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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 19 AUGUST 2015 at 8.00 PM

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

Cllrs, Baldwin, Gallagher, Hobbs, Hollands, Kaur and Wynne-Jones

Voting Members: 7

PD2573/15 Apologies for Absence

Apologies were received from Cllr Bains.

PD2574/15 Declarations of Interest

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

PD2575/15 Representations from the Public

There were no public present at the meeting.

PD2576/15 Planning Applications

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

[Change of use from dance studio \(Use Class D2\) to one 2-bedroom flat and one 1-bedroom maisonette including single storey extension to rear, addition of rooflights, alterations to fenestration and alterations to provide additional parking space](#)

The Studio Community Way Croxley Green Hertfordshire WD3 3FH

Ref. No: 15/1391/FUL | Received: Mon 06 Jul 2015 | Validated: Tue 28 Jul 2015 | Status: Pending Consideration

**Croxley Green Parish Council Decision: OBJECT.** The proposal would provide insufficient off-street parking provision to meet the needs of the development. The failure to provide adequate off street parking is likely to result in parking elsewhere to serve the development and the community way car park with its restricted parking times would be considered wholly inappropriate. 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, resulting in vehicular activity and maneuvering detrimental to pedestrian safety and free flow of other vehicles.

[Single storey front extension; two storey side extension; part single, part two storey rear extension and alteration to materials to render](#)

4 Dugdales Croxley Green Hertfordshire WD3 3JW

Ref. No: 15/1414/FUL | Received: Wed 08 Jul 2015 | Validated: Mon 20 Jul 2015 | Status: Pending Consideration

**Croxley Green Parish Council Decision: No grounds for objection, providing the proposal meets the approval of the Conservation Officer.**

[First floor rear extension and addition of rooflight to ground floor rear extension](#)

7 Ludlow Way Croxley Green Rickmansworth Hertfordshire WD3 3SJ

Ref. No: 15/1507/FUL | Received: Fri 17 Jul 2015 | Validated: Thu 23 Jul 2015 | Status: Pending Consideration

**Croxley Green Parish Council Decision: No grounds for objection**

[Demolition of existing conservatory and construction of single storey rear extension](#)

82 Links Way Croxley Green Hertfordshire WD3 3RJ

Ref. No: 15/1649/FUL | Received: Mon 10 Aug 2015 | Validated: Wed 12 Aug 2015 | Status: Pending Consideration

**Croxley Green Parish Council Decision: No grounds for objection**

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

None advised.

PD2577/15 [Recent Decisions by Three Rivers District Council](#)

**APPROVED**

Application No: 15/1137/FUL  
Address: 12 Sherborne Way Croxley Green Hertfordshire  
Application: Demolition of conservatory and construction of single storey rear extension  
CGPC Decision: NGFO  
TRDC Decision: Approved

Application No: 15/1215/RSP  
Address: 120 Links Way Croxley Green Rickmansworth  
Application: Retrospective: Single storey rear extension  
CGPC Decision: NGFO  
TRDC Decision: Approved

Application No: 15/1216/RSP  
Address: 118 Links Way Croxley Green Rickmansworth  
Application: Retrospective: Single storey rear extension  
CGPC Decision: NGFO  
TRDC Decision: Approved

Application No: 15/1250/FUL  
Application: Single storey side and rear extension  
Address: 73 Frankland Road Croxley Green Rickmansworth  
CGPC Decision: NGFO  
TRDC Decision: Approved

Application No: 15/1301/FUL  
Address: 106 Winton Drive Croxley Green Hertfordshire  
Application: Single storey side extension and alterations to fenestration  
CGPC Decision: NGFO  
TRDC Decision: Approved

Application No: 15/1369/FUL  
Address: Gade Cottage 307 New Road Croxley Green  
Application: Addition of flank window  
CGPC Decision: NGFO  
TRDC Decision: Approved

Application No: 15/1488/FUL  
Address: 38 Owens Way Croxley Green Rickmansworth  
Application: Demolition of existing porch and construction of replacement porch  
CGPC Decision: NGFO  
TRDC Decision: Approved

## **REFUSED**

Application No: 15/1453/FUL  
Address: 14 Kenilworth Drive Croxley Green Rickmansworth  
Application: Part first floor, part two storey side extension; part single, part two storey rear extension, loft conversion including rear dormer and front rooflights; and raised decking to rear  
TRDC Decision: Refused. The first floor element of the proposed two-storey rear extension, by virtue of its depth and

close proximity to the shared boundary, would result in an unduly prominent and unneighbourly form of development that would be overbearing and would result in loss of light to the detriment of the residential amenities of the occupiers of No.16 Kenilworth Drive, contrary to Policy CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

**INFORMATIVES:-**

The Local Planning Authority has been positive and proactive in considering this planning application in line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure)(England) Order 2015. Whilst the applicant and the Local Planning Authority discussed the scheme during the course of the application, the proposed development fails to comply with the requirements of the Development Plan and does not maintain/improve the economic, social and environmental conditions of the District.

PD2578/15 Appeals Against Planning Decisions

There were no Appeals to note.

PD2579/15 Highways

There were no additional Highways works to note other than that previously circulated to Councillors by email.

PD2580/15 Closure

There being no further business, the Chairman closed the meeting at 8.29pm.