

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE  
**PLANNING AND DEVELOPMENT COMMITTEE**  
HELD IN THE COUNCIL CHAMBER  
ON WEDNESDAY 6 FEBRUARY 2013 at 8.00 PM

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

Cllrs Baldwin, Bennett, Getkahn, Isard-Brown, Martin and Mitchell  
Voting Members: 7

PD2013/13 Apologies for Absence

Apologies had been received from Cllr Wynne-Jones.

PD2014/13 Declarations of Interest

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

PD2015/13 Representations from the Public

There were no public present.

PD2016/13 Minutes

**Resolved:**

- that the Minutes of the meetings held on Wednesday 2 January 2013 and Wednesday 16 January 2013 be approved and be signed by the Chairman.

PD2017/13 Matters Arising

There were no matters arising.

PD2018/13 Planning Applications

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

[Garage conversion to make a habitable room](#)

4 Pevensey Way Croxley Green Hertfordshire

Ref. No: 13/0049/FUL | Received: Wed 09 Jan 2013 | Validated: Fri 01 Feb 2013 |  
Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[Single storey rear extension, side canopy, car port to rear of garden replacing existing garage](#)

106 Durrants Drive Croxley Green Rickmansworth Hertfordshire WD3 3NS

Ref. No: 13/0093/FUL | Received: Thu 17 Jan 2013 | Validated: Tue 29 Jan 2013 |  
Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[Two storey front extension](#)

137 Malvern Way Croxley Green Rickmansworth WD3 3QH

Ref. No: 13/0102/FUL | Received: Fri 18 Jan 2013 | Validated: Fri 18 Jan 2013 | Status: Pending

**Croxley Green Parish Council Decision: OBJECT – the proposed front extension appears to protrude beyond the building line of the property and is out of character with the street scene.**

[Two storey side and rear extension with Dutch hip to side and single storey front, side and rear extensions](#)

19 Canterbury Way Croxley Green Rickmansworth Hertfordshire WD3 3SS

Ref. No: 13/0128/FUL | Received: Tue 22 Jan 2013 | Validated: Tue 22 Jan 2013 | Status: Pending Consideration

**Croxley Green Parish Council Decision: OBJECT – the proposed two storey rear extension by virtue of its bulk, scale and design would result in an overly large addition to the property abutting the boundary of the adjacent property which would appear overbearing to the occupiers of the adjoining property. In addition there may be a breach of the 45 degree splay line to the adjacent property which would result in a detrimental loss of outlook and daylight/sunlight.**

[Construction of new infill to existing ground floor undercroft and conversion to use as habitable accommodation; insertion of new rooflight](#)

13 Rochester Way Croxley Green Rickmansworth WD3 3NE

Ref. No: 13/0141/FUL | Received: Thu 24 Jan 2013 | Validated: Thu 24 Jan 2013 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[Advertisement Consent: Replacement free standing totem sign](#)

Fox & Hounds 216 New Road Croxley Green Rickmansworth WD3 3HH

Ref. No: 13/0149/ADV | Received: Fri 25 Jan 2013 | Validated: Fri 25 Jan 2013 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[Proposed loft conversion incorporating two front dormer windows and two rear dormer windows](#)

4 Old Barn Mews The Green Croxley Green Rickmansworth Hertfordshire WD3 3AH

Ref. No: 13/0159/FUL | Received: Mon 28 Jan 2013 | Validated: Mon 04 Feb 2013 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[Single storey front to side extension and covered way](#)

40 Dover Way Croxley Green Rickmansworth Hertfordshire WD3 3SD

Ref. No: 13/0182/FUL | Received: Fri 01 Feb 2013 | Validated: Fri 01 Feb 2013 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

