

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON WEDNESDAY 2 NOVEMBER 2011 at 8.00 PM

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

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

Voting Members: 6

Members of the Public: None

PD1698/11 Apologies for Absence

Apologies were received from Cllr Jordan

PD1699/11 Declarations of Interest

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

PD1700/11 Representations from the Public

There were no representations.

PD1701/11 Minutes

Resolved:

- that the Minutes of the meetings held on Wednesday 5 October 2011 and Wednesday 19 October 2011 be approved and be signed by the Chairman.

PD1702/11 Matters Arising

There were no matters arising.

PD1703/11 Planning Applications

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

Amendment to the approved planning application ref 11/0591/FUL proposing new pitched roof above approved single storey side extension instead of flat roof and approved roof dormer. proposed pitched roof above existing first floor rear bay window, proposed front porch canopy and proposed 2 no.roof lights to approved single storey side extension.

9 Frankland Road Croxley Green Rickmansworth WD3 3AS

Ref. No: 11/1999/FUL | Received: Mon 26 Sep 2011 | Validated: Fri 14 Oct 2011 |

Status: Pending Consideration

Croxley Green Parish Council Decision: Details not available on-line. Deferred to next meeting

Single storey rear extension

40 Rugby Way Croxley Green Rickmansworth WD3 3PH

Ref. No: 11/2121/FUL | Received: Wed 12 Oct 2011 | Validated: Tue 18 Oct 2011 |

Status: Pending Consideration

Croxley Green Parish Council Decision: Object. The proposed extension appears to enlarge an already extended property which may result in exceeding guidelines and may form an overbearing development to the occupiers of the adjoining property

Part Retrospective: Internal refurbishment of existing building, replacement of glazing at entrance to building, single glazed facade to be replaced with curtain walling including new revolving door, replacement of roof mounted M&E equipment

Building 8 Hatters Lane Watford Hertfordshire

Ref. No: 11/2122/RSP | Received: Wed 12 Oct 2011 | Validated: Wed 12 Oct 2011 |

Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Installation of two rooflight windows into rear roofslope (north facing)

3 Woodland Chase Croxley Green Rickmansworth Hertfordshire WD3 3FN

Ref. No: 11/2170/FUL | Received: Mon 17 Oct 2011 | Validated: Thu 27 Oct 2011 |

Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Two storey side and rear extension and single storey front, side and rear extension

75 Repton Way Croxley Green Rickmansworth Hertfordshire WD3 3PR

Ref. No: 11/2182/FUL | Received: Tue 18 Oct 2011 | Validated: Tue 18 Oct 2011 |

Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Advertisement Consent: Directional and advertising sign for new housing development in Harvey Road for temporary period until 6 April 2012

Rickmansworth School Scots Hill Croxley Green Rickmansworth Hertfordshire WD3 3AQ

Ref. No: 11/2202/ADV | Received: Thu 20 Oct 2011 | Validated: Thu 20 Oct 2011 |

Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO providing there is no hindrance to driver's line of sight.

Part Retrospective: Single storey side and rear extension

69 New Road Croxley Green Rickmansworth Hertfordshire WD3 3EN

Ref. No: 11/2260/RSP | Received: Fri 28 Oct 2011 | Validated: Fri 28 Oct 2011 | Status:
Pending Consideration

Croxley Green Parish Council Decision: Details not available on-line. Deferred to next meeting

Single storey timber building in rear garden to be used as gym, study, family room and occasional guest annexe

100 Frankland Road Croxley Green Rickmansworth Hertfordshire WD3 3AU

Ref. No: 11/2270/FUL | Received: Mon 31 Oct 2011 | Validated: Mon 31 Oct 2011 |
Status: Pending Consideration

Croxley Green Parish Council Decision: Details not available on-line. Deferred to next meeting

Single storey rear and side extension and extension to dropped kerb

1B Winton Drive Croxley Green Rickmansworth WD3 3RF

Ref. No: 11/2276/FUL | Received: Tue 01 Nov 2011 | Validated: Tue 01 Nov 2011 |
Status: Pending Consideration

Croxley Green Parish Council Decision: Details not available on-line. Deferred to next meeting

CERTIFICATES OF LAWFULNESS, DISCHARGE OF CONDITIONS AND NON-MATERIAL AMENDMENTS TO PLANNING APPLICATIONS – FOR MEMBERS INFORMATION ONLY

Members noted the following applications:

Certificate of Lawfulness Proposed Development: Loft conversion and single storey rear extension

81 Durrants Drive Croxley Green Rickmansworth WD3 3NY

Ref. No: 11/2210/CLPD | Received: Fri 21 Oct 2011 | Validated: Fri 21 Oct 2011 |
Status: Pending Consideration

