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Community Way
Croxley Green
Rickmansworth
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MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON WEDNESDAY 6 SEPTEMBER 2017 at 8.00 PM

Present: Cllr Gallagher - In the Chair
David Allison - Clerk
Ryan Bennett – Administrative Assistant

Cllrs Bains, Baldwin, Mitchell and Wallington.

Voting Members: 5

At this point the Clerk, under Standing Order 9.1.14 (“to consider a report and/or recommendations made by a committee or a subcommittee or an employee”), introduced two items which will be considered after agenda item PD2314/17.

PD2306/17 Apologies for Absence

Apologies were received from Cllr Hobbs.

PD2307/17 Declarations of Interest

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

PD2308/17 Representations from the Public

There were no public present at the meeting.

PD2309/17 Highways and Road Safety

The Chairman introduced this item and elaborated that he had received reports and statistics in relation to road safety in the parish for the last two years.

The Chairman took members through the accident reports that had been supplied to him. There was some deliberation over the veracity of the 2016 data and it was suggested that enquiries were made to ensure that the data was correct. The Chairman said that he will make enquiries on behalf of the Council and produce a short report on the data to be placed on the Council website.

The Clerk informed those present that he had received a visit from Peter Simons, a Senior Planning Officer (Transport & Policy) at Three Rivers District Council, who had come to talk about the area wide parking study that had been carried out by TRDC. He informed the Clerk that they would be going out to consultation soon on the results of the study, and that he would e-mail the information over to the Clerk beforehand so it could be circulated to members.

A Cllr raised a concern over the lack of double yellow lines at certain junctions in Croxley Green. As this may be included in the forthcoming report from TRDC it was agreed that this matter be taken up at a later date when more information is available.

PD2310/17 Minutes

The Administrative Assistant drew Member’s attention to the fact that the Minutes under review for this meeting were those of Wednesday 2 & 16 of August 2017.

Resolved:

- That the minutes of the meetings held on Wednesday 2 August 2017 and Wednesday 16 August 2017 be approved and be signed by the Chairman.

PD2311/17 Matters Arising

There were no matters arising.

PD2312/17 Planning Applications

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

Single storey side and rear extension to ground floor A5 (Hot Food Takeaway unit); and two storey side and rear extension to existing maisonette and subdivision to create two 2 bedroom flats

309 Baldwins Lane Croxley Green Rickmansworth Hertfordshire WD3 3LE

Ref. No: 17/1519/FUL | Received: Tue 18 Jul 2017 | Validated: Tue 01 Aug 2017 |

Croxley Green Parish Council Decision: NGFO, although some concerns have been raised over parking which should be taken into account.

Part single storey and part two storey side and rear extensions and single storey front extension

202 Baldwins Lane Croxley Green WD3 3LQ

Ref. No: 17/1599/FUL | Received: Fri 28 Jul 2017 | Validated: Wed 16 Aug 2017 |

Croxley Green Parish Council Decision: NGFO, although the materials chosen should complement the existing street scene.

Conversion of detached garage to habitable accommodation

12 Gill Close Croxley Green WD18 8WS

Ref. No: 17/1722/FUL | Received: Mon 14 Aug 2017 | Validated: Mon 21 Aug 2017 |

Croxley Green Parish Council Decision: NGFO

Single storey rear extension

101 Links Way Croxley Green Rickmansworth Hertfordshire WD3 3RW

Ref. No: 17/1778/FUL | Received: Wed 23 Aug 2017 | Validated: Wed 23 Aug 2017 |

Croxley Green Parish Council Decision: NGFO

Loft conversion including hip to Dutch hip enlargement, front dormer and front and rear rooflights; part single storey and part two storey rear extension; and front porch extension

8 Elmcote Way Croxley Green WD3 3HP

Ref. No: 17/1785/FUL | Received: Thu 24 Aug 2017 | Validated: Thu 24 Aug 2017 |

Croxley Green Parish Council Decision: NGFO, although the materials chosen should complement the existing street scene.

