

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON WEDNESDAY 3 DECEMBER 2008 at 8.00 PM

Present: Cllr Bains - In the Chair
David Allison – Clerk to the Council
Amanda Taft – Minute Taker

Cllrs Hollands and Wynne-Jones
Voting Members: 3

PD986/08 Apologies for Absence

Apologies were received from Cllrs Bennett and Saxon.

PD987/08 Declarations of Interest

The Chairman recommended that any declarations be made throughout the meeting as necessary.

PD988/08 Representations from the Public

There were no public present.

PD989/08 Minutes

It was proposed by Cllr Wynne-Jones and seconded by Cllr Hollands that the Minutes of the meetings held on Wednesday 5 November 2008 and Wednesday 19 November 2008 be approved as correct. The proposal was agreed and the Chairman signed the minutes.

PD990/08 Matters Arising

There were no matters arising.

PD991/08 Planning Applications

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

The Clerk informed those present that the following application was not applicable to Croxley Green as it is a planning application in Chorleywood but that it had inadvertently been sent to Croxley Green by Three Rivers District Council and had been shown on their online applications.

Application No: 08/1940/FUL

Address: Little Green Street Farm Green Street Chorleywood

Application: Demolition of existing single storey workshop and erection of replacement single storey workshop

Application No: 08/2028/FUL

Address: 8 Valley Walk Croxley Green Rickmansworth

Application: Single storey front porch and two storey side and single storey rear extension

CGPC Decision: NGFO

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

Application No: 08/2039/FUL

Address: 129 - 131 New Road Croxley Green Rickmansworth

Application: Change of Use from Class B1 (office) to Class D2 (assembly and leisure) to run a Wellness Centre

CGPC Decision: NGFO

Application No: 08/2087/FUL
Address: 77 Manor Way Croxley Green Rickmansworth
Application: Erection of single storey side and rear extension with two rooflights and two storey/first floor side extension
CGPC Decision: NGFO

Application No: 08/2091/FUL
Address: 119 Kenilworth Drive Croxley Green Rickmansworth
Application: Demolition of existing ground floor garage and erection of two storey side extension and two storey and single storey rear extension
CGPC Decision: NGFO

Application No: 08/2103/FUL
Address: 39 Watford Road Croxley Green Rickmansworth
Application: Conversion of dwelling into three flats and single storey rear extension
CGPC Decision: Object: There is inadequate car parking for the number of bedrooms being proposed

Application No: 08/2105/FUL
Address: 1B Winton Drive Croxley Green Rickmansworth
Application: Demolition of existing garage and erection of single storey rear extension and single storey side extension to form garage
CGPC Decision: Object: The proposed development forms a rear extension outside current guidelines and appears to be integrating the garage as part of the accommodation area

Application No: 08/2118/FUL
Address: 34 Copthorne Road Croxley Green Rickmansworth
Application: Demolition of existing garage and erection of two storey side and rear extension and first floor side/rear extension
CGPC Decision: NGFO

Application No: 08/2137/FUL
Address: 13 Dulwich Way Croxley Green Rickmansworth
Application: Single storey front porch extension and single storey rear extension with rooflights
CGPC Decision: NGFO

Certificate of Lawfulness – for Members information only

Application No: 08/2059/CLPD
Address: 36 Rugby Way Croxley Green Rickmansworth
Application: Certificate of Lawfulness Proposed Development: Loft conversion including hip-to-gable roof alteration with two rooflights to front elevation and dormer window to rear elevation
CGPC Decision: Noted

APPROVED

Reference No: 08/1800/FUL
Address: 61 Winton Drive Croxley Green Hertfordshire
Application: First floor front/side extension
CGPC Decision: NGFO
TRDC DECISION Approved

Application No: 08/1888/FUL
Address: 21 Oakleigh Drive Croxley Green Hertfordshire
Application: Single storey rear extension
CGPC Decision: NGFO
TRDC DECISION Approved

Application No: 08/1901/FUL
Address: 58 Copthorne Road Croxley Green Rickmansworth
Application: Single storey extension to existing summer house
CGPC Decision: NGFO
TRDC DECISION Approved

Application No: 08/1945/FUL
Address: 11 Lancing Way Croxley Green Hertfordshire
Application: Two storey and single storey side and rear extension with rooflights
CGPC Decision: Comment: we would prefer to see a dutch or half hip on the first floor side extension
TRDC DECISION Approved

REFUSED

None

WITHDRAWN

Application No: 08/1833/FUL withdrawn 21/11/2008
Address: 13 Dulwich Way
Application: Single storey front porch extension and single storey rear extension with rooflights
CGPC Decision: NGFO

PD993/08 Appeals Against Planning Decisions

There were no appeals to note.

PD994/08 Budget 2009/2010 and beyond

The Chairman introduced this item and the Clerk confirmed that two budget proposals had been submitted for £35,000 each for Pelican/Puffin crossings at the junction of Watford Road/Harvey Road and Watford Road adjacent to the Shell Garage. A discussion ensued regarding potential future funding from Section 106 Agreements for the IMC site and the site adjacent to the Shell garage. As there is a possibility that money may become available to pay for these crossings it was agreed that a Miscellaneous Road Safety Works account would be created and that £35,000 would be put forward for Council's approval and that the £35,000 would be taken from Reserves if necessary. This would result in a zero cost to the budget and the Clerk confirmed that he would write to Hertfordshire Highways to seek clarification regarding the Section 106 IMC money being made available for the Watford Road/Harvey Road crossing.

It was agreed that money allocated to 2008/09 but not spent:

4042/301 Equipment Maintenance £500;

4047/301 Footpath Maintenance £300;

4056/301 Street Trees £1,500

would be transferred into Reserves and then placed back in the same accounts in the 2009/10 budget resulting in a zero cost to the budget.

Members agreed that the reflective armband initiative for school children had run its course and that no money should be allocated to this account for next year.

4702/302 Community Bus. It was agreed that this was good value for money and this financial years sum of £6,400 plus 5% (£6,700) would be put forward for Council's approval. The Clerk said he would confirm the cost for next year with Mullany's Coaches.

The proposed budget for the Planning and Development Committee to be recommended to Council is therefore £6,700 (or the cost of the Friday bus) which is a reduction on last year's sum of £8,970.

PD995/08 Street Lamp Post 297, Watford Road – Christmas Decorations/Telecoms Antenna

This item was introduced by the Chairman and the Clerk informed Members that this matter had arisen as a result of the recent application for lamp post 297 (08/1783/PDNT; Permitted Development Notice Telecommunications: Erection of replacement street lighting column, comprising of telecommunication antennae with associated equipment cabin and ancillary works). In response to this application, the Planning and Development committee commented that "the Parish Council has no grounds for objection, however, we would require the applicant to pay for the costs associated in having the Christmas light connections reinstalled in the new street lighting column".

The Clerk had been informed that the Christmas lighting decoration would not be able to be placed on the new post. The telecommunications company had however agreed to pay for the installation of fittings on a different lamp post and this would happen after this festive season and before the next. It was proposed by Cllr Wynne-Jones and seconded by Cllr Hollands that the Parish Council requests that the Christmas decoration be placed on lamp post 304 and the proposal was agreed.

PD996/08 Highways

There were no highways works to note.

PD997/08 Closure

There being no further business, the Chairman closed the meeting at 9.10pm.