

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON WEDNESDAY 3 JULY 2013 at 8.00 PM

Present: Cllr Jordan - In the Chair David Allison – Clerk to the Council
Cllrs Bennett, Getkahn, Isard-Brown and Martin
Voting Members: 5
Members of the Public: 0

PD2100/13 Apologies for Absence

Apologies had been received from Cllrs Baldwin and Wynne-Jones.

PD2101/13 Declarations of Interest

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

PD2102/13 Representations from the Public

There were no representations from the public.

PD2103/13 Minutes

Resolved:

- that the Minutes of the meeting held on Wednesday 5 June 2013 be approved and be signed by the Chairman and it was noted that the meeting scheduled for 19 June 2013 was cancelled.

PD2104/13 Matters Arising

PD2089/13 Site and Building of New School. It was asked whether the inspector had completed his enquiry and issued a report. The Clerk advised he did not have that information.

PD2105/13 Planning Applications

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

[Addition of 5 roof lights to rear roofslope](#)

23 Woodland Chase Croxley Green Rickmansworth Hertfordshire WD3 3FN
Ref. No: 13/1014/FUL | Received: Wed 05 Jun 2013 | Validated: Wed 19 Jun 2013 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Two storey side extension, rear roof dormers, front rooflights, detached double garage and new vehicle access to Hastings Way](#)

29 Durrants Drive Croxley Green Rickmansworth WD3 3NL
Ref. No: 13/1026/FUL | Received: Fri 07 Jun 2013 | Validated: Fri 07 Jun 2013 | Status:
Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Joint application: First floor rear extension to both dwellings](#)

9 And 11 Beechcroft Avenue Croxley Green Rickmansworth Hertfordshire WD3 3EG
Ref. No: 13/1032/FUL | Received: Fri 07 Jun 2013 | Validated: Tue 18 Jun 2013 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Demolition of existing conservatory, attached outbuilding and car port and construction of single storey side and rear extension providing specialist accommodation for disabled occupant. Raised deck to rear. Level access to be provided externally to front and rear.](#)

330 Watford Road Croxley Green Rickmansworth Hertfordshire WD3 3DE
Ref. No: 13/1089/FUL | Received: Tue 18 Jun 2013 | Validated: Tue 18 Jun 2013 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Prior Approval: Single storey rear extension replacing existing conservatory \(maximum depth 4.23 metres, maximum height 3 metres and eaves height 3 metres\)](#)

235 Watford Road Croxley Green Rickmansworth Hertfordshire WD3 3RY
Ref. No: 13/1134/PDE | Received: Fri 21 Jun 2013 | Validated: Fri 21 Jun 2013 | Status:
Pending Consideration

Croxley Green Parish Council Decision: NGFO solely on the basis that the application only applies to the replacing of the existing conservatory. The plans reviewed showed details of the property first floor and loft.

Certificates of Lawfulness, Discharge of Conditions and Non-Material Amendments to planning applications

Members noted the following:

[Non Material Amendment to planning application 11/1508/FUL: Reduction in size of single storey side extension to allow for access to the rear of the site.](#)

140 Baldwins Lane Croxley Green Rickmansworth Hertfordshire WD3 3LJ
Ref. No: 13/0986/NMA | Received: Thu 23 May 2013 | Validated: Tue 04 Jun 2013 |
Status: Application Permitted

[Certificate of Lawfulness Proposed Development: Loft conversion with rear dormer](#)

90 Manor Way Croxley Green Rickmansworth WD3 3LY
Ref. No: 13/1041/CLPD | Received: Mon 10 Jun 2013 | Validated: Thu 13 Jun 2013 |
Status: Pending Consideration

[Non Material Amendment to planning permission 11/2445/FUL: Alterations to rear fenestration detail.](#)

6 Green Lane Croxley Green Rickmansworth Hertfordshire WD3 3HR
Ref. No: 13/1055/NMA | Received: Tue 11 Jun 2013 | Validated: Tue 11 Jun 2013 |
Status: Pending Consideration

[Certificate of Lawfulness Proposed Development: Loft conversion to include hip to garage enlargement, rear dormer window and two velux windows to front roof slope.](#)

49 Oakleigh Drive Croxley Green Rickmansworth Hertfordshire WD3 3EE
Ref. No: 13/1072/CLPD | Received: Mon 17 Jun 2013 | Validated: Mon 17 Jun 2013 |
Status: Pending Consideration

[Certificate of Lawfulness Proposed Development: Loft conversion including change from hip to part gable end, addition of rear dormer window and rooflights to front elevation](#)

17 Harvey Road Croxley Green Rickmansworth WD3 3BN
Ref. No: 13/1138/CLPD | Received: Tue 25 Jun 2013 | Validated: Wed 26 Jun 2013 |
Status: Pending Consideration

PD2106/13 [Recent Decisions by Three Rivers District Council](#)

The following decisions were noted.

