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Community Way
Croxley Green
Rickmansworth
Hertfordshire WD3 3SU

MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON THURSDAY 2 August 2018 at 8.00 PM

Present: Cllr Mitchell - In the Chair David Allison – Clerk to the Council
Cllr Bains, Baldwin, Gallagher, Hobbs, Hollands & Wallington

Voting Members: 7

Not Present: Cllr Bains

PD3208/18 Apologies for Absence

No apologies were received.

PD3209/18 Declarations of Interest

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

PD3210/18 Representations from the Public

There were no public present at the meeting.

PD3211/18 Highways and Road Safety

The Chairman introduced this item and asked the Clerk to elaborate.

The Clerk advised that no matters regarding road safety had been formally brought to his attention.

PD3212/18 Minutes

Resolved:

- That the minutes of the meetings held on Thursday 7 June, 5 July and 19 July 2018 are approved and be signed by the Chairman.

PD3213/18 Matters Arising

There were no matters arising.

PD3214/18 Planning Applications

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

Pre-application: Conversion of first floor and roof space to form two self contained flats

129 - 131 New Road Croxley Green Hertfordshire

Ref. No: 18/1447/PREAPP Received: Tue 10 Jul 2018 Validated: Mon 16 Jul 2018

Croxley Green Parish Council Decision: NGFO

Part single, part two storey front, side and rear extension

Planning Application

31 Kenilworth Drive Croxley Green Rickmansworth Hertfordshire WD3 3NN

Ref. No: 18/1318/FUL | Received: Fri 22 Jun 2018 | Validated: Fri 22 Jun 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Single storey side extension, alterations to fenestration detail and provision of picket fencing to front of extension

17 Appleby Drive Croxley Green WD3 3FP

Ref. No: 18/1489/FUL | Received: Tue 17 Jul 2018 | Validated: Mon 23 Jul 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Part single, part two storey rear extension, loft conversion including hip to gable extension, rear dormer and front rooflights and change of use of dwelling (Class C3) to six bedroom House of Multiple Occupation (Class C4) with parking to rear.

304 Watford Road Croxley Green Rickmansworth Hertfordshire WD3 3DE

Ref. No: 18/1364/FUL | Received: Thu 28 Jun 2018 | Validated: Mon 23 Jul 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: OBJECT. It is considered that the rear extension is excessive and the proposed development forms an overdevelopment of the site. Concern is expressed in respect of car parking and the potential number of cars given the multiple occupation envisaged particularly regarding access to the rear which may be restricted by the excessively sized rear extension.

The Parish Council wish this application to be considered by the TRDC Planning Committee.

Outline Application: Demolition of offices and erection of new development of 33 flats with underground parking (matters of appearance, landscaping and scale reserved)

Scotsbridge House Scots Hill Croxley Green Rickmansworth Hertfordshire WD3 3BB

Ref. No: 18/1110/OUT | Received: Fri 25 May 2018 | Validated: Thu 07 Jun 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Conversion of garage to habitable accommodation, alterations to existing roof form of garage and single storey rear extension.

17 Kenilworth Drive Croxley Green WD3 3NN

Ref. No: 18/1488/FUL | Received: Tue 17 Jul 2018 | Validated: Mon 23 Jul 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Two storey front extension

76 Barton Way Croxley Green WD3 3QA

Ref. No: 18/1545/FUL | Received: Thu 26 Jul 2018 | Validated: Thu 26 Jul 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Joint application: Single storey rear extensions, installation of a flue at 79 Evensyde and first floor side extension to no.77 Evensyde

77 And 79 Evensyde Watford WD18 8WN

Ref. No: 18/1419/FUL | Received: Thu 05 Jul 2018 | Validated: Thu 26 Jul 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Members Noted the following Applications:

Certificate of Lawfulness Proposed Development: Loft conversion and alterations to roof including rear dormer and front rooflights

20 Winton Crescent Croxley Green Rickmansworth Hertfordshire WD3 3QX

Ref. No: 18/1264/CLPD | Received: Fri 15 Jun 2018 | Validated: Fri 15 Jun 2018 | Status: Pending Consideration

Certificate of Lawfulness Proposed Development: Conversion of garage into habitable accommodation, new roof over side extension and loft conversion including hip to gable extension, rear dormer and front rooflights

215 Baldwins Lane Croxley Green WD3 3LH

Ref. No: 18/1185/CLPD | Received: Wed 06 Jun 2018 | Validated: Thu 05 Jul 2018 | Status: Pending Consideration

PD3215/18 Recent Decisions by Thee Rivers District Council

Approved

Application: Single-storey front infill extension; conversion of garage to habitable accommodation and alterations to fenestration detail.

