

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE  
**PLANNING AND DEVELOPMENT COMMITTEE**  
HELD IN THE COUNCIL CHAMBER  
ON WEDNESDAY 2 APRIL 2014 at 8.00 PM

Present: Cllr Bennett - In the Chair Amanda Taft – Administrative Officer

Cllrs Baldwin, Isard-Brown and Martin

Voting Members: 4

Not Present: Cllr Wynne-Jones

Members of the Public: 3

PD2266/14 Apologies for Absence

Apologies had been received from Cllrs Getkahn and Jordan.

PD2267/14 Declarations of Interest

Members were invited to declare interests as appropriate during the course of the meeting.

PD2268/14 Representations from the Public

Representations regarding application 14/0346/FUL (23A New Road) were made by one person:

It was stated that this was the sixth application for this site, one of which is currently subject to an appeal and although the application states that the reasons for refusal have been overcome, the resident said that the footprint was very similar, possibly even larger. Objections were raised regarding the space on the second floor which could potentially be converted to bedroom space in the future; the very small, north facing gardens; access and egress; tandem parking; overdevelopment; the view from the Green and Stones Orchard and the fact that part of the site is in the Conservation Area.

The Chairman proposed that application 14/0346/FUL (23A New Road) be moved up the agenda and the proposal was agreed.

[Removal of existing scaffolding yard and creation of residential development of 3 dwellinghouses with accommodation in roofspace with roads and all ancillary works](#)

23A New Road Croxley Green Rickmansworth WD3 3EJ

Ref. No: 14/0346/FUL | Received: Wed 26 Feb 2014 | Validated: Fri 21 Mar 2014 | Status: Pending Consideration

**Croxley Green Parish Council Decision: OBJECT. There is inadequate vehicular access/egress to support the current proposed development which is considered to be an incongruous and cramped form of development (overdevelopment). There are unsuitable parking arrangements for such large houses. Concern is also expressed particularly as some of the development may fall within the Conservation Area. With any development on the site all rooms should comply with the Parker Morris standard and built to Sustainability Housing Level 6. Concern is expressed in regards to the dressing area in the loft room in its potential capability for a further bedroom which may result in further vehicular issues.**

**Should a development at this site take place at some point strict management of the construction times should be imposed (08.00 – 17.00 weekdays, 08.00 - 13.00**

**Saturdays with no Sunday or Bank Holiday working).**

**It is requested that this application be dealt with by the Planning Development Committee.**

PD2269/14 Minutes

**Resolved:**

- that the Minutes of the meetings held on Wednesday 5 March and Wednesday 19 March 2014 be approved and be signed by the Chairman.

PD2270/14 Matters Arising

PD2253/14 (County Councillor's Highways Locality Budget. It was asked if the Clerk had emailed Cllr Drury regarding the New Road pavement on its south side.

*[Post meeting note: This matter will be followed up by the Clerk]*

PD2271/14 Planning Applications

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

[Removal of existing scaffolding yard and creation of residential development of 3 dwellinghouses with accommodation in roofspace with roads and all ancillary works](#)

23A New Road Croxley Green Rickmansworth WD3 3EJ

Ref. No: 14/0346/FUL | Received: Wed 26 Feb 2014 | Validated: Fri 21 Mar 2014 | Status: Pending Consideration

**This application was discussed after item PD2268/14 (Representations from the Public) above.**

[Demolition of existing garage and erection of two storey side extension incorporating new garage, part single, part two storey rear extension, associated alterations to door and window openings](#)

125 Kenilworth Drive Croxley Green Rickmansworth WD3 3LZ

Ref. No: 14/0456/FUL | Received: Wed 12 Mar 2014 | Validated: Fri 21 Mar 2014 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[Side and rear two storey extension](#)

Coplands Copthorne Close Croxley Green Rickmansworth WD3 4AJ

Ref. No: 14/0489/FUL | Received: Mon 17 Mar 2014 | Validated: Mon 24 Mar 2014 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[Two storey and single storey rear extension](#)

