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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 WEDNESDAY 6 APRIL 2016 at 8.00 PM

Present: Cllr Saxon - In the Chair David Allison – Clerk to the Council

Cllrs Bains, Gallagher, Hobbs and Wynne-Jones

Voting Members: 5

PD2708/16 Apologies for Absence

Apologies were received from Cllrs Baldwin and Kaur.

PD2709/16 Declarations of Interest

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

PD7102/16 Representations from the Public

There were no public present at the meeting.

PD27113/16 Highways and Road Safety

The Chairman introduced this item and asked the Clerk to elaborate. The Clerk advised that there were no highway works to report other than those which Members have been made aware of by email e.g. New Road. Road Safety

The Clerk advised Members for information that a Councillor has received a number of complaints from his constituents regarding speeding on Community Way. The Clerk added that research had been undertaken by another Councillor regarding the 15 m.p.h. limit and its enforcement and the information passed on to the Councillor who will pursue the matter initially as a constituency matter with TRDC.

PD2712/16 Minutes

Resolved:

- That the minutes of the meetings held on Wednesday 2 March and Wednesday 16 March 2016 be approved and be signed by the Chairman.

PD2713/16 Matters Arising

There were no matters arising.

PD2714/16 Planning Applications

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

[Advertisement Consent: One internally illuminated fascia sign and one internally illuminated hanging sign](#)

186 New Road Croxley Green Rickmansworth Hertfordshire WD3 3HD

Ref. No: 16/0464/ADV | Received: Tue 01 Mar 2016 | Validated: Fri 18 Mar

2016 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Change of use from Class A1 \(shop\) to Class D1 \(medical treatment clinic\), including installation of new shop front.](#)

186 New Road Croxley Green Rickmansworth Hertfordshire WD3 3HD
Ref. No: 16/0465/FUL | Received: Tue 01 Mar 2016 | Validated: Fri 18 Mar 2016 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Demolition of existing dwelling and erection of replacement detached dwelling with basement](#)

Whitestocks Farm Loudwater Lane Loudwater Rickmansworth Hertfordshire WD3 4AL
Ref. No: 16/0474/FUL | Received: Wed 02 Mar 2016 | Validated: Tue 29 Mar 2016 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Single storey rear extension](#)

27A Copthorne Road Croxley Green Hertfordshire WD3 4AB
Ref. No: 16/0510/FUL | Received: Tue 08 Mar 2016 | Validated: Tue 15 Mar 2016 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Conversion of garage to habitable accommodation and construction of front porch](#)

Rose House 73 Watford Road Croxley Green Hertfordshire WD3 3DT
Ref. No: 16/0511/FUL | Received: Tue 08 Mar 2016 | Validated: Tue 29 Mar 2016 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Retrospective: Retention of outbuilding](#)

52 Claremont Crescent Croxley Green Hertfordshire WD3 3QR
Ref. No: 16/0520/RSP | Received: Wed 09 Mar 2016 | Validated: Thu 17 Mar 2016 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[First floor front and side extension; loft conversion including hip to gable roof enlargement, rear dormer window with Juliet balcony and front rooflights; alterations to fenestration; and alterations to landscaping](#)

13 Hazelwood Road Croxley Green Rickmansworth Hertfordshire WD3 3EA
Ref. No: 16/0584/FUL | Received: Mon 14 Mar 2016 | Validated: Thu 17 Mar 2016 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Two storey side extension](#)

40 Manor Way Croxley Green Rickmansworth WD3 3LY
Ref. No: 16/0589/FUL | Received: Tue 15 Mar 2016 | Validated: Mon 21 Mar 2016 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Variation of Conditions 2 \(Approved Plans\) and 15 \(Landscaping\) of planning permission 12/1968/FUL to allow relocation of bin store; additional ground floor storage sheds; alterations to fenestration; and internal alterations](#)

189 - 191 Watford Road Croxley Green Rickmansworth Hertfordshire WD3 3ED
Ref. No: 16/0617/FUL | Received: Thu 17 Mar 2016 | Validated: Tue 22 Mar 2016 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Single storey rear extension](#)