Address: 104 Baldwins Lane Croxley Green Rickmansworth

Application No: 18/1292/FUL

CGPC Decision : NGFO

Application: Variation of Condition 3 (Opening Hours) and 6 (Use of Machinery)

pursuant to application 07/0624/FUL (Change from Retail (A1) to (A5) Take Away) to extend opening hours on Fridays and Saturdays

Address: 202A Watford Road Croxley Green Rickmansworth

Application No: 18/1089/FUL

CGPC Decision : NGFO

Application: Two storey front and rear extensions and single storey side and rear

extensions

Address: 43 Fuller Way Croxley Green WD3 3PL

Application No: 18/1164/FUL

CGPC Decision : NGFO

Application: Single storey and two storey rear extension and alterations to front entrance porch.
Address: The White House 16 Lancing Way Croxley Green
Application No: 18/1193/FUL
CGPC Decision: Croxley Green Parish Council asks that this application is considered in tandem with application number 18/1195/FUL. As they relate to the same property we feel that the combination of these applications results in the over-development of the property.

Application: Demolition of existing outbuilding and construction of single storey detached annexe ancillary to the use of the existing house.
Address: The White House 16 Lancing Way Croxley Green
Application No: 18/1195/FUL
CGPC Decision: Croxley Green Parish Council objects to this application for the following reasons:

The construction will result in a huge loss of light for neighbouring properties.
The construction will result in a serious loss of privacy for residents in neighbouring properties.
The application will exacerbate existing drainage and sewer problems in the area.
The Parish Council are extremely concerned that this construction will be used as a habitable dwelling which in time will become completely separated from 16 Lancing Way. If approved the application will result in a highly unwanted precedent being set for Croxley Green.
The Parish Council objects fully and in the strongest possible terms to this development.
We must insist that this application is considered at the Three Rivers District Council Planning Committee meeting.

Application: Two storey rear extension
Address: 4 Dugdales Croxley Green WD3 3JW
Application No: 18/1152/FUL
CGPC Decision : NGFO

Application: Single storey rear extension and single storey front extension
Address: 125 Frankland Road Croxley Green WD3 3AS
Application No: 18/0953/FUL
CGPC Decision : NGFO

Application: Demolition of existing ground floor rear and conservatory and construction of replacement single storey rear extension
Address: 43 Dickinson Square Croxley Green WD3 3EY
Application No: 18/1050/FUL
CGPC Decision : NGFO

Application: Retrospective: Retention of TV aerial.
Address: 7 Claremont Crescent Croxley Green WD3 3QP
Application No: 18/1210/RSP
CGPC Decision : NGFO

Application: Part retrospective: Single storey rear extension with raised platform to rear
Address: 40 Hazelwood Road Croxley Green WD3 3EB
Application No: 18/1102/RSP
CGPC Decision : NGFO

REFUSED

Application: Listed Building Consent: Replacement windows
Address: York House School Sarratt Road Croxley Green
Application No: 18/1113/LBC – see attached

PD3216/18 Appeals Against Planning Decisions

The Clerk advised that notification of one appeal had been received in respect of an appeal against a TRDC Enforcement Notice – see attached.

PD3217/18 P&D Budget 2018/19

Members were made aware of the latest updates regarding P&D Budget items for the current year – see attached.

PD3218/18 Closure

There being no further business, the Chairman closed the meeting at 9:13pm.

Croxley Green Parish Council
Community Way
Croxley Green
Herts
WD3 3SU

My Ref : 17/0062/ENFNOT
Your Ref :
Date : 20th July 2018
Contact : Mr M Roberts
Extension : 7335
Department : Community &
Environmental Services

RE: Town and Country Planning Act 1990 (As amended) Section 174

Site: 17 Yorke Road, Croxley Green, Rickmansworth, Herts WD3 3DW
Development the subject of Enforcement Notice: See alleged breaches below
PINS Appeal Ref: APP/P1940/C/17/3187413
Appellant's Name(s): Mrs C M O'Keeffe

Dear Sir/Madam,

I am writing to let you know that an appeal has been made to the Secretary of State against an Enforcement Notice issued by the Council relating to the above site. The alleged breach of planning control is:-

Without planning permission the erection of a rear roof extension at second floor level of dwelling house at 17 Yorke Road. Croxley Green

The required remedy for the breach is to:-

- 1) Demolish the rear roof extension above the original flat roof (as shown hatched in red and marked ' Section/Elevation A-A proposed' on attached drawing No. 15/56/01)
- 2) Following compliance with requirement 1 above, remove from the land all debris and waste materials resulting from this requirement.

