

CROXLEY GREEN PARISH COUNCIL

**MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON WEDNESDAY 2 MAY 2007 at 8.00PM**

Present: Cllr Wynne- Jones - In the Chair David Allison – Clerk to the Council
Helena Flynn – Minute Taker

Cllrs Bains, Englefield.
Voting Members 3

PD579/07 Apologies for Absence

Apologies were received from Cllrs R Jefford and Saxon.
Not Present Cllrs Duffy, Norman and Vassiliou.

PD580/07 Declarations of Interest

Declarations of interest regarding specific proposals under Agenda item PD584/07 to be taken at the time.

PD581/07 Representations from the Public

There were no public present.

PD582/07 Minutes

The Clerk pointed out that in the Minutes of 4 April, Cllr Bains should have been recorded as giving Apologies and in the Minutes of the 18 April there was an ‘s’ missing off Cllr Bains’ name. The Clerk apologised for these errors. It was proposed by Cllr Bains and seconded by Cllr Englefield that the minutes of the meetings held on 4 April and 18 April 2007 as amended be approved as correct. The proposal was agreed and the Chairman signed the minutes.

PD583/07 Matters Arising

There were no matters arising.

PD584/07 Planning Applications

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

APPLICATION NO.	07/0181/FUL	DECISION LEVEL	Delegated
LOCATION	14 Beechcroft Avenue Croxley Green Hertfordshire		
PROPOSAL	Two storey side extension		
FOR	Mr And Mrs L Beard	WARD	Croxley Green South
GRID REF	E: 508142	N: 195451	PLANNING OFFICER Ms Claire Lewington
CGPC DECISION	NGFO		

APPLICATION NO.	07/0537/FUL	DECISION LEVEL	Delegated
LOCATION	189 Baldwins Lane Croxley Green Hertfordshire		
PROPOSAL	Demolition of existing garage and erection of two storey side extension loft conversion with rooflights to side and rear elevations		
FOR	Ms A Rogers	WARD	Croxley Green
GRID REF	E: 507924	N: 19604	PLANNING OFFICER Ms Claire Garner

APPLICATION NO. 07/0637/FUL **DECISION LEVEL** Delegated
LOCATION 45 Rugby Way Croxley Green Hertfordshire
PROPOSAL Loft conversion with rear dormer window, rooflight to front elevation, window to side elevation and roof alterations
FOR **Mr And Mrs A Hibberd** **WARD** Croxley Green
GRID REF E: 507515 **N:** 195942 **PLANNING OFFICER** Ms Claire Garner
CGPC DECISION NGFO

APPLICATION NO. 07/0644/FUL **DECISION LEVEL** Delegated
LOCATION 55 Bateman Road Croxley Green Hertfordshire
PROPOSAL Roof alterations including increase in ridge height to enable accommodation in the roofspace with side dormer windows, velux windows to front elevation and rear gable, single storey rear extensions, new chimney and internal alterations
FOR **Mr And Mrs Rennoldson** **WARD** Croxley Green
GRID REF E: 507170 **N:** 19523 **PLANNING OFFICER** Ms Claire Garner
CGPC DECISION NGFO

APPLICATION NO. 07/0653/FUL **DECISION LEVEL** Delegated
LOCATION 10 Warwick Way Croxley Green Hertfordshire
PROPOSAL Loft conversion with two velux windows to front elevation one rear dormer window one second floor window to side elevation with roof alterations
FOR **Mr And Mrs R Brown** **WARD** Croxley Green North
GRID REF E: 508285 **N:** 196149 **PLANNING OFFICER** Mr Peter Walker
CGPC DECISION NGFO

APPLICATION NO. 07/0670/FUL **DECISION LEVEL** Delegated
LOCATION 253 Watford Road Croxley Green Hertfordshire
PROPOSAL Demolition of existing car showroom and erection of 45, one and two bedroom apartments with basement one part four and part five storey building containing car parking.
FOR **Refined Estates** **WARD** Croxley Green South
Developments Ltd
GRID REF E: 508602 **N:** 195893 **PLANNING OFFICER** Mr L Moore

CGPC DECISION OBJECT:

The proposed development by virtue of its sitting, bulk, scale and design would comprise an incongruous and obtrusive form of development that would appear overbearing and excessively prominent within the character of the street scene and to the surrounding properties and would be detrimental to the residential amenities.

