

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE  
**PLANNING AND DEVELOPMENT COMMITTEE**  
HELD IN THE COUNCIL CHAMBER  
ON WEDNESDAY 7 JANUARY 2009 at 8.00 PM

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

Cllrs Bennett, Saxon and Wynne-Jones

Voting Members: 4

In Attendance: Cllr Brand

PD1007/09 Apologies for Absence

Apologies were received from Cllr Hollands

PD1008/09 Declarations of Interest

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

PD1009/09 Representations from the Public

There were no public present.

PD1010/09 Minutes

It was proposed by Cllr Wynne-Jones and seconded by Cllr Bains that the Minutes of the meetings held on Wednesday 3 December 2008 and Wednesday 17 December 2008 be approved as correct. The proposal was agreed and the Chairman signed the minutes.

PD1011/09 Matters Arising

PD995/08 (Street Lamp Post 297, Watford Road – Christmas Decorations/Telecoms Antenna). The Clerk was asked for an update and he confirmed that the conversion of lamp post 297 to a telecoms antenna had been agreed and that Vodafone would be paying for the costs associated in having the Christmas light connection reinstalled on lamp post 304. He added that the work would be carried out prior to Christmas 2009. It was asked if this could be placed on the July Agenda and the Clerk informed those present that this matter would be automatically raised when Hertfordshire Highways contact the Parish Council at around that time regarding Christmas lighting.

PD1012/09 Planning Applications

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

**Application No:** 08/2182/FUL

**Address:** The Grove Little Green Lane Croxley Green

**Application:** Creation of flat in roof space with two rooflights to front and side elevations and three rooflights to rear elevation

**CGPC Decision:** Object: The proposal would result in a cramped development

**Application No:** 08/2183/FUL

**Address:** The Grove Little Green Lane Croxley Green

**Application:** Creation of flat in roof space with two rooflights to side elevations

**CGPC Decision:** Object: The proposal would result in a cramped development

**Application No:** 08/2184/FUL  
**Address:** The Grove Little Green Lane Croxley Green  
**Application:** Use of both floors of coach house as residential to form two bed dwelling  
**CGPC Decision:** Object: The raising of the roof and the elevations are not in keeping with this locally important building

**Application No:** 08/2195/FUL  
**Address:** 38 Winchester Way Croxley Green Rickmansworth  
**Application:** Single storey rear extension  
**CGPC Decision:** NGFO

**Application No:** 08/2207/FUL  
**Address:** 1 Windmill Drive Croxley Green Rickmansworth  
**Application:** Single storey rear extension single and two storey side extension  
**CGPC Decision:** NGFO

**Application No:** 08/2208/FUL  
**Address:** 245-253 Watford Road Croxley Green Rickmansworth  
**Application:** Residential development of existing part residential and part commercial car sales land comprising 24 three bedroom dwellings with associated garaging, parking and highway works  
**CGPC Decision:** Object: Additional dwellings place a strain on local services such as schools, doctors surgeries and transport and concerns are expressed regarding access and egress over the cycle lane.

**Application No:** 08/2220/FUL  
**Address:** Holly Bush House 5A New Road Croxley Green  
**Application:** Erection of new offices for Class B1a Business use  
**CGPC Decision:** NGFO

**Application No:** 08/2223/FUL  
**Address:** 65 Harvey Road Croxley Green Rickmansworth  
**Application:** Change from flat roof on rear extension to pitched roof with three rooflights  
**CGPC Decision:** NGFO

**Application No:** 08/2234/FUL  
**Address:** 251 New Road Croxley Green Rickmansworth  
**Application:** Single storey rear extension  
**CGPC Decision:** NGFO

**Application No:** 08/2239/FUL  
**Address:** 189 - 191 Watford Road Croxley Green Rickmansworth  
**Application:** Demolition of existing car showroom and workshop and redevelopment of site to create new convenience retail store, seven flats (including three affordable units) in two blocks and retail office space with associated car parking and access  
**CGPC Decision:** Object as before on the grounds that:
 

1. It appears that no meaningful detailed Transport Impact Assessment has been undertaken;
2. The applicant appears not to have established that there is a need for the development;
3. The proposal will have significant adverse impact on other local shops and lead to duplication of services;
4. The proposal is not located within an existing shopping area;
5. The proposal will have a significant impact on local traffic movement, contrary to Policy T.7 in the TRDC Local Plan;
6. The proposal is very close to local roads used to gain access to Malvern Way School and increased traffic movement is believed will

endanger the children going to and from the school;  
7. There are serious concerns concerning the safety of pedestrians that would be using the zebra crossing across Watford Road adjacent to the development site given increased traffic volumes;  
8. Concern is expressed regarding the access and egress to the site causing potential traffic management problems;  
9. Concern is also expressed concerning potential ground stability problems with the railway embankment given the proximity of the development to the railway track;  
10. The retail development is outside an existing retail area and therefore contrary to Policy S.6 of the TRDC Plan 1996-2011.

