
PLANNING COMMITTEE**MINUTES**

of the Planning Committee meeting held in the Penn Chamber, Three Rivers House, Northway, Rickmansworth, on 18 July 2019 from 7.30pm to 7.56pm.

Councillors present:

Sarah Nelmes (Chairman)
Sara Bedford
Marilyn Butler
Steve Drury
Stephen King
Peter Getkahn

Keith Martin (Vice-Chairman)
Raj Khiroya
Chris Lloyd
Debbie Morris
Michael Revan

Also in attendance: Batchworth Community Councillor Francois Neckar, Croxley Green Parish Councillors Tony Walker and Andrew Gallagher

Officers: Adam Ralton
Sherrie Ralton

PC 26/19 APOLOGIES FOR ABSENCE

There were no apologies for absence.

PC 27/19 MINUTES

The Minutes of the Planning Committee meeting held on 27 June 2019 were confirmed as a correct record and signed by the Chairman.

PC 28/19 NOTICE OF OTHER BUSINESS

None received.

PC 29/19 DECLARATIONS OF INTEREST

Councillor Sarah Nelmes read out the following statement to the Committee:

“All Members are reminded that they should come to meetings with an open mind and be able to demonstrate that they are open minded. You should only come to your decision after due consideration of all the information provided, whether by planning officers in the introduction, by applicants/agents, by objectors or by fellow Councillors. The Committee Report in itself is not the sole piece of information to be considered. Prepared speeches to be read out are not a good idea. They might suggest that you have already firmly made up your mind about an application before hearing any additional information provided on the night and they will not take account of information provided on the night. You must always avoid giving the impression of having firmly made up your mind in advance no matter that you might be pre-disposed to a view.”

No declarations of interest were received.

19/0832/FUL Single storey front extension and part single part two storey side and rear extensions at 2 HASTINGS WAY, CROXLEY GREEN WD3 3SG

The Planning Officer reported that paragraph 7.3.2 of the report confirmed that a four bedroom property required 105 square metres of amenity space. The site, following completion of this development, would retain in excess of 200 square metres of amenity space.

Councillor Steve Drury asked, with the increase to a four bedroomed house, what was happening with regards parking? The Planning Officer replied that paragraph 7.6.2 referred to a shortfall of two spaces, however, the drawings showed that two spaces could be accommodated on the site, and as there was on-street parking available in the immediate area it would not be considered justifiable to refuse planning permission. He confirmed that there were no parking restrictions within the vicinity.

Councillor Debbie Morris asked whether the building would be built to the depth of the canopy cover. The Planning Officer advised that it would be deeper than the canopy cover and a more substantial build.

Councillor Sara Bedford pointed out that Croxley Green had a number of semi-detached houses and several had porches so this was not unusual.

Croxley Green Parish Councillor Tony Walker said the Parish objection was on the porch. The Parish Council had been further consulted, but said this was on other construction works rather than the porch. He referred to the Croxley Green Neighbourhood Plan (CGNP) Policy CA2 and Appendices C2.2 bullet point 7 that stated 'New front porches should complement the existing design and materials. They should not generally extend in front of the existing building line and they should not be permitted when they will reduce off street parking'. Here the off street parking would be reduced and no other buildings in the street had a porch that extended beyond the building line. They were concerned a precedent may be set.

The Planning Officer said that in the Officers' view there was sufficient parking. As there was no such thing as a precedent in planning, Officers did not consider a precedent would be set. He added that it was possible, under certain circumstances, to build porches meeting certain size guidelines without the need to apply for planning permission. This particular property did require planning permission, however it was possible to project forward off front walls without planning permission.

In response to the Parish Councillor's reference to the CGNP, the Planning Officer advised that Officers did not consider this to be so harmful to the appearance that it could warrant refusal. The design was not so significant in size and although the CGNP stated that porches should not extend beyond the building line, under permitted development one could build a porch that extends beyond the building line. To be refused it would have to show that there would be an element of harm from the projection.