APPLICATION NO. 07/0696/FUL **DECISION LEVEL** Delegated
LOCATION 9 Girton Way Croxley Green Hertfordshire
PROPOSAL Single storey rear extension
FOR **Ian Humphrey** **WARD** Croxley Green
GRID REF E: 508117 **N:** 195845 **PLANNING OFFICER** Ms Claire Lewington

CGPC DECISION NGFO

APPLICATION NO. 07/0714/FUL **DECISION LEVEL** Delegated
LOCATION 100 Malvern Way Croxley Green Hertfordshire
PROPOSAL First floor front extension
FOR Mr And Mrs C Masters **WARD** **Croxley Green**
GRID REF E: 507727 **N:** 19585 **PLANNING OFFICER** Ms Sarah Hunter
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CGPC DECISION NGFO

APPLICATION NO. 07/0724/CLPD **DECISION LEVEL** Delegated
LOCATION 53 Beechcroft Avenue Croxley Green Hertfordshire
PROPOSAL Single storey front porch
FOR Mary Fenton **WARD** **Croxley Green South**
GRID REF E: 508196 **N:** 195569 **PLANNING OFFICER** Ms Claire Lewington

CGPC DECISION Noted

APPLICATION NO. 07/0735/FUL **DECISION LEVEL** Delegated
LOCATION 20 Lincoln Drive Croxley Green Hertfordshire
PROPOSAL Single storey side and rear extension
FOR **Mr And Mrs J Whiteside** **WARD** Croxley Green North
GRID REF E: 507719 **N:** 196511 **PLANNING OFFICER** Ms Claire Lewington

CGPC DECISION NGFO

APPLICATION NO. 07/0736/FUL **DECISION LEVEL** Delegated
LOCATION 35 Lewes Way Croxley Green Hertfordshire
PROPOSAL Single storey front porch, single storey rear extension and two storey rear extension
FOR **K Cook And J Lawson** **WARD** Croxley Green North
GRID REF E: 507997 **N:** 196390 **PLANNING OFFICER** Ms Claire Garner

CGPC DECISION NGFO

APPLICATION NO. 07/0758/CLPD **DECISION LEVEL** Delegated
LOCATION 117 Baldwins Lane Croxley Green Hertfordshire
PROPOSAL Certificate of Lawfulness Proposed Development: Single storey rear extension
FOR Mr And Mrs M Glynn **WARD** **Croxley Green**
GRID REF E: 508239 **N:** 196044 **PLANNING OFFICER** Ms Claire Lewington

CGPC DECISION Noted

APPLICATION NO. 07/0769/FUL **DECISION LEVEL** Delegated
LOCATION 1 Cavendish Court Mayfare Croxley Green
PROPOSAL New boundary wall to side and rear of property and installation of window to north side elevation of two storey side extension
FOR **Mr And Mrs M Robins** **WARD** Croxley Green South
GRID REF E: 508725 **N:** 195859 **PLANNING OFFICER** Ms Claire Lewington

CGPC DECISION NOTED but it is considered the use of the property wall as part of the new boundary wall distracts on the visual appearance of street scene.

APPLICATION NO. 07/0679/FUL **DECISION LEVEL** Delegated
LOCATION The Fox And Hounds 216 New Road Croxley Green
PROPOSAL Erection of one canopy to rear garden and internal electric heating
FOR Green King Pub **WARD** Croxley Green
Company
GRID REF E: 507650 **N:** 195484 **PLANNING OFFICER** Ms Claire Lewington

CGPC DECISION NGFO

PD585/07 Recent Decisions by Three Rivers District Council

APPLICATION NO. 07/0313/FUL **DECISION LEVEL** Delegated
LOCATION 35 Frankland Close Croxley Green Hertfordshire
PROPOSAL Single storey side and rear extension, loft conversion with rear dormer window and two rooflights to front and roof alterations
FOR Celebration Homes Ltd **WARD** Croxley Green South
GRID REF E: 507418 **N:** 195002 **PLANNING OFFICER** Alice Eggeling