The proposed retail development, by reason of its location outside of town centres and local shopping parades, would have an unacceptable impact on existing convenience stores in the Croxley Green area. In addition, in light of the Three Rivers Retail Capacity Study 2006 it has not been able to demonstrate that there is a need for the proposed development in this location, contrary to Policy S6 of the Three Rivers Local Plan.

Also, the Parish Council concurs with Hazel Blears' announcement of 10 July 2008 regarding the new proposals to strengthen Planning Policy Statement 6: Planning for Town Centres to give Councils more scope to refuse out of town development proposals that threaten the survival of high streets and small shops, resulting in 'Clone Towns'.

It is recommended that the application be referred to the Development Control Committee.

**Certificate of Lawfulness – for Members information only**

None

**APPROVED**

**Reference No:** 08/1909/FUL  
**Address:** 30 Yorke Road Croxley Green Hertfordshire  
**Application:** Single storey side and rear extension  
**CGPC Decision:** NGFO  
**TRDC DECISION** Approved

**Reference No:** 08/1975/FUL  
**Address:** 39 Owens Way Croxley Green Hertfordshire  
**Application:** Single storey front extension  
**CGPC Decision:** NGFO  
**TRDC DECISION** Approved

**Reference No:** 08/1980/FUL  
**Address:** 37 Ludlow Way Croxley Green Rickmansworth  
**Application:** Single storey rear extension  
**CGPC Decision:** NGFO  
**TRDC DECISION** Approved

**Reference No:** 08/1987/FUL  
**Application:** Single storey extension to front of garage and single storey side and rear extension  
**Address:** 18 Harvey Road Croxley Green Rickmansworth  
**CGPC Decision:** OBJECT:  
1. The extension onto the front of the garage would set a precedent for encroachment across the original building line;  
2. This encroachment across the building line would be detrimental to the street scene.  
**TRDC DECISION** Approved

**Reference No:** 08/2028/FUL  
**Address:** 8 Valley Walk Croxley Green Rickmansworth  
**Application:** Single storey front porch and two storey side and single storey rear extension  
**CGPC Decision:** NGFO  
**TRDC DECISION** Approved

**Reference No:** 08/2059/CLPD  
**Address:** 36 Rugby Way Croxley Green Rickmansworth  
**Application:** Certificate of Lawfulness Proposed Development: Loft conversion including hi to-gable roof alteration with two rooflights to front elevation and dormer window to rear elevation  
**CGPC Decision:** Noted  
**TRDC DECISION** Approved

**Reference No:** 08/2091/FUL  
**Address:** 119 Kenilworth Drive Croxley Green Rickmansworth  
**Application:** Demolition of existing ground floor garage and erection of two storey side extension and two storey and single storey rear extension  
**CGPC Decision:** NGFO  
**TRDC DECISION** Approved

**Reference No:** 08/2105/FUL  
**Address:** 1B Winton Drive Croxley Green Rickmansworth  
**Application:** Demolition of existing garage and erection of single storey rear extension and single storey side extension to form garage  
**CGPC Decision:** Object: The proposed development forms a rear extension outside current guidelines and appears to be integrating the garage as part of the accommodation area  
**TRDC DECISION** Approved

**Reference No:** 08/2137/FUL  
**Address:** 13 Dulwich Way Croxley Green Rickmansworth  
**Application:** Single storey front porch extension and single storey rear extension with rooflights  
**CGPC Decision:** NGFO  
**TRDC DECISION** Approved

#### **REFUSED**

None

#### PD1014/09 Appeals Against Planning Decisions

<b>APPLICATION NO.</b>	08/1512/FUL
<b>LOCATION</b>	90 Watford Road, Croxley Green
<b>PROPOSAL</b>	Two storey side extension, single storey front and side extension, single storey rear extension and new front porch
<b>DOE APPEAL REF.</b>	APP/P1940/A/08/2093369/WF
<b>APPELLANT'S NAME</b>	Mrs R Begum
<b>APPEAL START DATE</b>	30 December 2008
<b>TRDC DECISION</b>	Refused
<b>CGPC DECISION</b>	1. The proposed extension would result in overdevelopment of the site failing to respect the scale and proportions of the existing dwelling. The proposed extension would also have a detrimental impact on the visual amenities of the street scene by reason of it being a cramped form of development projecting significantly forward of the established building line of Harvey Road. The proposed development would be contrary to Policy GEN3 and Appendix 2 of the Three Rivers Local Plan 1996-2010 OBJECT: The proposed development appears to exceed TRDC's guidelines for single storey rear extensions.