Time for compliance: SIX MONTHS from date this Notice takes effect.

This Notice takes effect on 23rd October 2017, unless an appeal is made against it beforehand.

Appellants may appeal under the following grounds:-

- (a) that, in respect of any breach of planning control which may be constituted by the matters stated in the notice, planning permission ought to be granted or, as the case may be, the condition or limitation concerned ought to be discharged;
- (b) that those matters have not occurred;
- (c) that those matters (if they occurred) do not constitute a breach of planning control;

- (d) that, at the date when the notice was issued, no enforcement action could be taken in respect of any breach of planning control which may be constituted by those matters;
- (e) that copies of the enforcement notice were not served as required by section 172;
- (f) that the steps required by the notice to be taken, or the activities required by the notice to cease, exceed what is necessary to remedy any breach of planning control which may constitute by those matters, as the case may be, to remedy any injury to amenity which has been caused by any such breach;
- (g) that any period specified in the notice in accordance with section 173(9) falls short of what should reasonably be allowed;

The appellant has appealed under grounds A, C and G.

The reason/s for issuing this notice is/are:-

- 1) It appears to the Council that the above breach of planning control has occurred within the last four years. The rear roof extension was substantially completed less than four years ago.
- 2) The Council does not consider that the rear roof extension has the benefit of planning permission by virtue of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) ('GPDO'). The Council considers that the rear roof extension constitutes an extension to the first floor of the dwelling house and is more than an 'addition or alteration to the roof' (Class B). Accordingly the lawfulness of the development must be assessed against the requirements of both Classes A and B of Schedule 2 Part 1 of the GPDO.

Part 1 Class A1(d) of Schedule 2 to the GPDO states that development would not be permitted if 'the height of the eaves of the part of the dwelling house enlarged, improved or altered would exceed the height of the eaves of the existing dwelling house.' The rear roof extension fails to comply.

Part 1 Class A1(i) of Schedule 2 to the GPDO states that development is not permitted if 'the enlarged part of the dwelling house would be within 2 metres of the boundary of the curtilage of the dwelling house, and the height of the eaves of the enlarged part would exceed 3 metres.' The rear roof extension fails to comply.

The Council does not consider that express planning permission should be granted, because planning conditions could not overcome the objections to the development. The rear roof extension above the original flat roof of the dwelling house, by virtue of its elevated siting and design, results in an incongruous, unneighbourly form of development, that is both unduly prominent and out of character with regard to the local context and fails to conserve or enhance the quality and character of the area. The development therefore fails to comply with Policy CP1 and CP12 of the Core Strategy and Policy DM1 and Appendix 2 of the Development Management Policies LDD.

The Enforcement Notice Appeal is to be decided by way of Written Representations. **If you wish to make any comments on these matters or request a copy of the appeal decision letter you should write to the Planning Inspectorate, Room 3E, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, quoting the reference number APP/P1940/C/17/3187413. Any comments you make will be made known to the Appellant. Please make sure you send the Planning Inspectorate 3 copies of any correspondence you send.**

Please note the Planning Inspectorate will not acknowledge your letter unless you specifically ask them to do so. They will, however, ensure that your letter is passed on to the Inspector dealing with the appeal. Please ensure that any representations which you wish to make on this appeal are received by the Planning Inspectorate by **28 August 2018** otherwise there is a risk that your representations will not be considered.

Should you require any further information regarding this appeal you are invited to inspect the Council's Statement of Case and the Appellant's full grounds for appeal which will be available for inspection at the offices of the Director of Community and Environmental Services, Three Rivers House, Northway, Rickmansworth, Hertfordshire, WD3 1RL, during normal office hours. It would be advisable to check that the Council's Statement is ready before you come to inspect, although if it is not ready you should not delay the submission of your representations to the Secretary of State.

Please note a copy of the Inspector's decision letter will only be sent to those who ask the Planning Inspectorate for one.

Yours faithfully,

M Roberts

Mr M Roberts
Development Control Officer.

((4/4))

**THREE RIVERS DISTRICT COUNCIL
PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990: SECTION 10
REFUSAL OF LISTED BUILDING CONSENT**

To: F J Thompson And Co On behalf of York House School
Old Kings Arms
30 Church Street
Rickmansworth
Hertfordshire
WD3 1DJ

Site : **York House School Sarratt Road Croxley Green**

Proposed Listed Building Consent: Replacement windows
Development :

Ref No : 18/1113/LBC

Date Received Valid : 5 June 2018

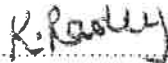
In pursuance of its powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council as Local Planning Authority hereby **REFUSES LISTED BUILDING CONSENT** for the works proposed by you and described in your application as set out above and shown on plan numbers: **Plan Nos: 3753/1, 3753/2, 418.35.08, 418.35.09** accompanying the application.

