

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON WEDNESDAY 21 MARCH 2012 at 8.00 PM

Present: Cllr Wynne-Jones - In the Chair David Allison – Clerk to the Council

Cllrs Baldwin, Bennett, Isard-Brown, Jordan, Martin, and Mitchell

Voting Members: 7

In Attendance: Cllr Getkahn

PD1800/12 Apologies for Absence

There were no apologies to note

PD1801/12 Declarations of Interest

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

PD1802/12 Representations from the Public

There were no public present.

PD1803/12 Planning Applications

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

[Rear conservatory](#)

92 Links Way Croxley Green Rickmansworth Hertfordshire WD3 3RN

Ref. No: 12/0230/FUL | Received: Fri 03 Feb 2012 | Validated: Mon 05 Mar 2012 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[First floor side and rear extension over existing single storey extension](#)

49 Barton Way Croxley Green Rickmansworth Hertfordshire WD3 3PA

Ref. No: 12/0335/FUL | Received: Sun 19 Feb 2012 | Validated: Tue 28 Feb 2012 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[First floor rear extension, new clear glazed and opening side window to existing bedroom, take down old back chimney to first floor level](#)

4 Ludlow Way Croxley Green Rickmansworth Hertfordshire WD3 3SH

Ref. No: 12/0342/FUL | Received: Mon 20 Feb 2012 | Validated: Tue 06 Mar 2012 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Installation of two velux windows to rear of roof](#)

2 Woodland Chase Croxley Green Rickmansworth Hertfordshire WD3 3FN

Ref. No: 12/0384/FUL | Received: Fri 24 Feb 2012 | Validated: Tue 06 Mar 2012 |

Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Demolition of existing garage and erection of single storey front extension, two storey side extension and part single, part two storey rear extension.](#)

1 Kenilworth Drive Croxley Green Rickmansworth Hertfordshire WD3 3NN

Ref. No: 12/0389/FUL | Received: Mon 27 Feb 2012 | Validated: Thu 08 Mar 2012 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Single storey rear extension to outbuilding](#)

38 Copthorne Road Croxley Green Rickmansworth Hertfordshire WD3 4AQ

Ref. No: 12/0415/FUL | Received: Wed 29 Feb 2012 | Validated: Wed 29 Feb 2012 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Proposed replacement roof to conservatory](#)

7 Hazelwood Road Croxley Green Rickmansworth WD3 3EA

Ref. No: 12/0457/FUL | Received: Wed 07 Mar 2012 | Validated: Wed 07 Mar 2012 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

PD1804/12 [Recent Decisions by Three Rivers District Council](#)

APPROVED

Reference No: 12/0077/FUL
Address: 26 Gonville Avenue Croxley Green Rickmansworth
Application: Single storey side and rear extension with crown roof, porch to main entrance (front aspect)
CGPC Decision: NGFO
TRDC Decision: Approved

REFUSED

Reference No: 11/2634/FUL
Address: 23A New Road And Land At Sundial Cottage The Green Croxley Green
Application: Demolition of existing outbuilding, removal of existing scaffolding yard and creation of residential development of 5 detached properties with roads sewers and all ancillary works
CGPC Decision: Croxley Green Parish Council Decision: Objects very strongly on the grounds that: The proposed development fails to comply with the policies in that it would be overly prominent in the street scene, particularly when viewed from the Green and Stones Orchard and would cause material harm to the appearance of the Croxley Green Conservation Area in that it fails to preserve or enhance the character and appearance of the Conservation Area. The excessive size, bulk (of each property) and prominent siting in relation to those properties adjacent to the development and would

be unduly obtrusive, overbearing and result in overlooking of the neighbouring properties. This would be detrimental to the visual and residential amenities of the existing occupiers. The design would form an incongruous and cramped form of development, to the detriment of the character of the surrounding area. The proposed development by virtue of the siting and scale would lead to an unacceptable loss of privacy and amenity to the neighbouring properties. The proposed development fails to comply with the policies which set out to protect from infill development and would result in overdevelopment of the site. There appears to be inadequate provision for space within the site for parking and maneuvering of vehicles. The long and narrow access would not be easily accessible to service vehicles and there is inadequate vehicular access/egress to the development and the surrounding residential roads and not suitable for the increase in the volume of traffic created by the development. Following an Appeal, which was dismissed by the Planning Inspectorate we feel the same issues still stand. The Parish Council requests that this application is put before TRDC's Planning Committee and that we are notified of the date of the meeting.

