

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON WEDNESDAY 5 AUGUST 2009 at 8.00 PM

Present: Cllr Bennett - In the Chair David Allison – Clerk to the Council
Cllr Bains

In Attendance: Cllr Brand

Voting Members: 2

The Clerk advised that the meeting was quorate with 2 Members under Standing Order 38(d)(ii) but that the lesser quorum can only deal with minor planning applications.

PD1149/09 Apologies for Absence

Apologies were received from Cllrs Hollands, Saxon and Wynne-Jones.

PD1150/09 Declarations of Interest

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

PD1151/09 Representations from the Public

There were no public present.

PD1152/09 Minutes

It was proposed by Cllr Bennett and seconded by Cllr Bains that the Minutes of the meetings held on Wednesday 1 July 2009 be approved as correct and that the meeting that was scheduled to be held on 15 July was cancelled as it would have been inquorate. The proposal was agreed and the Chairman signed the minutes.

PD1153/09 Matters Arising

PD1132/09 Matters Arising - zebra crossing update, the Clerk read out a copy of the response from David Gauke, MP and the letter from Hertfordshire Highways to him. Cllrs considered whether there was anything further that could be done on this matter and it was suggested that a letter be written to HCC and Highways to establish whether HCC or Highways could 'advance' monies in lieu of the S106 agreements for upgrading the crossings. The 'advanced' finance could then be reimbursed to the 'lender' once the S106 monies become available.

PD1154/09 Planning Applications

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

Application No:	09/0920/RSP
Address:	149 New Road Croxley Green Rickmansworth
Application:	Retrospective: Erection of fence panels along boundary between 149 New Road and 147 New Road, to rear of garden
CGPC Decision	NGFO
Application No:	09/1006/FUL
Address:	157 Winton Drive Croxley Green Rickmansworth
Application:	Single storey rear extension with rooflights
CGPC Decision	NGFO

Application No: 09/1054/FUL
Address: 33 Claremont Crescent Croxley Green Rickmansworth
Application: Single storey rear extension with rooflights
CGPC Decision NGFO

Application No: 09/1071/FUL
Address: Croxley Wood House Croxley Hall Rickmansworth
Application: Replacement of existing conservatories
CGPC Decision NGFO

Application No: 09/1076/FUL
Address: 2 Bateman Road Croxley Green Rickmansworth
Application: Amendment to planning permission 09/0646/FUL: Single storey side and rear extension with rooflights to include increase in width of rear extension
CGPC Decision NGFO

Certificate of Lawfulness – for Members information only

Application No: 09/0870/CLED
Address: 43 Winton Crescent Croxley Green Rickmansworth
Application: Certificate of Lawfulness - Existing Development: Rear outbuilding
CGPC Decision Noted

Application No: 09/1082/CLPD
Address: 44 Warwick Way Croxley Green Rickmansworth
Application: Certificate of Lawfulness Proposed Development: Loft conversion including hip to gable roof alterations, rear dormer window with Juliette balcony and two front rooflights
CGPC Decision Noted

Application No: 09/1092/CLPD
Address: 4 Malvern Way Croxley Green Rickmansworth
Application: Certificate of Lawfulness Proposed Use: Loft conversion with hip to gable roof alteration, rear dormer window and front rooflight
CGPC Decision Noted

PD1155/09 Recent Decisions by Three Rivers District Council

APPROVED

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

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

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

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

Reference No: 09/0694/FUL
Address: 29 Rousebarn Lane Croxley Green Rickmansworth
Application: Single-storey front extension, two-storey and single-storey rear extensions with rooflights, new roof to existing single-storey rear extension and alterations to fenestration detail
TRDC Decision: Approved
CGPC Decision: Object: the front extension appears to extend beyond the building line

Reference No: 09/0698/FUL
Address: 142 Baldwins Lane Croxley Green Rickmansworth
Application: First-floor side extension, single-storey rear extension with rooflights, loft conversion with rear dormer window and front rooflight, conversion of garage into utility room and cycle store and alterations to fenestration
TRDC Decision: Approved
CGPC Decision: NGFO

Reference 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
TRDC Decision: Approved
CGPC Decision: NGFO

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

Reference No: 09/0738/FUL
Address: 19 Lewes Way Croxley Green Rickmansworth
Application: Single-storey side and rear extension with rooflights
TRDC Decision: Approved
CGPC Decision: NGFO

