

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON WEDNESDAY 6 FEBRUARY at 8.00 PM

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

Cllrs Bennett, Hollands, Norman and Saxon

Voting Members 5

Not Present: Cllrs Brand and Seabourne

There was one member of the public present

PD753/08 Apologies for Absence

Apologies were received from Cllr Wynne-Jones

PD754/08 Declarations of Interest

The Chairman recommended that Members make any declarations of interest throughout the meeting as necessary.

PD755/08 Representations from the Public

There were no representations from members of the public.

PD756/08 Minutes

It was proposed by Cllr Hollands and seconded by Cllr Bennett that the Minutes of the meetings held on 2 January and 16 January 2008 be approved as correct. The proposal was agreed and the Chairman signed the minutes.

PD757/08 Matters Arising

The Clerk stated that at the Council meeting of 31 January 2008, Cllr Seabourne informed Members that he had been recorded as 'Not Present' for the Planning and Development Committee held 16 January 2008, when he had in fact emailed his apologies that same day. The Minutes of this meeting were then amended before being adopted. However, after the Clerk had checked all incoming emails received on the stated date of 16 January, he found that no email had been received from Cllr Seabourne and therefore the Minutes had been correctly and factually recorded and should not have been amended.

A Member queried the fact that Cllr Seabourne had supplied proof that he had given his apologies at the Council meeting, but the Clerk confirmed that this was a print out of the email and not a delivery receipt. The Clerk had asked Cllr Seabourne to provide proof of delivery of the email, but this had not been forthcoming. The Chairman agreed that the email in question was not evidence and the next Council Minutes will need to be amended accordingly.

Item 737/08 (Matters Arising – Puffin Crossing, Watford Road) was raised and the Clerk was asked whether or not Hertfordshire Highways had replied to the Parish Council's email asking for the installation of a puffin crossing. The Clerk said he had not yet received a reply but that he would follow this matter up. It was suggested that the Clerk also contact District Councillor Steve Drury about this matter.

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

Application No: 08/0199/FUL
Address: 41 Baldwins Lane Croxley Green Hertfordshire
Application: Demolition of existing single storey shop and erection of three storey building comprising new ground floor shop with 2 x two bedroom flats above, with associated access and parking
CGPC Decision: NGFO

Application No: 08/0193/FUL
Address: 31 Canterbury Way Croxley Green Hertfordshire
Application: Single storey rear extension
CGPC Decision: NGFO

Application No: 08/0186/FUL
Address: Rose Cottage The Green Croxley Green
Application: Demolition of existing conservatory and creation of single storey rear extension with rooflights to existing rear extension
CGPC Decision: NGFO, however the Parish Council wish to add a caveat that any building work does not encroach onto the Green.

Application No: 08/0124/FUL
Address: 14 Rochester Way Croxley Green Hertfordshire
Application: Single storey rear extension, single storey front extension, conversion of garage into habitable room and single storey front porch extension
CGPC Decision: NGFO

Cllr Hollands and Cllr Saxon expressed an interest in the following application and refrained from the discussion

Application No: 08/0112/FUL
Address: 57 Frankland Road Croxley Green Hertfordshire
Application: First floor side extension including rise in roof, garage conversion, new pitched roof to single storey front side and rear extensions, to create new two bedroom dwelling including subdivision of rear garden with fence, new rear gate and parking.
CGPC Decision: Object: The proposed development is excessive, overbearing and is overdevelopment. The height of the roof in relation to neighbouring properties is also excessive.