31 Woodland Chase Croxley Green Hertfordshire WD3 3FN
Ref. No: 16/0628/FUL | Received: Mon 21 Mar 2016 | Validated: Thu 31 Mar 2016 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Part single, part two storey side extension.](#)

4 Ludlow Way Croxley Green Rickmansworth Hertfordshire WD3 3SH
Ref. No: 16/0634/FUL | Received: Mon 21 Mar 2016 | Validated: Mon 21 Mar 2016 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Proposed single storey rear extension and internal alterations.](#)

135 Winton Drive Croxley Green Rickmansworth Hertfordshire WD3 3QU
Ref. No: 16/0641/FUL | Received: Mon 21 Mar 2016 | Validated: Mon 21 Mar 2016 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Certificates of Lawfulness, Discharge of Conditions and Non-Material Amendments to planning applications – for Members information only

None Advised.

PD2715/16 Recent Decisions by Three Rivers District Council

APPROVED

Application No: 16/0016/CLPD
Address: 93 Winton Drive Croxley Green Hertfordshire
Application: Certificate of Lawfulness Proposed Development: Loft conversion to include hip to gable enlargement, rear dormer and two velux windows to front roof slope
CGPC Decision Noted
TRDC Decision Permitted

Application No: 16/0019/CLPD
Address: 27 Winton Drive Croxley Green Hertfordshire
Application: Certificate of Lawfulness Proposed Development: Loft conversion including creation of flank gable, rear dormer and front rooflights
CGPC Decision Noted
TRDC Decision Permitted

Application No: 16/0056/CLPD
Address: 119 Links Way Croxley Green Hertfordshire
Application: Certificate of Lawfulness Proposed Development: Loft conversion including rear dormer and front rooflights
CGPC Decision Noted
TRDC Decision Permitted

Application No: 16/0077/CLPD
Address: 159 New Road Croxley Green Hertfordshire
Application: Certificate of Lawfulness Proposed Development: Single storey rear extension
CGPC Decision Noted
TRDC Decision Permitted

Application No: 16/0139/CLPD
Address: 30 Repton Way Croxley Green Hertfordshire
Application: Certificate of Lawfulness Proposed Development: Loft conversion including hip-to-gable alteration, rear dormer and front rooflight
CGPC Decision Noted
TRDC Decision Permitted

Application No: 16/0189/NMA
Address: 8 Manor Way Croxley Green Hertfordshire
Application: Non Material Amendment to Planning Permission 15/0238/FUL: Alteration to roof form and addition of roof light
CGPC Decision NGFO
TRDC Decision Permitted

Application No: 16/0195/RSP
Address: 85 Manor Way Croxley Green Hertfordshire
Application: Retrospective: Change of use of parking bay to residential curtilage and erection of close boarded fencing
CGPC Decision Noted
TRDC Decision Permitted

Application No: 16/0173/FUL
Address: 12 Dickinson Avenue Croxley Green Hertfordshire
Application: Demolition of existing rear extensions and construction of single storey rear extension, extension to cellar, insertion of rear dormer and front rooflights, front porch canopy, alterations to fenestration and conversion of garage into habitable accommodation
CGPC Decision NGFO
TRDC Decision Approved

Application No: 16/0217/FUL
Address: 70 Winton Drive Croxley Green Rickmansworth
Application: Single storey front, side and rear extension
CGPC Decision No plans were available for review
TRDC Decision Approved

Application No: 16/0224/PDE
Address: 139 Winton Drive Croxley Green Hertfordshire
Application: Prior Approval: Single storey rear extension (depth 4 metres, maximum height 3.7 metres and eaves height 2.9 metres)
CGPC Decision Noted
TRDC Decision No objection

Application No: 16/0226/NMA
Address: 106 Winton Drive Croxley Green Hertfordshire
Application: Non material amendment to planning permission 15/1301/FUL:
Provision of an additional velux window to side extension.
CGPC Decision Noted
TRDC Decision Permitted

Application No: 16/0232/FUL
Address: 33 Canterbury Way Croxley Green Rickmansworth
Application: First floor side extension, alterations to roof of garage and
conversion of garage to habitable accommodation
CGPC Decision NGFO
TRDC Decision Approved

