

Tel: 01923 710250  
Fax: 01923 896425  
info@croxleygreen-pc.gov.uk  
www.croxleygreen-pc.gov.uk



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 7 OCTOBER 2015 at 8.00 PM

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

Cllrs Baldwin, Gallagher and Hobbs

Voting Members: 4

PD2598/15 Apologies for Absence

Apologies were received from Cllrs Bains, Kaur and Wynne-Jones

PD2599/15 Declarations of Interest

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

PD2600/15 Representations from the Public

There were no public present.

PD2601/15 Highways and Road Safety

The Chairman introduced this item and advised that following the Council meeting in July when it was agreed that he should be the lead Councillor and co-ordinator for the initiative, he has now received a direct approach from Hertfordshire Constabulary regarding the Drive Safe Campaign. The Chairman continued that due to work commitments he had not been able to follow this up as yet but will do so.

PD2602/15 Minutes

**Resolved:**

- That the minutes of the meetings held on Wednesday 2 September and Wednesday 16 September 2015 be approved and be signed by the Chairman.

PD2603/15 Matters Arising

There were no matters arising.

PD2604/15 Planning Applications

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

[Demolition of conservatory; construction of part single, part two storey rear extension, first floor side extension, replacement porch and internal alterations and alterations to fenestration](#)

43 Hastings Way Croxley Green Rickmansworth Hertfordshire WD3 3SQ  
Ref. No: 15/1770/FUL | Received: Thu 27 Aug 2015 | Validated: Fri 11 Sep 2015 |  
Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[Permitted Development Notice Telecommunications: Replacement of existing 8m monopole with a new 12m high monopole, installation of 1 additional cabinet and ancillary works](#)

Junction Of Manor Way And Baldwins Lane Croxley Green Hertfordshire WD3 3LA

Ref. No: 15/1781/PDNT | Received: Fri 28 Aug 2015 | Validated: Fri 28 Aug 2015 | Status: Pending Consideration

**Croxley Green Parish Council Decision: OBJECT. The points made by Highways are agreed with and fully endorsed.**

[Permitted Development Notice Telecommunications: Replacement of existing 8m monopole with a new 12m high monopole, installation of 1 additional cabinet and ancillary works](#)

Land Opposite Junction Of Links Way Little Green Lane Croxley Green Hertfordshire

Ref. No: 15/1791/PDNT | Received: Fri 28 Aug 2015 | Validated: Fri 28 Aug 2015 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[Permitted Development Notice Telecommunications: Replacement of existing 8m monopole with a new 12m high monopole, installation of 1 additional cabinet and ancillary works](#)

Baldwins Lane Croxley Green Hertfordshire WD3 3LA

Ref. No: 15/1818/PDNT | Received: Fri 04 Sep 2015 | Validated: Fri 04 Sep 2015 | Status: Pending Consideration

**Croxley Green Parish Council Decision: OBJECT. The proposal would by virtue of its siting, design and appearance be particularly prominent within the street scene and would further clutter this street scene. This would be to the detriment of both the appearance and visual amenity of the area as well as the amenity of the adjacent residential properties.**

[Provision of compensatory hardstanding for play and landscaping works including alterations to land levels and provision of fencing](#)

Sea Cadets TS Renown Watford Road Croxley Green Hertfordshire

Ref. No: 15/1839/FUL | Received: Wed 09 Sep 2015 | Validated: Fri 25 Sep 2015 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[Change of use of part of curtilage to residential garden and erection/re-siting of garden fence](#)

1 Scarborough Drive Croxley Green Hertfordshire WD3 3FW

Ref. No: 15/1878/FUL | Received: Tue 15 Sep 2015 | Validated: Tue 22 Sep 2015 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO. However, the new narrow area for the shrubs may potentially be detrimental to the footpath.**

[Two storey side and rear extensions and single storey rear extension](#)

171 Watford Road Croxley Green Hertfordshire WD3 3ED

Ref. No: 15/1894/FUL | Received: Wed 16 Sep 2015 | Validated: Tue 29 Sep 2015 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[Proposed single storey rear extension, two storey side extension and front porch](#)

70 Gonville Avenue Croxley Green Hertfordshire WD3 3BY

Ref. No: 15/1920/FUL | Received: Mon 21 Sep 2015 | Validated: Tue 29 Sep 2015 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[Prior Notification: Change of use from Office \(Class B1\) to 30 Residential units \(Class C3\)](#)

Scotsbridge House Scots Hill Croxley Green Rickmansworth Hertfordshire WD3 3BB

Ref. No: 15/1979/PDR | Received: Fri 25 Sep 2015 | Validated: Fri 02 Oct 2015 | 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.