## **Appeal Against an Enforcement Notice**

**SITE:** Coachmans Cottage, Little Green Lane, Croxley Green, Herts

**Development the subject of Enforcement Notice: see alleged breaches below**

**DOE APPEAL REF:** APP/P1940/C/08/2090220

**APPELLANT'S NAME:** Karen Harris

Without planning permission, the carrying out of a building operation to erect 10 plastic mirrors and a wooden structure supporting the mirrors.

The required remedy for the breach is to:-

(i) Remove the mirrors and the wooden structure used to support the mirrors.

Time for compliance: TWO MONTHS from date Notice comes into effect.

(ii) Remove from the land all materials resulting from 1 above.

Time for compliance: TWO MONTHS from date Notice comes into effect.

The Notice takes effect on 20 November 2008 unless an appeal is made against it beforehand.

Appellants may appeal under the following grounds:-

(a) that, in respect of any breach of planning control which may be constituted by the matters stated in the notice, planning permission ought to be granted or, as the case may be, the condition or limitation concerned ought to be discharged;

(b) that those matters have not occurred;

(c) that those matters (if they occurred) do not constitute a breach of planning control;

(d) that, at the date when the notice was issued, no enforcement action could be taken in respect of any breach of planning control which may be constituted by those matters;

(e) that copies of the enforcement notice were not served as required by section 172;

(f) that the steps required by the notice to be taken, or the activities required by the notice to cease, exceed what is necessary to remedy any breach of planning control which may constitute by those matters, as the case may be, to remedy any injury to amenity which has been caused by any such breach;

(g) that any period specified in the notice in accordance with section 173(9) falls short of what should reasonably be allowed;

The appellant has appealed under ground/s a.

The reason for issuing the notice is/are:-

It appears to the Council that the above breach of planning control has occurred within the last four years. The works were substantially completed less than four years ago.

The Council have refused planning permission for the retention of the structure/erection.

The mirrors by reason of their length, height and design result in an obtrusive and incongruous form of development detrimental to the openness of the Metropolitan Green Belt. As such, the proposal fails to comply with Policy GB1 of the Three Rivers Local Plan 1996-2011.

The mirrors by reason of their length, height and design result in an obtrusive and incongruous form of development that fails to preserve or enhance the character and appearance of the Conservation Area and the setting of the listed building and are therefore contrary to Policies C1 and C12 of the Three Rivers Local Plan 1996-2011.

PD1015/09 Budget 2009/2010 and beyond

The Chairman introduced this item and the Clerk clarified that money allocated to 2008/09 but not spent - 4042/301 Equipment Maintenance £500; 4047/301 Footpath Maintenance £300 and 4056/301 Street Trees £1,500 would be transferred into Reserves and then placed back in the same accounts in the 2009/10 budget resulting in a zero cost to the budget. As previously agreed £35,000 for the pelican/puffin crossing would be taken from Reserves if necessary with the money for the other crossing hopefully being funded through the IMC Section 106 Agreement. The Clerk was asked to write to Highways to ask for a breakdown of the £60,000 cost for a crossing and it was requested that this be placed on the correspondence list.

4702/302 Community Bus. The Clerk said that Mullany's Coaches had agreed not to increase the cost for the Friday bus next year and therefore this sum was £6,100.

The proposed by Cllr Saxon and seconded by Cllr Wynne-Jones that the budget for the Planning and Development Committee to be recommended to Council is therefore £6,100 (or the cost of the Friday bus) which is a reduction on last year's sum of £8,970 and the proposal was agreed.

PD1016/09 Quiz Night

The Chairman introduced this item and the Clerk informed those present that the Charity Quiz Night would be held on 21 February 2009 at St Oswald's Church and help setting up, donations of raffle prizes and Cllr participation in the quiz itself would be most welcome.

PD1017/09 Highways

There were no highways works to note.

PD1018/09 Closure

There being no further business, the Chairman closed the meeting at 9.22pm.