TRDC Decision:

Refused:

1 The proposed scheme, by reason of the excessive building footprint to plot size ratio, bulk and scale of the dwellings including crown roofs, poor parking layout and inadequate parking provision, would result in overdevelopment of the site and give rise to a cramped form of development, as well as the loss of historic features. This would be to the detriment of the character and appearance of the locality, including the open character and appearance of Croxley Green Conservation Area, contrary to Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011) and Saved Policies H14, C1, T8, GEN3 and Appendices 2 and 3 of the Three Rivers Local Plan 1996-2011.

2 The proposed development fails to meet the requirements of Policy CP4 of the Core Strategy (adopted October 2011) and SPD: Affordable Housing (approved June 2011) in that the scheme is for market dwellings and no contribution has been made towards the provision of affordable housing.

3 The proposed development would result in a significant increase in demand for education, libraries, childcare facilities, youth facilities, open space/children's play space and sustainable transport provision in the area. There is currently a shortage of these facilities in the area. The proposed development would exacerbate this situation and in the absence of an agreement under the provisions of Section 106 of Town and Country Planning Act 1990 fails to recognise the impact of the development upon these services. The application therefore fails to meet the requirements of Policies PSP2, CP1, CP8 and CP10 of the Core Strategy (adopted October 2011), Policies T7 and L10 of the Three Rivers Local Plan 1996 – 2011 and SPD: Open Space, Amenity and Children's Playspace (adopted December 2007)

4 The proposed development, by reason of the proximity of the dwelling and associated hardstanding on plot 5, would further encroach into the Root Protection Area of the protected Sycamore tree. The proposed layout is also likely to result in future pressure for tree works. This would be to the detriment of the health and

longevity of the tree, ultimately leading to its premature demise, contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Saved Policy N15 of the Three Rivers Local Plan 1996-2011.

5 It has not been demonstrated that any sustainable / renewable energy measures would be incorporated into the scheme, resulting in an unsustainable development contrary to Policy CP1 of the Core Strategy (adopted October 2011) and SPD: Sustainable Communities (adopted December 2007).

PD1805/12 Appeals Against Planning Decisions

There were no Appeals to note.

PD1806/12 Part-time streetlights in New Road

The Chairman introduced this item and asked Cllr Getkahn to elaborate. Cllr Getkahn referred to his supporting paper and said the part-time street lighting had created an unsafe environment for pedestrians. He continued that pedestrians should not have to feel threatened to walk in Croxley particularly when they have come from the station late at night faced with people coming out of the public houses. Cllr Getkahn considered that as the Council had previously debated that the lights should stay on until at least the late night and early morning tube times.

Another Councillor said that the HCC policy was quite forthright and they appear that they will not consider any changes for at least 12 months. It was further stated that the Council had previously objected to this situation but the Council's views were ignored. It was also stated that the matter of part night street lighting should not be restricted to New Road as there are others areas that need to be taken into account. It was recognized that there were economic and environmental issues that need to be borne in mind when considering this matter.

It was pointed out that HCC had introduced the part night lighting without consultation and have given no public explanation to residents as to what and why this was being introduced.

It was stated that an article has been written for inclusion in the forthcoming Parish Pump magazine which will invite residents to contact the Council with their views on this matter.

Further discussion ensued.

Resolved:

- That the Committee recommend to Council that the Council writes to HCC that the lighting in New Road be re-instated immediately;
- That the Council points out its concern about the policy and its implementation which could be considered negligent;
- That the Council requests a copy of the Risk Assessment and supporting statistics and request details of the potential cost savings within Croxley Green, the cost of implementing the scheme and request what alternative options were considered.

PD1807/12 Highways

There were no highways works to note.

PD1808/12 Closure

There being no further business, the Chairman closed the meeting at 8.54pm.