Application No: 08/0101/FUL
Address: 31 Norwich Way Croxley Green Rickmansworth
Application: Conversion of garage into habitable room and single storey rear extension with four rooflights and single storey front porch extension
CGPC Decision: NGFO

Application No: 08/0069/FUL
Address: Rose Cottage The Green Croxley Green
Application: Demolition of existing rear extension and erection of first floor two storey and single storey rear extension with rooflights to side elevations
CGPC Decision: NGFO

Application No: 08/0062/FUL
Address: 76 Malvern Way Croxley Green Hertfordshire
Application: Two storey front extension, demolition of existing conservatory and erection of single storey rear extension
CGPC Decision: NGFO

Application No: 08/0052/FUL
Address: 3 Girton Way Croxley Green Hertfordshire
Application: Single storey rear extension
CGPC Decision: NGFO

Application No: 08/0045/FUL
Address: 12 Kenilworth Drive Croxley Green Hertfordshire
Application: Single storey side extension
CGPC Decision: NGFO

Cllr Bennett and Cllr Saxon declared an interest in the following application and refrained from the discussion

Application No: 08/0044/FUL
Address: 18 Kenilworth Drive Croxley Green Hertfordshire
Application: Rear conservatory
CGPC Decision: NGFO

Application No: 08/0036/FUL
Address: 63 Frankland Road Croxley Green Hertfordshire
Application: Single storey rear and side extension
CGPC Decision: NGFO

PD759/08 Recent Decisions by Three rivers District Council

APPROVED

Reference No: 07/2289/FUL
Application: Single storey front/side extension
Address: 126 Winton Drive Croxley Green Hertfordshire
CGPC DECISION NGFO
TRDC DECISION Approved

Application No: 07/2373/FUL
Address: Lakeside Management And Marketing Suite Hatters Lane Watford
Application: Single storey extension to create extension to management suite and to extend cafe
CGPC DECISION NGFO
TRDC DECISION Approved

Reference No: 07/2382/FUL
Address: Croxley Green Tennis Club The Green Croxley Green
Application: One full size tennis court, two mini tennis courts (for under 12s) and flood lighting and relocation of 2 existing courts and new electrical cable
CGPC DECISION NGFO
TRDC DECISION Approved

Reference No: 07/2402/FUL
Address: 147 Watford Road Croxley Green Hertfordshire
Application: Demolition of existing conservatory and erection of two storey and single storey rear extension
CGPC DECISION NGFO
TRDC DECISION Approved

Reference No: 07/2412/FUL
Address: 113 New Road Croxley Green Hertfordshire
Application: Single storey rear extension
CGPC DECISION NGFO
TRDC DECISION Approved

Reference No: 07/2414/RFUL
Address: 40 Harvey Road Croxley Green Hertfordshire
Application: Renewal of planning permission 03/0965/FUL two storey side extension and single storey rear extension
CGPC DECISION NGFO
TRDC DECISION Approved

Reference No: 07/2435/FUL
Address: 43 Winton Crescent Croxley Green Hertfordshire
Application: Single storey side and rear extension with four rooflights
CGPC DECISION NGFO
TRDC DECISION Approved

Reference No: 07/2466/FUL
Address: 62 Oakleigh Drive Croxley Green Hertfordshire
Application: Single storey rear extension
CGPC DECISION Object - The proposed application appears to be creating a new development to provide accommodation area. The proposed development exceeds the 3.6m guidelines.
TRDC DECISION Approved

Reference No: 07/2493/CLPD
Address: 31 Springfield Close Croxley Green Hertfordshire
Application: Certificate of Lawfulness Proposed Development: Loft conversion with roof alterations and two roof lights to rear elevation
CGPC DECISION Noted
TRDC DECISION Approved

Reference No: 07/2507/FUL
Address: Kenilworth Parrotts Close Croxley Green
Application: Single storey front porch, new bay window to front elevation, two storey side and rear extension, single storey rear extension and internal alterations
CGPC DECISION NGFO
TRDC DECISION Approved

Reference No: 07/2519/CLED
Address: 96 Frankland Road Croxley Green Hertfordshire
Application: Certificate of Lawfulness Existing Development: Single storey rear extension
CGPC DECISION Noted
TRDC DECISION Approved