Consent is refused for the following reasons:

- 1 The proposal would harm the significance of the Grade II* Listed Building. It has not been demonstrated that the existing windows, which make a significant contribution to the merits of the Grade II* Listed Building could be restored rather than replaced. Furthermore, no evidence has been submitted demonstrating that replacing the windows would be of a public benefit that would outweigh the harm to the heritage asset of significance. The development would therefore be contrary to Policy CP12 of the Core Strategy (adopted October 2011) and Policy DM3 of the Development Management Policies LDD (adopted July 2013).

Dated: 27 July 2018

Signed



Kimberley Rowley
Head of Regulatory Services
On behalf of
Director of Community & Environmental Services,
Three Rivers District Council, Three Rivers House, Northway, Rickmansworth, Herts WD3 1RL

(See accompanying notes)

PD3217/18 – P&D Budget 2018/19

Line	Item	Current position	Action	Current Budget Provision (£)
4042	Equipment maintenance	Historic item allows for miscellaneous equipment maintenance – for example a salt spreader for spreading salt on footways.	None planned	0
4043	Salt bins and salt	Croxley looks after a number of salt bins which are available for residents to spread salt on public footways or the roads, by hand. Not intended for private use on driveways, etc. Parish “owns” some of the bins, others provided by Herts CC (?) Herts CC resupplies the bins, also provides a stockpile which is at the Parish Offices (bagged)	Check & clean out bins & restock before next winter	500
4047	Footpaths	Twenty six public footpaths on the list. Recorded on a spreadsheet by length, and on definitive Parish map (online) Number of other footways (called “pavements”) adjacent to roads, maintained by Herts CC Number of other footways on private land within developments, some maintained by Herts CC, some maintained by TRDC. If work is carried out on the Right of Way footpaths, done by Herts CC RoW contractors & refunded to the PC.	Review condition and agree programme of works for 2018-19. <i>Rangers to check footpaths when around the village and carry out works when needed.</i>	1000

Line	Item	Current position	Action	Current Budget Provision (£)
4056	Street Trees	<p>Steve Drury (Herts CC & TRDC councillor) has some funding in locality budget but no one has come back to the Parish Council to request trees.</p> <p>S96 of the Highways Act can be used to delegate powers to PC, but not so far.</p> <p>Need a programme to install and maintain street trees. PC does already maintain some replacement trees (e.g. on Dover Way)</p>	<p>Develop a programme for 2018-19 (Cllr Wallington)</p> <p><i>CGPC still awaiting a response from the Highways Liaison Officer regarding planting new trees during the autumn planting season.</i></p>	2000
4702	Community Bus	<p>Information published on website under http://www.croxleygreen-pc.gov.uk/index.php/information/travel-home/parish-bus-service</p>	None planned (?)	6900
	Road Safety Works	Moribund (?)	None planned (?)	0
4965	Neighbourhood Plan	<p>Working Group led by Cllr Chris Mitchell</p> <p>Information published on website under http://www.croxleygreen-pc.gov.uk/index.php/information/planning-development/neighbourhood-plan</p>	<p>TRDC have completed their Consultation and Parish Council have replied to TRDC in respect of comments made via the consultation.</p>	2000
4965	Community Plan publication	<p>Working Group wound up Feb 2017</p> <p>Being taken forward as a "strategic business plan"</p>	Publish Annual Report	0
4966	Neighbourhood Plan (CDF)	Independent account for paying consultants fees from a grant (expended)	No further action	0
	Roadside clutter removal	Moribund (?)	None planned	0
4968	Carbon footprint reduction / sustainability	<p>Initiative proposed by Cllr Mitchell</p> <p>Draft wording for website has been prepared. Awaiting a suitable graphic to be available to visually interpret the text.</p>	Awaiting graphics.	250

Line	Item	Current position	Action	Current Budget Provision (£)
4977	CIL receipts	Working Group to be led by Cllr Chris Mitchell Note that receipts MUST be spent within 5 years or they revert to TRDC.	Meet to agree priorities. Public Consultation regarding how to spend to be put on web site. <i>[post mtg note: Consultation on website 8 August)</i>	0
	Road safety statistics	Receive and review statistics reported by Herts CC	Written report for website (Cllr Gallagher)	-
	TRDC parking study	Being led by Cllr Peter Getkahn & Peter Simons at TRDC Lack of information / consultation with Parish Council What is going on?		-
	Speeding on Barton Way	PCSOs informed but no action so far. SID ("smiley face") installed on Barton Way.		-