**APPROVED**

- Application No:** 12/0070/FUL  
**Address:** 100 Baldwins Lane  
**Application:** Application of external wall insulation with render and brick slips to all external house walls excluding conservatory, dining room and utility room walls  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved
- Application No:** 12/0171/CLPD  
**Address:** 53 Winton Crescent  
**Application:** Certificate of Lawfulness Proposed Development: Loft conversion with rear dormer and Velux rooflights to front  
**CGPC Decision:** Noted  
**TRDC Decision:** Approved
- Application No:** 12/0230/FUL  
**Address:** 92 Links Way  
**Application:** Rear conservatory  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved
- Application No:** 12/0475/FUL  
**Address:** 9 Heckford Close  
**Application:** Renewal: Two storey side extension, loft conversion with rooflight to front elevation and dormer window to rear elevation and detached double garage to front of house  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved
- Application No:** 12/0662/FUL  
**Address:** Greystone Works, The Green  
**Application:** Demolition of existing buildings and removal of commercial use, construction of a two storey residential building comprising four no. two bed flats  
**CGPC Decision:** NGFO. Although we appreciate the modified design of 4 flats rather than 6, we are concerned that the room sizes do not meet the Parker Morris Standards. The Sustainability statement meets current legal requirements for building regulations, however, Croxley Green Parish Council would like to see Level 6 of the Code for Sustainable Housing used, which other local authorities are already implementing.  
**TRDC Decision:** Approved
- Application No:** 12/0799/FUL  
**Address:** Building 2 Marlins Meadow Watford WD18 8YA  
**Application:** Change of Use of existing unit (5G Building 2) from offices to a boys and girls nursery with garden and retractable canopy over

**CGPC Decision:** garden  
 NGFO  
**TRDC Decision:** Approved

**Application No:** 12/0892/FUL  
**Address:** Rickmansworth School  
**Application:** Variation of Condition 2 of planning permission 11/0909/FUL to allow substitution of plans to reflect minor amendments to the approved sports hall building (reduction in height and floor area, internal alterations, removal of external staircase and balconies, changes to roof profile and external materials)

**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Application No:** 12/0997/NMA  
**Address:** Little Gillions The Green  
**Application:** Non Material Amendment to planning application 11/1305/FUL: Alternative arrangement of first floor window on east (front) elevation

**CGPC Decision:** Noted  
**TRDC Decision:** Approved

**Application No:** 12/1116/CLPD  
**Address:** 287 Baldwins Lane  
**Application:** Certificate of Lawfulness Proposed Development: Demolition of existing side extension behind garage, erection of new single storey side extension, insertion of new windows, doors and rooflights

**CGPC Decision:** Noted  
**TRDC Decision:** Approved

**Application No:** 12/1146/FUL  
**Address:** 7 Woodland Chase  
**Application:** Installation of two velux windows to rear of roof

**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Application No:** 12/1193/CLPD  
**Address:** 8 Hedges Way  
**Application:** Certificate of Lawfulness Proposed Development: Rear conservatory

**CGPC Decision:** Noted  
**TRDC Decision:** Approved

**Application No:** 12/1478/NMA  
**Address:** Old Merchant Taylors Sports Club Durrants Lincoln Way  
**Application:** Non Material Amendment to planning permission 05/1382/FUL: Introduction of conservatories to the rear of plots 47, 48, 71, 72, 101, 102, 128 and 129.

**CGPC Decision:** Noted  
**TRDC Decision:** Approved

**Application No:** 12/1529/CLPD  
**Address:** 1 Cottage Close  
**Application:** Certificate of Lawfulness Proposed Development: Single storey rear extension  
**CGPC Decision:** Noted  
**TRDC Decision:** Approved

**Application No:** 12/1534/CLPD  
**Address:** 98 Winton Drive  
**Application:** Certificate of Lawfulness Proposed Development: Single storey rear extension with 'mono pitch' roof to create additional living space  
**CGPC Decision:** Noted  
**TRDC Decision:** Approved

**Application No:** 12/1574/NMA  
**Address:** 5 Woodland Chase  
**Application:** Non Material Amendment to planning permission 12/0788/FUL: Change to rooflight sizes to avoid cutting the roof trusses (1 to be made larger and 1 to be made smaller, no overall increase in glazing)  
**CGPC Decision:** Noted  
**TRDC Decision:** Approved

