

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON WEDNESDAY 3 JUNE 2009 at 8.00 PM

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

Cllrs Hollands, Saxon and Wynne-Jones
Voting Members: 4

PD1109/09 Apologies for Absence

Apologies were received from Cllr Bains

PD1110/09 Declarations of Interest

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

PD1111/09 Representations from the Public

There were no public present.

PD1112/09 Minutes

It was proposed by Cllr Wynne-Jones and seconded by Cllr Hollands that the Minutes of the meetings held on Wednesday 6 May and Wednesday 20 May 2009 be approved as correct. The proposal was agreed and the Chairman signed the minutes.

PD1113/09 Matters Arising

PD1094/09 (Hackney Carriage Ranks in Croxley Green). The Clerk was asked for an update and he advised that he had written to Ted Massey of Three Rivers District Council (TRDC) with Members' views. This correspondence has been acknowledged by Mr Massey.

PD1095/09 (Public Rights of Way Definitive Map Application – Bridleway from Mill Lane to Common Moor and Footpath through Buddleia Fields). The Clerk stated that he had written to the Rights of Way Unit with Members' views and this correspondence had also been acknowledged.

PD1105/09 (Planning & Development Meeting Dates). An update was requested and the Chairman confirmed that as was stated in the Minute, the meetings of the Planning and Development Committee would continue to be held twice per month.

PD1106/09 (Petition for the Revels regarding upgrading zebra crossings on Watford Road). One Member stated that he did not understand but the Clerk said there was nothing further to add to the Minutes which clearly set out the position. The Clerk was asked if he had written to David Gauke to inform him of the situation to which he confirmed he had done so. The Clerk was asked to add this to the correspondence log.

PD1114/09 Planning Applications

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

Application No: 09/0636/FUL
Address: 4 New Parade The Green Croxley Green
Application: New shop front
CGPC Decision: NGFO

Application No: 09/0637/ADV
Address: 4 New Parade The Green Croxley Green
Application: Advertisement Consent: Non-illuminated fascia sign
CGPC Decision: NGFO

Application No: 09/0646/FUL
Address: 2 Bateman Road Croxley Green Rickmansworth
Application: Single storey side and rear extension with rooflights
CGPC Decision: NGFO

Application No: 09/0670/FUL
Address: 52 Oakleigh Drive Croxley Green Rickmansworth
Application: Two-storey front/side extension
CGPC Decision: NGFO

Application No: 09/0693/FUL
Address: 59 Byewaters Croxley Green Watford
Application: Conversion of garage into habitable room and front porch extension
CGPC Decision: NGFO

Application No: 09/0701/FUL
Address: Imperial Machine Co Ltd Harvey Road Croxley Green
Application: Demolition of existing buildings and erection of 44 dwellings and 7 flats, alterations to existing vehicular access, associated open space landscaping and car parking
CGPC Decision: Object:
 1. The north westerly perimeter of the proposed development appears to include part of public footpath number 11.
 2. The proposed development exceeds the existing planning permission for the number of properties scheduled for the site.
 3. The Parish Council is not convinced by the arguments put forward by the developer to downsize the individual properties to make the development viable.
 4. No reference appears to be made to S106 in relation to funding and upgrade to the zebra crossing on Watford Road/Harvey Road junction.
 It is recommended that the proposal be submitted to the TRDC Development Control Committee.

Application No: 09/0711/FUL
Address: 17 Dickinson Avenue Croxley Green Rickmansworth
Application: Demolition of existing garage and erection of two-storey side extension with rear dormer window, single-storey side and rear extension and new rear dormer window to existing dwelling
CGPC Decision: NGFO

Application No: 09/0712/FUL
Address: 21 Frankland Road Croxley Green Rickmansworth
Application: First floor rear extension
CGPC Decision: NGFO

Application No: 09/0720/FUL
Address: 12 Dugdales Croxley Green Rickmansworth
Application: Demolition of existing outbuilding , erection of two-storey pitched roof side and rear extension, single-storey pitched roof rear extension and single-storey side and front pitched roof extensions

CGPC Decision: NGFO providing the proposed development conforms with the principles of the Conservation Area

PD1115/09 Recent Decisions by Three Rivers District Council

APPROVED

Reference No: 09/0163/FUL

Address: Croxley Green Watercress Farm And Fisheries Rousebarn Lane Croxley Green

Application: PART RETROSPECTIVE: Addition of watercress silt pits; proposed renewal and erection of boundary fences and gates and removal of asbestos cement and their replacement with timber housing for water pump houses and processing plant

TRDC Decision: Approved

CGPC Decision: NGFO

Reference No: 09/0391/FUL

Address: 46 Gonville Avenue Croxley Green Rickmansworth

Application: Two storey side and single storey rear extension

TRDC Decision: Approved

CGPC Decision: NGFO

Reference No: 09/0405/FUL

Address: 112 Malvern Way Croxley Green Rickmansworth

Application: Two-storey front/side extension with front porch canopy, single storey rear extension with raised rooflight and alterations to existing fenestration

TRDC Decision: Approved

CGPC Decision: NGFO

Reference No: 09/0406/CLPD

Address: 107 Baldwins Lane Croxley Green Rickmansworth

Application: Certificate of Lawfulness Proposed Development: Single storey rear extension with rooflights and alterations to existing fenestration

TRDC Decision: Approved

CGPC Decision: Noted

Reference No: 09/0415/FUL

Address: 34 Springfield Close Croxley Green Rickmansworth

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

TRDC Decision: Approved

CGPC Decision: NGFO

Reference No: 09/0437/FUL

Address: 31 Copthorne Road Croxley Green Rickmansworth

Application: Amendment to 08/2190/FUL: Two-storey rear extensions and single-storey front and side extension; to include alterations to fenestration and Juliette balcony

TRDC Decision: Approved

CGPC Decision: NGFO

Reference No: 09/0447/RSP
Address: Building 9 Hatters Lane Watford
Application: Retrospective: Minor works to existing substation enclosure, existing walls raised, new pitched tile roof, new doors, vents and rainwater goods
TRDC Decision: Approved
CGPC Decision: NGFO

Reference No: 09/0471/FUL
Address: 34 Copthorne Road Croxley Green Rickmansworth
Application: Two storey side and rear extension, first floor side extension
TRDC Decision: Approved
CGPC Decision: NGFO

PD1116/09 Appeals Against Planning Decisions

APPLICATION NO.	09/0219/FUL
LOCATION	99 Durrants Drive Croxley Green Rickmansworth Hertfordshire
PROPOSAL	Demolition of existing outbuildings; erection of new single storey front extension with porch and rooflight; erection of replacement outbuilding (integral with extension)
DOE APPEAL REF.	APP/P1940/A/09/2104745
APPELLANT'S NAME	Mrs Shailini Ponnou
APPEAL START DATE	27 th May 2009
TRDC DECISION	Refused: The proposed development by reason of its siting, width, depth, height and bulk, would be an excessively prominent and incongruous development in relation to the adjacent property number 97 Durrants Drive and to the general street scene, to the detriment of the visual and residential amenities of the neighbour and locality as a whole. This would be contrary to Policy GEN3 and Appendix 2 of the Three Rivers Local Plan 1996-2011.
CGPC DECISION	Object: the front extension would by reason of its front projection be a prominent and incongruous form of development detracting from the character and appearance of the street scene.

PD1117/09 Highways

There were no Highways works to note.

PD1118/09 Closure

There being no further business, the Chairman closed the meeting at 8.59pm.