

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON WEDNESDAY 7 APRIL 2010 at 8.00 PM

Present: Cllr Bains - In the Chair David Allison – Clerk to the Council
Cllrs Hollands, Saxon and Wynne-Jones
Voting Members: 4

PD1319/10 Apologies for Absence
Apologies had been received from Cllr Bennett.

PD1320/10 Declarations of Interest
The Chairman recommended that any declarations be made throughout the meeting as necessary.

PD1321/10 Representations from the Public
There were no public present.

PD1322/10 Minutes

Resolved:

- that the Minutes of the meetings held on Wednesday 3 March and Wednesday 17 March 2010 be approved and be signed by the Chairman.

PD1323/10 Matters Arising
There were no matters arising.

PD1324/10 Planning Applications

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

Application No: 10/0396/RSP
Address: The Crescent Bungalow The Crescent Croxley Green
Application: Retrospective application for the retention of conservatory structures
CGPC Decision: NGFO

Application No: 10/0407/FUL
Address: 97 Links Way Croxley Green Rickmansworth
Application: Single-storey rear extension with pitched roof
CGPC Decision: NGFO

Application No: 10/0435/FUL
Address: 242 Baldwins Lane Croxley Green Rickmansworth
Application: Conversion of part of existing garage into utility and shower room, installation of a lantern or similar domed rooflight within existing single-storey kitchen extension, demolition and support of existing chimney stack within ground floor dining room, re-paving the existing front driveway to create additional parking spaces
CGPC Decision: Object: it appears that the proposed paving is not permeable.

Application No: 10/0436/FUL
Address: 11 Oakleigh Drive Croxley Green Rickmansworth
Application: Erection of a two-storey extension on the front-left hand side of the property to enable the construction of a downstairs wc with wash hand basin and a extension of the current upstairs wc.
CGPC Decision: NGFO

Application No: 10/0452/FUL
Address: Multi Use Games Area Croxley Green Business Park Hatters Lane
Application: Retention and temporary use of the existing 5-a-side football pitch for 1 year, and erection of retractable side netting and posts
CGPC Decision: NGFO

Application No: 10/0464/FUL
Address: Clarendon Cottage The Green Croxley Green
Application: Demolition of existing single-storey side extension, erection of two-storey side extension and single-storey side/rear extension, pitched roof on existing first-floor flat roof and alterations
CGPC Decision: Object: The proposed development fails to comply with the policies in that it would be overly prominent in the street scene, particularly when viewed from the Green and would cause material harm to the appearance of the CG conservation area in that it fails to preserve or enhance the character and appearance of the conservation area.

Application No: 10/0465/CAC
Address: Clarendon Cottage The Green Croxley Green
Application: Conservation Area Consent: Demolition of existing single-storey side extension
CGPC Decision: Object: on the basis that the proposed plans are not acceptable (see objection relating to planning application 10/0464/FUL)

Application No: 10/0474/FUL
Address: The Crescent Bungalow The Crescent Croxley Green
Application: Part retrospective: Erection of detached single garage
CGPC Decision: NGFO

Application No: 10/0489/FUL
Address: 49 Springfield Close Croxley Green Rickmansworth
Application: Single-storey rear extension and alterations
CGPC Decision: NGFO

Application No: 10/0539/FUL
Address: 12 Ludlow Way Croxley Green Rickmansworth
Application: Single-storey rear extension and demolition of existing garage and replacement of garage
CGPC Decision: NGFO

Certificate of Lawfulness – for Members information only

Application No: 10/0488/CLPD
Address: 49 Springfield Close Croxley Green Rickmansworth
Application: Certificate of Lawfulness Proposed Development: Front porch
CGPC Decision: Noted

Application No: 10/0576/CLPD
Address: 40 Hastings Way Croxley Green Rickmansworth
Application: Certificate of Lawfulness Proposed Development: Loft conversion including hip-to-gable roof alteration, rear dormer window, front rooflights and removal of chimney
CGPC Decision: Noted

PD1325/10 Recent Decisions by Three Rivers District Council

APPROVED

Reference No: 10/0176/FUL
Address: 86 Watford Road Croxley Green Rickmansworth
Application: Single-storey side extension and loft conversion with hip-to-gable roof alteration, rear dormer window and front rooflights
CGPC Decision NGFO
TRDC Decision: Approved

Reference No: 10/0334/FUL
Address: 52 Dulwich Way Croxley Green Rickmansworth
Application: Single-storey front extension
CGPC Decision NGFO
TRDC Decision: Approved

REFUSED

Reference No: 10/0165/FUL
Address: 1 Dugdales Croxley Green Rickmansworth
Application: Proposed new dwelling to be served by existing access, demolition of existing single-storey extension to existing dwelling and proposed single-storey rear extension to existing dwelling with new access and associated parking for existing dwelling
TRDC Decision: Refused:
The proposal would result in the overdevelopment of the site and would create a cramped and contrived layout, which would not maintain the character of the area in terms of plot size and depth, garden sizes, scale, siting, elevational design and spacing of dwellings. The proposal would also adversely affect an important space within the Conservation Area. As such the proposal fails to preserve or enhance the character and appearance of the Conservation Area and would be detrimental to the visual amenities of the street scene, contrary to Policies H14 and C1 of the Three Rivers Local Plan 1996-2011 (adopted 2001) and the Croxley Green Conservation Area Appraisal (1996).
CGPC Decision: NGFO

PD1326/10 Appeals Against Planning Decisions

APPLICATION NO. 09/2041/FUL
LOCATION 23A New Road Croxley Green Rickmansworth Hertfordshire
PROPOSAL Redevelopment and change of use from scaffolding yard to residential to provide 4 detached houses with 8 off street parking spaces
DOE APPEAL REF. APP/P/1940/A/10/2125235/NWF
APPELLANT'S NAME Mr Doug Burrige
APPEAL START DATE 31 March 2010
TRDC DECISION Refused:
1. The proposed scheme would result in a poor and

cramped layout, exacerbated by the plot sizes, building footprint, plot frontage width, height, gaps between buildings, poor parking layout and poor aspect of the dwellings. In addition, future pressure would be placed on a mature sycamore tree due to the siting and proximity of the dwelling and garden on Plot 4. As such the proposal would be to the detriment of the character and appearance of the locality contrary to Policies H14, N15, N16, GEN3 and Appendix 2 of the Three Rivers Local Plan 1996-2011.

2. The submitted Design and Access statement does not cover the principal headings as set out in the CABE advice – ‘Design and Access Statements: How to write, read and use them’. It does not address the matters that are expected to be included for a development of this nature and is considered insufficient and as such is contrary to Policy D1 of the Three Rivers Local Plan 1996-2011.

3. It has not been demonstrated that any sustainable / renewable energy measures would be incorporated into the scheme, resulting in an unsustainable development contrary to Policy GEN1 and Appendix 1 of the Three Rivers Local Plan 1996-2011 and SPD – Sustainable Communities.

CGPC DECISION

The Parish Council would welcome a housing development on this site but believes this proposal to be overdevelopment with inadequate parking and access and egress difficulties particularly for vehicles delivery onto or servicing the units

PD1327/10 Highways

Details of the forthcoming Traffic Regulations Order regarding the introduction of parking restrictions in New Road were available at the meeting and were noted by Members.

PD1328/10 Closure

There being no further business, the Chairman closed the meeting at 8.38pm.