**Application No:** 12/2037/FUL  
**Address:** 65 Sycamore Road  
**Application:** Part conversion and enlargement of garage (rear/side extension) to form accessible bedroom for a user with special needs  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Application No:** 12/2106/FUL  
**Address:** 72 Kenilworth Road  
**Application:** Single storey rear extension and alterations  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Application No:** 12/2139/FUL  
**Address:** Brackendale The Green Croxley Green  
**Application:** Single and two storey side extension and new porch  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Application No:** 12/2223/FUL  
**Address:** Durrants Lincoln Way Croxley Green  
**Application:** To provide 1 additional car parking space to 12 of the 16 Braybrook 5 bed houses at Old Merchant Taylors site in reference with planning application 05/1382/FUL

**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Application No:** 12/2277/FUL  
**Address:** 53 Frankland Road Croxley Green Rickmansworth  
**Application:** Demolition of existing detached garage and erection of single storey side extension

**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Application No:** 12/2281/FUL  
**Address:** Croxley Alarms Ltd 4 Scots Hill Croxley Green  
**Application:** Two storey rear extension, single storey rear and side extension  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Application No:** 12/2300/FUL  
**Address:** 6 Norwich Way Croxley Green Rickmansworth  
**Application:** Single storey rear extension  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Application No:** 12/2301/FUL  
**Address:** 4 Windmill Drive Croxley Green Rickmansworth  
**Application:** Conversion of garage into habitable accommodation  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Application No:** 12/2326/FUL  
**Address:** Coach House Croxley Hall Woods Croxley Green  
**Application:** Single storey rear extension with rooflight; extend existing raised patio with new steps  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Application No:** 12/2402/FUL  
**Address:** Baldwins Lane Recreation Ground Baldwins Lane Croxley Green  
**Application:** District Council Application: Installation of Playground  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

## WITHDRAWN

- Application No:** 12/0389/FUL  
**Address:** 1 Kenilworth Drive  
**Application:** Demolition of existing garage and erection of single storey front extension, two storey side extension and part single, part two storey rear extension  
**CGPC Decision:** NGFO
- Application No:** 12/0472/RSP  
**Address:** 31 Malvern Way  
**Application:** Retrospective application: Outbuilding  
**CGPC Decision:** Object: there was not enough information to make a decision. The outbuilding was considered excessively bulky and inappropriate for a garden.
- Application No:** 12/0920/FUL  
**Address:** 199 Watford Road  
**Application:** Change of use of garden outbuilding to dog grooming parlour  
**CGPC Decision:** NGFO
- Application No:** 12/1448/CLPD  
**Address:** 37 Claremont Crescent  
**Application:** Certificate of Lawfulness Proposed Development: Loft conversion with rear dormer and rooflight to front  
**CGPC Decision:** Noted

## REFUSED

- Application No:** 12/1725/FUL  
**Address:** 5 Old Barn Mews The Green  
**Application:** Construction of a porch to the front door of the existing dwelling  
**CGPC Decision:** OBJECT – the proposed front extension appears to protrude beyond the building line of the property and adjoining properties. The property is within the Conservation Area and the development would alter the nature and character of the property and adjacent properties  
**TRDC Decision:** Refused:  
1 The proposed porch by reason of its scale, form, design and location would result in a prominent and incongruous form of development. The proposal would fail to preserve or enhance the character and appearance of the existing dwelling, row of terraced dwellings and the Croxley Green Conservation Area; contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Saved Policies C1 and GEN3 and Appendix 2 of the Three Rivers Local Plan 1996-2011.

PD2020/13 Appeals Against Planning Decisions

There were no appeals to note.

PD2021/13 Village Centre Project

The Chairman introduced this item and asked Cllr Mitchell for an update. Cllr Mitchell advised that as a result of the tendering process for architects there had been two tenders submitted, two companies replied to advise that they wished to decline to tender and two companies did not respond. Cllr Mitchell advised that the tenders had been opened and reviewed by the Village Centre Project Board and as a result the two companies who tendered would be invited to an interview in the week commencing 11 February as a precursor to appointing one of the companies.

Cllr Mitchell continued that the Project Board were intending to hold an inception meeting with the successful architect after all the data from the Community Plan survey of residents had been input.

PD2022/13 Highways

There were no works to report.

PD2023/13 Closure

There being no further business, the Chairman closed the meeting at 8.55pm.