Members noted the following decisions

**APPROVED**

**Application No:** 15/1649/FUL  
**Application:** Demolition of existing conservatory and construction of single storey rear extension  
**Address:** 82 Links Way Croxley Green Hertfordshire  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Reference No:** 15/1691/FUL  
**Application:** Demolition of garage and construction of single storey side and rear extension  
**Address:** 141 Winton Drive Croxley Green Hertfordshire  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Application No:** 15/1723/FUL  
**Application:** First floor front and side extension  
**Address:** 20 Lancing Way Croxley Green Rickmansworth  
**CGPC Decision:** No documentation available for review  
**TRDC Decision:** Approved

**Application No:** 15/1734/FUL  
**Application:** Demolition of conservatory and construction of single storey rear extension, alterations to fenestration and alteration to existing single storey side roof form  
**Address:** 80 Windmill Drive Croxley Green Hertfordshire  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Application No:** 15/1793/RSP  
**Application:** Part Retrospective: Single storey rear extension, first floor side extension and conversion of loft to habitable accommodation including front and rear rooflights and rear dormer  
**Address:** 42 Hastings Way Croxley Green Rickmansworth  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

## APPLICATIONS REFUSED

None.

PD2606/15 Appeals Against Planning Decisions

None notified.

PD2607/15 Neighbourhood Plan Update

The Chairman introduced this item and asked Cllr Gallagher for an update.

Cllr Gallagher had prepared a slide presentation which updated Members on progress, see attached

PD2608/15 Budgets 2016/17

The Chairman introduced this item and referred to the draft budget schedule (v2 dated 23 September 2015).

The Chairman went through the budgets items for the Planning & Development Committee and went through the draft figures line by line. The Clerk added that these are draft figures and can be amended as the Committee considers appropriate.

The Chairman advised that any new budget items or proposals should be submitted as soon as possible.

No changes to the figures on the budget schedule (v2 dated 23 September 2015) were made

PD2609/15 Closure

There being no further business, the Chairman closed the meeting at 9.10pm.



# Croxley Green Neighbourhood Plan

Progress report to  
P&D Committee 7<sup>th</sup> October 2015

## Summary

- Apologies from Chris Mitchell
- Where we are in the process
- Policies & Aims (Character areas as an example)
- Meeting with Claire May (TRDC planning policy officer)
- Neighbourhood plan must be “fit for purpose”

## “fit for purpose”

- The Croxley Green Neighbourhood Plan (if adopted by Three Rivers District Council) will become part of the statutory planning framework and must fit with:
  - National Planning policies and guidance
  - Three Rivers Development policies and plans
- Three Rivers District Council will use it to determine planning applications
- CGPC will use it as the basis for commenting on any new building proposals and extensions which require planning permission



## Where we are in the process



- Working Party: Chris Mitchell, Alison Ward (TRDC councillor), Wendy Jordan, Ben Whitley, Andrew Gallagher
- Peter Goodwin (Architect / Planner)
- Substantial draft July 2015
- Meetings with interested parties (Thrive Homes, local businesses)
- Edited draft to TRDC 15<sup>th</sup> September 2015
- Meeting with Claire May 29<sup>th</sup> September 2015

## Policies and aims (example)

### CHARACTER AREAS

- **OBJECTIVE:** Preserve and enhance local character by sympathetic development
- Croxley Green ... is divided into a number of areas of distinct identity. ...The reinforcement of these Character Areas by developments which adhere to the specific characteristics is an important principle of this Plan.
- **POLICY :** The Council will seek to preserve and enhance the Character Areas by the control of massing, alignment and height of new buildings and extensions to existing buildings ... together with the protection and enhancement of the landscape in the public and private realm. When required to support an application, a Design and Access Statement must demonstrate how new development fits in with the specific characteristics of the Character Area in which it is located.



*Temporary map of character areas*

## Meetings with Claire May



- Only things that are relevant to determining planning applications can be policies – and they must not conflict with policies in the national framework or Three Rivers adopted plans
- Other things that are relevant to development can be “aims” – information for developers on our approach, but they CANNOT be used to determine planning applications
- Things that are not directly relevant to development can be “aims” for CGPC, but they should not be in the Neighbourhood Plan (they could be in the Community Plan, for example)
- Once we have done another round of editing, Three Rivers will pay for a professional review of the policies in the draft plan

## Next steps

- Written comments from TRDC (received 5<sup>th</sup> October)
- Substantial edit / rewrite following meeting with Claire May
- Slim down core document (to make it easier to use)
- Strengthen policies (to make them more practical / enforceable)
- Revised draft to Three Rivers DC for professional (external) review
- Informal consultation with interested parties....
- Before the formal consultation process