Certificate of Lawfulness Proposed Development: Loft conversion including hip-to gable roof alteration, rear dormer window, front rooflight and alterations to fenestration

179 Baldwins Lane Croxley Green Rickmansworth Hertfordshire WD3 3LL

Ref. No: 11/2222/CLPD | Received: Mon 24 Oct 2011 | Validated: Mon 31 Oct 2011 |
Status: Pending Consideration

Withdrawn

Application: First floor side extension including extension to roof and loft conversion with front rooflights and rear dormer window
Address: 75 Byewaters Croxley Green Watford
Application No: 11/1665/FUL

PD1704/11 Recent Decisions by Three Rivers District Council

APPROVED

Reference No: 11/1887/FUL
Address: (Formally Known As 249 To 253 Watford Road) Sansom Close Croxley Green
Application: Variation of Condition 11 of planning permission 09/1341/FUL: Removal of Class H from the condition thereby permitting the installation of satellite dishes as part of the main building contract
CGPC Decision: Noted
TRDC Decision: Approved

Reference No: 11/1627/FUL
Application: Rear extension and replacement roof
Address: 58 Watford Road Croxley Green Rickmansworth
CGPC Decision: NGFO
TRDC Decision: Approved

Reference No: 11/1650/FUL
Application: Change of use of first floor from residential to leisure use
Address: The Studio Community Way Croxley Green
CGPC Decision: NGFO
TRDC Decision: Approved

Reference No: 11/1867/FUL
Application: Erection of front garden railing/balustrade, insertion of front window to utility room and rooflights to front roofslope
Address: 151 Links Way Croxley Green Rickmansworth
CGPC Decision: NGFO
TRDC Decision: Approved

Reference No: 11/1872/LBC
Application: Listed Building Consent: Demolition of 1960s squash court extension to Grade II Old Merchant Taylor's (Durrants House)
Address: Durrants Lincoln Way Croxley Green
CGPC Decision: The Committee considered that this matter should rest with the Planning Officers to determine.
TRDC Decision: Approved

Reference No: 11/1927/FUL
Application: Installation of two rooflights to rear of roof
Address: 1 Woodland Chase Croxley Green Rickmansworth
CGPC Decision: NGFO
TRDC Decision: Approved

REFUSED

Reference No: 11/1868/CLPD
Application: Certificate of Lawfulness Proposed Development: Single storey rear extension
Address: 69 New Road Croxley Green Rickmansworth
CGPC Decision: Noted
TRDC Decision: Refused.

The Reasons for Refusal are as below

In pursuance of its powers under the above mentioned Acts and the Orders and Regulations in force for the time being thereunder, the Council as local planning authority hereby refuses a Certificate of Lawful Use or Development as described in your application validated 2 September 2011 and shown on the plans accompanying such application.

The Certificate is refused for the following reasons:-
The proposed development comprises development within the meaning of section 55(1) of the Town and Country Planning Act 1990.

The proposed development contravenes A.1 (e) (i) of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008, whereby the proposed single storey rear extension would measure 5.8m in depth.

PD1705/11 Appeals Against Planning Decisions

There were no Appeals to note.

PD1706/11 Budget 2012/13

The Chairman introduced this item and asked the Clerk to elaborate. The Clerk advised that to date he had not received any new budget proposals and that he was waiting for confirmation of the cost for the Friday Senior Citizen Community Bus Service.

Members reviewed the existing budget and the Chairman requested Members to consider putting forward proposals that would benefit the community for the Committee to review at a subsequent meeting.

The Chairman suggested that the 'pond' opposite Killingdown Farm should be

developed for the benefit of local schools for ecological study. The Clerk advised that this proposal is more for the Environment and Amenity Committee but suggested he put forward a Budget Proposal Form for that Committee to review.

A discussion ensued about trees and the Clerk pointed out that street trees is a matter for the Planning and Development Committee to consider as they were part of the highway infrastructure whilst trees in open spaces falls within the portfolio of the Environment and Amenity Committee.

PD1707/11 Village/Community Plan

The Chairman introduced this item and asked Cllr Mitchell to elaborate. Cllr Mitchell advised that another meeting of the working group had taken place which proved both useful and fruitful with members of the public participating. At the meeting it had been agreed that the priority was to prepare the questionnaire that would be distributed to residents for them to express their views.

Cllr Mitchell emphasised that this was an exciting project and that members of the public should be encouraged to participate in the sub groups and that members of the public would be welcomed.

It was stated that this whole project was important to Croxley Green particularly given the wider issues of planning reform and the Localism Bill. The Clerk added that it was important too for the Parish Council given its public mandate which would be helpful in implementing any future actions.

PD1708/11 Highways

There were no highway works to note.

PD1709/11 Closure

There being no further business, the Chairman closed the meeting at 8.46pm.