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Community Way
Croxley Green
Rickmansworth
Hertfordshire WD3 3SU

MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON THURSDAY 4 APRIL 2019 at 8.00 PM

Present: Cllr Gallagher - In the Chair
David Allison – Clerk to the Council
Ryan Bennett – Administrative Officer

Cllr Birch

Voting Members: 2

In Attendance: Cllr Wallington

Not Present: Cllrs Bains & Hollands

Members of the Public: 1

PD3347/19 Apologies for Absence

Apologies were received from Cllr Baldwin, Hobbs & Mitchell.

PD3348/19 Declarations of Interest

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

PD3349/19 Representations from the Public

Representations were made from a resident on planning application 19/0304/FUL.

[Under Standing Order 13.1.15 the meeting was temporarily suspended between 20:18 & 20:21 so Members could ask questions to the resident]

PD3350/19 Highways and Road Safety

Members were advised that no matters regarding road safety had been formally brought to the Council's attention.

PD3351/19 Minutes

A Member made comment that the Administrative Officer was recorded as the Administrative Assistant in error in the Minutes of 21 March. An amendment was made to correct this.

Resolved:

- That the Minutes as amended of the meetings held on Thursday 7 & 21 March 2019 be approved and signed by the Chairman.

PD3352/19 Matters Arising

There were no matters arising.

PD3353/19 Planning Applications

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

[Single storey side infill extension](#)

Planning Application

49 New Road Croxley Green WD3 3EN

Ref. No: 19/0304/FUL | Received: Fri 15 Feb 2019 | Validated: Thu 21 Feb 2019 |

Croxley Green Parish Council Decision: Croxley Green Parish Council would

like to bring the case officer's attention to the comments made by the neighbouring property, 51 New Road, most importantly the loss of amenity space, privacy and natural light.

Raised terrace to rear and screening, alterations to fenestration and replacement flat roof to L shaped rear and side extension

Planning Application

8 Canterbury Way Croxley Green WD3 3SS

Ref. No: 19/0501/FUL | Received: Fri 15 Mar 2019 | Validated: Tue 19 Mar 2019 |

Croxley Green Parish Council Decision: NGFO

Proposed first floor side extension over existing single storey garage, roof extension to allow for loft conversion served by three rear dormers, part two storey/ part single storey rear extension with associated external works.

Planning Application

Kenilworth Parrotts Close Croxley Green Rickmansworth Hertfordshire WD3 3JZ

Ref. No: 19/0481/FUL | Received: Wed 13 Mar 2019 | Validated: Fri 22 Mar 2019 |

Croxley Green Parish Council Decision: NGFO

Installation of rooflights to rear

Planning Application

1 Wood End Croxley Green WD3 3FQ

Ref. No: 19/0489/FUL | Received: Thu 14 Mar 2019 | Validated: Fri 22 Mar 2019 |

Croxley Green Parish Council Decision: NGFO

Single storey rear extension

Planning Application

24 Harvey Road Croxley Green WD3 3BW

Ref. No: 19/0560/FUL | Received: Sat 23 Mar 2019 | Validated: Wed 27 Mar 2019 |

Croxley Green Parish Council Decision: NGFO

Single storey side and rear extension including extension to outbuilding. Alterations to existing roof form including increase in eaves and ridge height, creation of rear gable, side dormer window and rooflights

Planning Application

24 Rochester Way Croxley Green WD3 3NG

Ref. No: 19/0558/FUL | Received: Sat 23 Mar 2019 | Validated: Mon 25 Mar 2019 |

Croxley Green Parish Council Decision: NGFO

PD3354/19 Recent Decisions by Thee Rivers District Council

Approved

Application:	First floor side extension, part single part two storey rear extension, conversion of garage into habitable accommodation and single storey side extension
Address:	Ben Luce Parrotts Close Croxley Green WD3 3JZ
Application No:	19/0206/FUL
CGPC Decision	NGFO
TRDC Decision	Approved

Refused

Application: Front porch; single storey rear extension; single storey side extension and conversion of garage to habitable accommodation; roof extension; subdivision of site and creation of semi-detached two storey dwelling with associated parking and landscaping and relocation of existing vehicular access to serve both dwellings

Address: 1A Links Way Croxley Green WD3 3RG

Application No: 18/2444/FUL

CGPC Decision CGPC believe that this proposal would result in over-massing of the plot.

We note the comment from HCC Highways but are not sure they have taken into consideration the large increase in the number of pedestrians in the area, mainly children, following the completion of Croxley Danes School.

The proposal is in breach of Policy CA1 of the Croxley Green Neighbourhood Plan due to:

1. The change in ridge height
2. The smooth white rendering being of keeping with the character area, completely different to existing materials and would unbalance the street scene

There appears to be no attempt to conform to the Croxley Green Neighbourhood Plan.

The comment from neighbouring property 1B Links Way shows legitimate concerns about the development.

CGPC feels it does not comply with Policy DM1 (Residential Design & Layout) from the Development Management Policies Local Development document.

Croxley Green Parish Council would like this application to be considered by the TRDC Planning Committee.

TRDC Decision Refused

PD3355/19 Appeals Against Planning Decisions

No appeals had been received.

PD3356/19 Closure of The Green

The Chairman opened the item and asked the Administrative Officer to elaborate. The Admin Officer took Members through the supporting paper and explained how The Green had become wrongfully closed on March 26 & 27.

Resolved:

- That the Parish Council writes a formal letter of complaint to Hertfordshire County Council asking them to investigate the cause of the road closure.

PD3357/19 Closure

There being no further business, the Chairman closed the meeting at 9.57pm