Single storey side extension

1 Claremont Crescent Croxley Green Rickmansworth Hertfordshire WD3 3QP

Ref. No: 17/1795/FUL | Received: Fri 25 Aug 2017 | Validated: Fri 25 Aug 2017 |

Croxley Green Parish Council Decision: NGFO

Loft conversion including hip to gable extension, rear dormer with Juliet balcony and front rooflights

18 Hazelwood Road Croxley Green Rickmansworth Hertfordshire WD3 3EB

Ref. No: 17/1765/FUL | Received: Mon 21 Aug 2017 | Validated: Tue 29 Aug 2017 |

Croxley Green Parish Council Decision: NGFO

PD2313/17 Recent Decisions by Three Rivers District Council

Approved:

Application: Single storey side and rear extension
Address: 7 Dover Way Croxley Green WD3 3SL
Application No: 17/1464/FUL
CGPC Decision: NGFO

Application: Single storey rear extension; two storey side extension; single storey front extension; and loft conversion including hip to Dutch hip roof enlargement, rear dormer and front rooflights

Address: 4 Kenilworth Drive Croxley Green WD3 3NW
Application No: 17/1331/FUL
CGPC Decision: NGFO

Application: Demolition of existing bungalow and erection of two two-storey detached dwellings with associated access, parking and landscaping alterations

Address: 30 Lincoln Drive Croxley Green WD3 3NH
Application No: 17/1248/FUL
CGPC Decision: NGFO

Application: Single storey rear extension
Address: 95 Watford Road Croxley Green Rickmansworth
Application No: 17/1415/FUL
CGPC Decision: NGFO

Refused:

None advised.

PD2314/17 Appeals Against Planning Decisions

The Administrative Assistant advised that no Appeals have been notified.

PD2315/17 Neighbourhood Plan

The Chairman introduced the item and asked the Clerk to elaborate. The Clerk informed members that following a letter received from Ann Skippers, the independent examiner of the plan, Croxley Green Parish Council will have to temporarily suspend the examination process.

This will be as two matters, a Habitats Regulation Assessment (HRA) and a Strategic Environmental Assessment (SEA) must be carried out to meet the basic conditions. Three Rivers District Council have offered assistance in the undertaking of these assessments.

It is likely that the examination process will recommence in January 2018.

The Chairman also made reference to the feedback received from prospective parents of Croxley Danes students during the consultation period of the Neighbourhood Plan. He felt it necessary to reassure the parents that Croxley Green Parish Council were fully supportive that the school will go ahead. The Chairman suggested that the council releases a statement to be placed on the website and other online locations outlining the Parish Council's position.

The Chairman also commented that in light of recent developments the Neighbourhood Plan section of the Parish Council website would need updating.

Resolved:

- That the neighbourhood plan section of the website is updated with the most recent information.
- That a statement is prepared in relation to the feedback received during the consultation period in regards to Croxley Danes School and made available online.

PD2316/17 Three Rivers District Council Issues & Options & Call For Sites Consultation

The Chairman introduced this item and asked the Clerk to elaborate. The Clerk informed members that over the summer recess TRDC had undertaken a consultation in regards to local issues and infrastructure space which will help aid the development of a new Three Rivers Local Plan.

This was sent out to Cllrs on July 30 and the documents can be viewed at <http://www.threerivers.gov.uk/egcl-page/new-local-plan>.

The Clerk explained that the timing of the consultation meant that it was impossible for CGPC to formulate an adequate council response due to the summer recess and any response submitted by CGPC should reflect that.

The Chairman also noted that the Parish Council has undertaken its Neighbourhood Plan which had researched many of the areas covered by the consultation form TRDC and should make TRDC aware of this.

[Post Meeting Note: The Clerk asked TRDC if it would be possible to extend the consultation period so that the Parish Council could submit a response. This was declined but it was agreed that CGPC could submit a late response to be received no later than 12pm on 15th September 2017]

PD2317/17

Closure

There being no further business, the Chairman closed the meeting at 9:15pm.