Councillor Chris Lloyd asked, if the application had been for the porch only at the size it currently was, could it have been built within Permitted Development rights, and therefore the plan passed by the Parish be overruled by the Central Government Policy of allowing Permitted Development on certain sizes? The Planning Officer replied that on this particular application the front porch would not come within permitted development which had a maximum height of 3 metres, and this porch was 3.5 and extended off beyond the existing side walls.

In accordance with Council Procedure Rule 35(b) a speaker spoke for the application.

The Chairman did not find it overpowering as the property was at the end of a row and sided onto a garden rather than another house.

Councillor Debbie Morris moved the recommendation, seconded by Councillor Marilyn Butler that planning permission be granted.

On being put to the Committee the motion was declared CARRIED the voting being 10 For, 0 Against and 1 Abstention

RESOLVED:

That PLANNING PERMISSION BE GRANTED in accordance with the Officer recommendation and Conditions as set out in the report.

PC 30/19

19/0924/RSP– Part retrospective: Construction of front and side boundary walls to frontage at Kerry Lodge, 32 ASTONS ROAD, MOOR PARK, HA6 2LD.

The Planning Officer advised that one further letter had been received from Moor Park 1958 Ltd – in which they acknowledged the efforts of Officers to obtain further reductions and were pleased to see permitted development rights removed. They remained concerned with the bulk of the brick piers and considered that they should be reduced to 0.5m x 0.6m with a planning condition attached to control this. If this was of interest to Members it could not be conditioned so new drawings would be required showing narrower piers

The Officer report confirmed that the piers would be reduced in width. The submitted plans showed the piers to be reduced to a width of approximately 0.6 metres which officers considered acceptable.

In addition, to clarify in respect of trees. Permission was granted for a number of on-site trees to be removed some years ago. The site frontage previously contained a number of trees including a willow. Permission was granted for their removal, subject to replacement trees being planted. Replacement trees had been planted within the site and it was not considered likely that these were affected by the wall.

An existing tree close to the southern boundary may have suffered root damage by the proposal. However as explained in the Officer Report, walls had been in closer proximity to this tree than the existing in the past, and the extent of any potential damage cannot be known until the tree reacts.

Notwithstanding that new trees had been planted in the frontage, Officers considered it reasonable and necessary to require further soft planting on top of the amended wall, potentially in the form of a low hedge, to provide some additional interest to the site frontage.

Batchworth Community Councillor Francois Neckar said one matter of concern was the bulk of the brick piers. He had measured the piers on both the southern and northern entrance and they measured 0.89 metres. He said they were massive and bulky and the previous measurements of 0.8m and 0.7m were incorrect. They were enormous within the Moor Park Conservation Appraisal which seeks for properties to be open fronted. He requested that clarity be given as to the acceptable dimensions.

The Planning Officer advised that the proposed widths of the piers of 0.6m were shown on the submitted drawings. A condition had been recommended which required the Piers were to be amended to match these drawings so this should provide the clarity.

Councillor Debbie Morris wanted to confirm that Officers would be expecting the piers to measure 0.6m in depth and width and not just 0.2m less than the existing piers. The Officer replied that was correct. He also confirmed that the Conservation Area Appraisal did not stipulate pier dimensions.

The Chairman said that there had been a significant reduction in size which was a great improvement. She wondered if residents new to the area could be issued with a pack from Moor Park 1958, telling them what they could and could not do. The Parish Councillor confirmed that already happened.

Checks would be carried out once the work had been completed.

Councillor Sarah Nelmes moved the recommendation, seconded by Councillor Keith Martin.

On being put to the Committee the motion was declared CARRIED the voting being 10 For, 0 Against and 1 Abstention.

RESOLVED:

That PART RETROSPECTIVE PLANNING PERMISSION BE GRANTED in accordance with the Officer recommendation and Conditions as set out in the report.

CHAIRMAN