Reference No: 09/0779/FUL
Address: 19 Rochester Way Croxley Green Rickmansworth
Application: Demolition of existing garage and erection of single storey pitched roof front extension single storey flat roof side extension and single storey flat roof rear extension with roof lantern
TRDC Decision: Approved
CGPC Decision: NGFO

Reference No: 09/0782/CLPD
Address: 124 Frankland Road Croxley Green Rickmansworth
Application: Certificate of Lawfulness Proposed Development: Demolition of existing outbuilding and erection of single-storey rear extension with rooflights
TRDC Decision: Approved
CGPC Decision: Noted

Reference No: 09/0792/FUL
Address: The Studio Community Way Croxley Green
Application: Variation of condition 4 of planning permission 08/1921/Ful: to increase hours of operation of dance studio use Monday to Friday 09.30 - 21.00
TRDC Decision: Approved
CGPC Decision: NGFO

Reference No: 09/0795/FUL
Address: 57 Oakleigh Drive Croxley Green Rickmansworth
Application: Single-storey rear extension with rooflights and alterations to side fenestration
TRDC Decision: Approved
CGPC Decision: NGFO

Reference No: 09/0808/CLPD
Address: 82 Watford Road Croxley Green Rickmansworth
Application: Certificate of Lawfulness Proposed Development: Loft conversion with two rear dormer windows and removal of chimney
TRDC Decision: Approved
CGPC Decision: Noted

Reference No: 09/0818/FUL
Address: 3 Richmond Way Croxley Green Rickmansworth
Application: Single storey side extension with rooflights and conversion of existing garage to store
TRDC Decision: Approved
CGPC Decision: NGFO

Reference No: 09/0828/CLPD
Address: 88 Durrants Drive Croxley Green Rickmansworth
Application: Certificate of Lawfulness Proposed Development: Two-storey and single-storey rear extension and alterations to fenestration
TRDC Decision: Approved
CGPC Decision: Noted

Reference No: 09/0839/CLPD
Address: 89 Links Way Croxley Green Rickmansworth
Application: Certificate of Lawfulness Proposed Development: Loft conversion including hip to gable roof alteration, rear dormer window and front rooflights
TRDC Decision: Approved
CGPC Decision: Noted

Reference No: 09/0863/FUL
Address: 9 Malvern Way Croxley Green Rickmansworth
Application: First-floor side extension and loft conversion with extension to ridge line, front and side rooflights and rear dormer window and alterations to porch
TRDC Decision: Approved
CGPC Decision: NGFO

Refused

Reference No: 09/0799/CLPD
Address: 165 Winton Drive Croxley Green Rickmansworth
Application: Certificate of Lawfulness Proposed Development: Loft conversion including hip to gable roof alteration with rear dormer window and front rooflights and single-storey rear extension with rooflights
TRDC Decision: Refused:
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 the application dated 18th May 2009 and shown on the plans accompanying such application.
The Certificate is refused for the following reasons:-
The proposed development contravenes B.2 sub-paragraph (a) of Schedule 2, Part 1 Class B of the Town and Country Planning (General Permitted Development) Order 1995 "the Order" as

amended by the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 as the proposed dormer window would not be of a similar appearance to the materials used in the construction of the exterior of the existing dwelling house.

CGPC Decision: Noted

PD1156/09 Appeals Against Planning Decisions

There were no appeals to note.

PD1157/09 Cycle Rack – Watford Road

Members asked when Three Rivers District Council (TRDC) would be installing the cycle rack and the Clerk advised that TRDC would be refurbishing the parade in due course.

PD1158/09 Highways

The Clerk referred Members to the documents available at the meeting which detailed information regarding;

Links Way 23 July 2009 for 10 days - temporary closing of;

Winton Drive and Baldwins Lane – Prohibition of Waiting;

Yorke Road – Prohibition of Waiting;

Cherwell Close and Dulwich Way – Prohibition of Waiting;

Nuttfield Close – Prohibition of Waiting and Waiting Restrictions

Beechcroft Avenue and Hazelwood Road – Prohibition of Waiting, Restricted Waiting and Restricted Parking.

In regard to the Winton Drive/Baldwins Lane Prohibition of Waiting, it was considered that the proposed lining should be extended up to the boundary of No.10 Winton Drive as this would include the entrance to the service area to the rear of the shops and facilitate easier access and egress by lorries.

PD1159/09 Closure

There being no further business, the Chairman closed the meeting at 8.40pm.