APPROVED

Application No: 13/0497/RSP
Address: 13 Links Way Croxley Green Rickmansworth
Application: Retrospective: Alterations to existing playroom and shed including removal of 5m in depth, installation of new footings and block work and lowering roof to match existing
CGPC Decision: NGFO
TRDC Decision: Approved

Application No: 13/0604/FUL
Address: 68 Winton Drive Croxley Green Rickmansworth
Application: Demolition of rear conservatory and erection of single storey rear extension
CGPC Decision: NGFO
TRDC Decision: Approved

Application No: 13/0630/FUL
Address: Rickmansworth School Scots Hill Croxley Green
Application: Extension to existing dining hall with additional external canopy
CGPC Decision: NGFO
TRDC Decision: Approved

Application No: 13/0654/FUL
Address: 157 Links Way Croxley Green Rickmansworth
Application: Landscaping of back and side garden to include changes to levels, the addition of hardwood and paved areas, steps, a pond, walls, balustrading and seating
CGPC Decision: NGFO
TRDC Decision: Approved

Application No: 13/0673/FUL
Address: 15 Oakleigh Drive Croxley Green Rickmansworth
Application: Single storey rear extension
CGPC Decision: NGFO
TRDC Decision: Approved

Application No: 13/0680/LBC
Address: Durrants Lincoln Way Croxley Green
Application: Listed Building Consent: Conversion of Grade 2 listed Durrants House (Old Merchant Taylor's) and curtilage cottages with associated internal and external alterations, extensions to rear, side and roof and parking and landscaping works (amendment to 12/0222/LBC)
CGPC Decision: In view of the complexities of the proposed changes, the Planning & Development Committee was unable to comment.
TRDC Decision: Approved

Application No: 13/0686/FUL
Address: Wildfell Green Lane Croxley Green
Application: Two storey/first floor and single storey rear extensions, two storey and single storey front extensions including relocation of entrance door, erection of detached double garage
CGPC Decision: Object: the proposed garage would, by reason of its siting, project in front of the existing building line of the property and would form an incongruous development within a Conservation Area
TRDC Decision: Approved

Application No: 13/0706/FUL
Address: The Artichoke Public House The Green Croxley Green
Application: Demolition of existing single storey kitchen and storage blocks to rear, construction of new rear extension to form new kitchen with alterations to associated drainage
CGPC Decision: NGFO providing the proposed development does not detract from, and is in keeping with, the character of the existing building
TRDC Decision: Approved

Application No: 13/0707/LBC
Address: The Artichoke Public House The Green Croxley Green
Application: Listed Building Consent: Demolition of existing single storey kitchen and storage blocks to rear, construction of new rear extension to form new kitchen with alterations to associated drainage
CGPC Decision: NGFO providing the proposed development does not detract from, and is in keeping with, the character of the existing building
TRDC Decision: Approved

Application No: 13/0712/FUL
Address: 79 Winton Drive Croxley Green Rickmansworth
Application: Single storey rear extension with tiled pitched roof
CGPC Decision: NGFO
TRDC Decision: Approved

Application No: 13/0765/FUL
Address: 13 The Green Croxley Green Rickmansworth
Application: Two storey and single storey side and rear extensions, internal alterations, driveway with new vehicular access to The Green and garden wall and replacement gates to side boundary with Elmcote Way
CGPC Decision: NGFO providing it meets with the Conservation Officer's approval
TRDC Decision: Approved

Application No: 13/0794/FUL
Address: 7 Pevensey Way Croxley Green Rickmansworth
Application: Ground floor rear extension
CGPC Decision: NGFO
TRDC Decision: Approved

Application No: 13/0796/PDNT
Address: The Existing Base Station Adjacent Watford Road Croxley Green
Application: Permitted Development Notice Telecommunications: Replacement of existing 13.5m mast with a new 13.5m monopole mast complete with three integral antennas the associated installation of two new radio equipment cabinets with associated ancillary development works thereto.
CGPC Decision: Noted
TRDC Decision: Approved

REFUSED

Application No: 13/0409/FUL
Address: 23A New Road Croxley Green Rickmansworth
Application: Removal of existing scaffold yard and creation of residential development of 3 detached houses with road sewers and all ancillary works
CGPC Decision: OBJECT. There is inadequate vehicular access/egress to support the current proposed development which is considered to be an incongruous and cramped form of development (overdevelopment). Concern is also expressed regarding parking particularly as some parking may fall within the Conservation Area. With any development on the site all rooms should comply with the Parker Morris standard and built to Sustainability Housing Level 6. Concern is expressed in regards to the dressing area in the loft room in its potential capability for a further bedroom which

may result in further vehicular issues. Should a development at this site take place at some point strict management of the construction times should be imposed (08.00 – 17.00 weekdays, 08.00 - 13.00 Saturdays with no Sunday or Bank Holiday working). It is requested that this application be dealt with by the Planning Development Committee.

TRDC Decision: Refused:

- 1 The proposed scheme, by reason of the bulk and scale of the dwellings in relation to their plot size, and the unsatisfactory parking layout requiring tandem parking of vehicles on Plots 1 and 2, would result in a cramped and contrived form of development. As such it would constitute an overdevelopment of the site to the detriment of the character and appearance of the area and the residential amenities of future occupiers contrary to Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011), Saved Policies H14, T8, GEN3 and Appendices 2 and 3 of the Three Rivers Local Plan 1996-2011 and Policies DM1, DM13 and Appendices 2 and 5 of the Development Management Policies LDD (Proposed Submission Version).
- 2 The siting of the dwelling on Plot 3, and its proximity to trees shown to be retained on the eastern site boundary, will result in the garden and rear elevation of the dwelling being dominated by vegetation, and is likely to place future pressure for tree works on the mature Sycamore tree subject to a TPO in the north east corner of the site contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011), Saved Policy N15 of the Three Rivers Local Plan 1996-2011 and Policy DM6 of the Development Management Policies LDD (Proposed Submission Version).

INFORMATIVES

- 1 In line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 the Local Planning Authority has considered, in a positive and proactive manner, whether the planning objections to this proposal could be satisfactorily resolved within the statutory period for determining the application. However, for the reasons set out in this decision notice, the proposal is not considered to be acceptable.

PD2107/13 Appeals Against Planning Decisions

There were no appeals to note.

PD2108/13 Highways

There were no items to note but it was reported that reparation works to sections of New Road and Baldwins Lane should be completed by the end of July.

PD2109/13 Closure

There being no further business, the Chairman closed the meeting at 8.50pm.