TRDC DECISION APPROVED

CGPC DECISION NGFO

APPLICATION NO. 07/0377/CLPD **DECISION LEVEL** Delegated
LOCATION 147 New Road Croxley Green Hertfordshire
PROPOSAL Certificate of Lawfulness Proposed Use/Development: Single storey side extension and loft conversion with front and rear velux windows
FOR Mr And Mrs R Springer **WARD** Croxley Green North
GRID REF E: 507480 **N:** 195542 **PLANNING OFFICER** Mr Peter Walker

TRDC DECISION APPROVED

CGPC DECISION NOTED

APPLICATION NO. 07/0384/FUL **DECISION LEVEL** Delegated
LOCATION 31 New Road Croxley Green Hertfordshire
PROPOSAL Creation of hardstanding at front of property with vehicular access via Tussauds Close

FOR Mr Richard Collins **WARD** Croxley Green
GRID REF E: 507153 **N:** 195465 **PLANNING OFFICER** Ms M Harding

TRDC DECISION APPROVED
CGPC DECISION NGFO

APPLICATION NO. 07/0408/FUL **DECISION LEVEL** Delegated
LOCATION 26 Frankland Close Croxley Green Hertfordshire
PROPOSAL Single storey front and side extension, loft conversion with rear dormer window, one dormer window and one rooflight to front elevation and two windows to side elevation roof alterations
FOR S Hankin And P Harris **PLANNING OFFICER** Alice Eggeling
WARD Croxley Green South **PARISH** Croxley Green Parish Council
APP. TYPE **GRID REF** E: 507364 **N:** 194955
TRDC DECISION APPROVED
CGPC DECISION NGFO

REFUSALS

APPLICATION NO. 07/0381/FUL **DECISION LEVEL** Delegated
LOCATION Chess Side 16 Copthorne Road Croxley Green
PROPOSAL Amendment to planning permission 06/1696/FUL: Two storey side extension and single storey rear and single storey detached garage and alterations to fenestration detail
FOR Mr And Mrs S Pike **PLANNING OFFICER** Ms M Harding
WARD **PARISH** Croxley Green Parish Council
APP. TYPE **GRID REF** E: 506 **N:** 195465
748
TRDC DECISION NOT APPROVED

- 1 The proposed detached garage, by reason of its close proximity to a Beech tree sited close to the northern boundary, would significantly encroach into the Root Protection Area of this tree, to the detriment of its long term health contrary to Policies N15 and N16 of the Three Rivers Local Plan 1996-2011. The decline and potential loss of this tree would be to the detriment of the character and appearance of the area contrary to Policies N15, N16 and GEN 3 of the Three Rivers Local Plan 1996 – 2011.
- 2 The proposed detached garage, by reason of its excessive width and the size of its footprint, would result in overdevelopment of the plot, to the detriment of the character and appearance of the area. This would be contrary to Policy GEN3 and Appendix 2 of the Three Rivers Local Plan 1996-2011.

CGPC
DECISION

OBJECT

The proposed development is considered excessive and by virtue of its design not in character with the original house thus detrimental the character of the surrounding area.

PD586/07 Appeals Against Planning Decisions

APPLICATION NO. 07/0274/FUL

LOCATION Woodlands The Green Croxley Green
PROPOSAL 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'

DOE APPEAL REF.
APPELLANT'S NAME Grenville Homes Group

APPEAL START DATE 26 April 2007

TRDC DECISION Permission was 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.

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;
3. Backland development detracting from the visual and other amenities of the Conservation Area

PD587/07 Bus Stops at All Saints Church

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

The Clerk stated that this matter had been given consideration by the Environment & Amenity Committee initially (item EA345/07) as the matter arose from the Active Works List. The Clerk added that the matter of bus stops falls under the auspices of the P&D Committee and accordingly the recommendation from the E&A Committee had been brought forward to this meeting.

Following a discussion, it was proposed by Cllr Bains and seconded by Cllr Wynne-Jones that the damaged panels be repaired with sturdy Perspex panels as soon as possible and that future damage is repaired promptly. The proposal was agreed.

PD588/07 Highways

A list of upcoming road closures is attached.

PD589/07 Closure

There being no further business the Chairman closed the meeting at 8.43 pm.