson Square Croxley Green Rickmansworth
Application: Single storey rear extension under a pitched roof
CGPC Decision: Noted

Application No: 10/1324/CLPD
Address: 33 Ludlow Way Croxley Green Rickmansworth
Application: Certificate of Lawfulness Proposed Development: Loft conversion with rear dormer
CGPC Decision: Noted

PD1389/10 Recent Decisions by Three Rivers District Council

APPROVED

Reference No: 10/0488/CLPD
Address: 49 Springfield Close Croxley Green Rickmansworth
Application: Certificate of Lawfulness Proposed Development: Front porch
CGPC Decision: Noted
TRDC Decision: Approved

Reference No: 10/0791/FUL
Address: 38 Bateman Road Croxley Green Rickmansworth
Application: Single-storey rear extension
CGPC Decision: NGFO
TRDC Decision: Approved

Reference No: 10/0886/CLED
Address: 19 The Green Croxley Green Rickmansworth
Application: Certificate of Lawfulness Existing Use: Conversion of garage into habitable room
CGPC Decision: Noted
TRDC Decision: Approved

Reference No: 10/0900/FUL
Address: 8 Cherry Croft Croxley Green Rickmansworth
Application: Single storey side/rear extension to provide a bedroom and wet room for a disabled person
CGPC Decision: NGFO
TRDC Decision: Approved

Reference No: 10/0922/RSP
Address: 123 Frankland Road Croxley Green Rickmansworth
Application: Retrospective application: Retention of rebuilt single storey rear extension. Retention of loft extension and single storey side extension.
CGPC Decision: NGFO
TRDC Decision: Approved

Reference No: 10/0927/FUL
Address: 23 Winchester Way Croxley Green Rickmansworth
Application: Single / Double storey rear extension, single storey side extension
CGPC Decision: NGFO
TRDC Decision: Approved

Reference No: 10/0978/CLPD
Address: 89 Baldwins Lane Croxley Green Rickmansworth
Application: Certificate of Lawfulness Proposed Development: Conversion of existing garage into habitable space adjoining the side of the main building, extend existing garage front and rear in line with the main building elevation, removal of rear conservatory to provide new timber decking
CGPC Decision: Noted
TRDC Decision: Approved

Reference No: 10/1114/FUL
Address: 158 Links Way Croxley Green Rickmansworth
Application: Single-storey rear extension
CGPC Decision: NGFO
TRDC Decision: Approved

PD1390/10 Appeals Against Planning Decisions

There were no appeals to note.

PD1391/10 TRDC Local Development Framework Proposed Core Strategy Submission

This item was discussed earlier in the meeting after item PD1387/10.

PD1392/10 Highways

The supplements of Highways works available at the meeting were noted and there were no objections.

PD1393/10 Closure

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