Application No: 16/0233/CLPD
Address: 14 Frankland Close Croxley Green Hertfordshire
Application: Certificate of Lawfulness Proposed Development: Single storey
side extension
CGPC Decision Noted
TRDC Decision Permitted

Application No: 16/0242/PDE
Address: 25 Repton Way Croxley Green Hertfordshire
Application: Prior Approval: Single storey rear extension (depth 5 metres,
maximum height 3.99 metres and eaves height 2.95 metres)
CGPC Decision Noted
TRDC Decision No objection

Application No: 16/0259/FUL
Address: 43 Oakleigh Drive Croxley Green Hertfordshire
Application: Replacement single storey rear extension
CGPC Decision NGFO
TRDC Decision Approved

Application No: 16/0262/FUL
Address: 26 Dulwich Way Croxley Green Hertfordshire
Application: Prior Approval: Single storey rear extension (depth 4.37 metres,
maximum height 3 metres and eaves height 3 metres)
CGPC Decision Noted
TRDC Decision Permitted

Application No: 16/0306/FUL
Address: 16 Uplands Croxley Green Hertfordshire
Application: Demolition of existing garage and construction of two storey side and rear extension and single storey front and rear extensions
CGPC Decision NGFO
TRDC Decision Approved

Application No: 16/0312/FUL
Address: 2B Barton Way Croxley Green Rickmansworth
Application: Single storey front and side extension and erection of detached double garage to rear
CGPC Decision NGFO in principle but the change in position of the garage to the rear of the property creates a new vehicular access on to an access road and a public right of way, Public Footpath No.10, over which the applicant has no control (TRDC owned land) and would result in vehicular activity and manoeuvring detrimental to pedestrian safety and free flow of other vehicles to and from the Barton Way Recreation Ground public car park.
TRDC Decision Approved

Application No: 16/0369/RSP
Address: 120 Watford Road Croxley Green Rickmansworth
Application: Part Retrospective: Part single and part two storey rear extension, two storey side and rear extension, single storey front extension to garage and internal alterations
CGPC Decision NGFO
TRDC Decision Approved

Application No: 16/0401/PDE
Address: 48 Dulwich Way Croxley Green Rickmansworth
Application: Prior Approval: Single storey rear extension (Depth 6 metres, maximum height 3 metres and eaves height 3 metres)
CGPC Decision Noted
TRDC Decision Permitted

Application No: 16/0418/PDE
Address: 7 Dulwich Way Croxley Green Rickmansworth
Application: Prior Approval: Single storey rear extension (Depth 6 metres, maximum height 2.9 metres and eaves height 2.9 metres)
CGPC Decision Noted
TRDC Decision Permitted

Application No: 16/0428/PDE
Address: 28 Claremont Crescent Croxley Green Rickmansworth
Application: Prior Approval: Single storey rear extension (Depth 3.6 metres, maximum height 3.4 metres and eaves height 2.4 metres)
CGPC Decision Noted
TRDC Decision No objection

REFUSED

None advised.

WITHDRAWN

Application No: 16/0257/FUL
Address: Land to the rear of 163 - 169 New Road Croxley Green Rickmansworth
Application: Demolition of garages and erection of three two-storey dwellings with undercroft parking and vehicular accesses from Community Way
CGPC Decision OBJECT. The proposed development 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, the parking provision included with the development creates a new vehicular access on to an access road and a public right of way, Public Footpath No.10, over which the applicant has no control (TRDC owned land) and would result in vehicular activity and manoeuvring detrimental to pedestrian safety and free flow of other vehicles to and from the public car park.

Application No: 16/0279/PDE
Address: 34 Winchester Way Croxley Green Rickmansworth
Application: Prior Approval: Single storey rear extension (depth 6 metres, maximum height 3.5 metres and eaves height 3.75 metres)
CGPC Decision Noted

PD2716/16 Appeals Against Planning Decisions

There were no Appeals to note.

PD2717/16 Closure

There being no further business, the Chairman closed the meeting at 8.32pm.