101 Malvern Way Croxley Green Rickmansworth Hertfordshire WD3 3QH

Ref. No: 14/0513/FUL | Received: Tue 18 Mar 2014 | Validated: Tue 18 Mar 2014 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[Single storey rear conservatory](#)

36 Hastings Way Croxley Green Rickmansworth WD3 3SG

Ref. No: 14/0528/FUL | Received: Thu 20 Mar 2014 | Validated: Thu 27 Mar 2014 |  
Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[Non Material Amendment to Planning Application 13/1989/FUL: Addition of one  
rooflight to front roofslope](#)

30 Winton Drive Croxley Green Rickmansworth Hertfordshire WD3 3RE

Ref. No: 14/0532/NMA | Received: Mon 17 Mar 2014 | Validated: Mon 24 Mar 2014 |  
Status: Pending Consideration

**Croxley Green Parish Council Decision: Noted**

PD2272/14 [Recent Decisions by Three Rivers District Council](#)

**APPROVED**

**Reference No:** 14/0127/FUL  
**Address:** Baldwins Lane Recreation Ground Baldwins Lane Croxley Green  
**Application:** District Council Application: Installation of parkour facility  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Application No:** 14/0200/FUL  
**Address:** 64 Malvern Way Croxley Green Rickmansworth  
**Application:** Two storey side extension and formation of raised patio at rear  
with screening  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Application No:** 14/0204/RSP  
**Address:** 3 Beechcroft Avenue Croxley Green Rickmansworth  
**Application:** Part Retrospective: Erection of two storey and single storey rear  
extension, single storey front extension and alterations to frontage  
to include creation of a vehicular access and parking provision  
**CGPC Decision:** NGFO subject to officer decision regarding the sewers  
**TRDC Decision:** Approved

**Reference No:** 14/0243/FUL  
**Address:** 12 Watford Road Croxley Green Rickmansworth  
**Application:** Single storey rear extension and loft conversion to include side and  
rear dormers, rooflights and alterations to fenestration  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Application No:** 14/0254/FUL  
**Address:** 123 Links Way Croxley Green Rickmansworth  
**Application:** Single storey rear extension and alterations to existing outbuilding to side to include connection to main dwellinghouse  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

## REFUSED

**Application No:** 14/0154/FUL  
**Address:** 5 Heckford Close Croxley Green Watford  
**Application:** Loft conversion with rear dormer and raised roof ridge and front porch infill  
**CGPC Decision:** Object. They want to raise the roof line 500mm and this will spoil the street scene and disrupt the roof line of the terrace.  
**TRDC Decision:** Refused:  
The development, by reason of the increase in ridge height, would result in a prominent and incongruous development that would have a significant visual impact on the appearance of Heckford Close. This is contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

## WITHDRAWN

14/0297/FUL - Demolition of existing single storey side extension, construction of replacement single storey side extension, new 2m high fence to front of extension and creation of new vehicular crossover at 314 Baldwins Lane, Croxley Green.

### PD2273/14 Appeals Against Planning Decisions

There were no appeals to note.

### PD2274/14 Highways

The proposed Traffic Regulation Order and Notice for various roads in Croxley Green was noted.

A Cllr raised the matter of parking in Community Way car park. It was pointed out that Three Rivers District Council intends that 14 of the spaces will have a 2 hour parking restriction and there will be 3 spaces for disabled badge holders. One Cllr felt that this was not enough to protect the shops as it means that the rest of the spaces can still be used by commuters all day. It was suggested that the Parish Council monitor the changes.

General enquiries and objections can still be made to TRDC.

*[Post meeting note: the Three Rivers (Rickmansworth) (Off Street Parking Places) Order 2006 (Amendment No. 1) Order 2012 was circulated to Councillors on 3 March 2014.]*

### PD2275/14 Closure

There being no further business, the Chairman closed the meeting at 8.45pm.