Reference No: 07/2534/FUL
Address: 43 Frankland Road Croxley Green Hertfordshire
Application: Single storey rear extension with raised rooflight and two high level windows to side elevation
CGPC DECISION Object: The proposed development due to its stepped nature would lead to an unacceptable loss of privacy and amenity to the adjacent occupiers.
TRDC DECISION Approved

REFUSED

Reference No: 07/2528/FUL
Address: 244A New Road Croxley Green Hertfordshire
Application: New access to dwelling at 244A New Road Via rear garden with staircase
CGPC DECISION NGFO
TRDC DECISION Refused:
1. The balcony, by reason of its siting, design and layout, results in overlooking and a loss of privacy to the neighbouring properties to the detriment of their residential amenity. The development fails to comply with Policy GEN3 and Appendix 2 of the Three Rivers Local Plan 1996-2011.
2. The proposed staircase and privacy screen, by reason of their excessive built form, mass, siting, design and layout, would

be out of character and would result in loss of light, overshadowing and loss of outlook to the neighbouring properties, to the detriment of their residential amenity. The development fails to comply with Policy GEN3 and Appendix 2 of the Three Rivers Local Plan 1996-2011.

PD760/08 Appeals Against Planning Decisions

APPLICATION NO. 07/0637/FUL
LOCATION 45 Rugby Way, Croxley Green
PROPOSAL Loft conversion with rear dormer window, rooflight to front elevation, window to side elevation and roof alterations
DOE APPEAL REF. APP/P1940/A/07/2062030/WF
APPELLANT'S NAME Mr and Mrs A Hibberd
APPEAL START DATE 19 December 2007
TRDC DECISION Refused

1. The proposed hip to gable roof extension would be prominent and would imbalance the appearance of the pair of semi detached dwelling houses of which the application property forms part, which would be harmful both to the character of the existing building in particular, and the visual amenity of the street scene in general. The application is considered to be contrary to Policy GEN3 and Design Criteria 4 (d) of Appendix 2, of the Three Rivers Local Plan 1996-2011.

CGPC DECISION NGFO

APPLICATION NO. 07/1543/FUL
LOCATION Land rear of 1-9 Yorke Road, access from New Road, Croxley Green
PROPOSAL Erection of two storey detached dwelling and two storey detached triple garage
DOE APPEAL REF. APP/P1940/A/08/2062925/WF
APPELLANT'S NAME DW Developments
APPEAL START DATE 8 January 2008
TRDC DECISION Refused

1. The proposed development forms an unacceptable form of backland development, due to the long and narrow access which would not be easily accessible by service vehicles. As such the proposed development would be detrimental to the character of the locality, contrary to Policy H14 of the Three Rivers Local Plan 1996-2011.

2. By virtue of its length and siting, the proposed access road would give rise to the movement of vehicles alongside the boundary of the rear gardens of the adjacent residential properties (44 and 46 New Road), which would compromise pedestrian safety and cause an unacceptable degree of noise and disturbance and loss of residential amenity to the occupiers of these properties. This would be contrary to Policies H14 and GEN3 of the Three Rivers Local Plan 1996-2011.

CGPC DECISION OBJECT: The proposed dwelling by virtue of its bulk and scale would form an incongruous and cramped form of development. There is inadequate vehicular access/egress.

APPLICATION NO. 07/1487/FUL
LOCATION 253 Watford Road, Croxley Green
PROPOSAL Demolition of existing car showroom and erection of 43, one and two bedroom apartments in 2, three/four storey blocks with basement car parking
DOE APPEAL REF. APP/P1940/A/07/2061282/NWF
APPELLANT'S NAME Refined Estates Developments Ltd

APPEAL START DATE 10 December 2007

TRDC DECISION Refused

1. The proposed development is overdevelopment and would result in an obtrusive and incongruous design that fails to respect the character and appearance of the area and would have a detrimental impact on the amenities of the surrounding residential properties and street scene as a whole by reason of its inappropriate design, siting, layout, height, massing, scale, bulk and basement. This fails to meet the requirements of Policy GEN3 and Appendix 2 of the Three Rivers Local Plan 1996-2011.
2. The proposed development by reason of its siting, height, and design would result in a significant loss of amenity to the surrounding residential properties by reason of loss of privacy from real and perceived overlooking, unneighbourly dominance and noise and disturbance. This fails to meet the requirements of Policy GEN3 and Appendix 2 of the Three Rivers Local Plan 1996-2011.
3. The proposed development is overdevelopment and an unsustainable form of development by reason of its siting, layout, and height, that would result in a form of development that would be unattractive for future occupiers by reason of lack of amenity space, lack of light, lack of privacy, and poor energy efficient building layout. This fails to meet the requirements of Policies GEN3, D3, L10 and Appendix 2 of the Three Rivers Local Plan 1996-2011.
4. The applicant has not demonstrated there is adequate provision for space within the site for the parking and manoeuvring of vehicles clear of the highway. The development if permitted would therefore be likely to lead to additional on-street parking and to vehicles reversing onto or off the highway to the detriment of public and highway safety. This fails to meet the requirements of Policy T7 of the Three Rivers Local Plan 1996-2011.
5. The applicant has not demonstrated an adequate access can be provided to serve the proposed development with safety and convenience. This fails to meet the requirements of Policy T7 of the Three Rivers Local Plan 1996-2011.
6. Insufficient information has been provided to demonstrate that the risk of pollution to controlled waters is acceptable. No such assessment has been submitted and therefore the pollution risks of the proposal have not been adequately addressed. This fails to meet the requirements of Policy N4 of the Three Rivers Local Plan 1996-2011 and Planning Policy Statement 23 'Planning and Pollution Control'.
7. The proposal is overdevelopment that fails to provide attractive and usable amenity space and landscaping for future occupiers and results in a form of development unattractive to use and detrimental to the visual amenities of the area. This fails to meet the requirements of Policies GEN3, L10 and Appendix 2 of the Three Rivers Local Plan 1996-2011.
8. The proposed development fails to meet the requirements of Policies H5, H6 and GEN8 of the Three Rivers Local Plan 1996-2011 in that no affordable housing is to be provided and remain indefinitely available for those in housing need.
9. The proposed development would result in a significant increase in demand for education, libraries and childcare, and sustainable transport provision in the area. There is currently a shortage of these facilities in the area. The proposed development would exacerbate this situation and in the absence of an agreement under the provisions of Section 106 of the Town and Country Planning Act 1990, fails to recognise the impact of the development upon these services. The application therefore fails to meet the requirements of Policies GEN1, GEN8, T7 and Appendix 1 of the Three Rivers Local Plan 1996-2011.

CGPC DECISION No comment; meeting did not take place

PD761/08

Budget 2008/09

The Chairman introduced this item and the Clerk stated that the budget for the Planning and Development Committee had been set at £8,970. Of this, £6,400 was for the community bus and £1,500 was for street trees. The Clerk asked Members to review this project to establish what can be done to action this matter. It was acknowledged that £1,500 was not a great deal of money to spend on trees. After some discussion, Members decided that it would be a good idea for the Parish Council to ask residents

(via the Parish Pump magazine) whether they would like a street tree. If more people apply than trees can be funded, then a waiting list will be started and the funding will need to be considered at the next budget.

The Clerk was asked to write to both County and District Councils stating that the Parish has a limited budget to spend on street trees and to ask whether they would consider contributing towards this project. The Clerk was also asked to find out if householders are still offered a grant towards the cost of a tree. It was agreed that an approach also be made to the Chiltern Society to establish if they have any schemes available for new trees.

PD762/08 Highways

There were no notifications of works to report. It was asked if the Clerk could contact Hertfordshire Highways regarding the lack of white lines in Frankland Road and Harvey Road following the recent resurfacing.

PD763/08 Closure

There being no further business, the Chairman closed the meeting at 9.01pm.