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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 15 OCTOBER 2014 at 8.00 PM

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

Cllrs Baldwin, and Wynne-Jones

Voting Members: 3

Members of the Public: 7

PD2387/14 Apologies for Absence

Apologies had been received from Cllrs Jordan and Martin.

PD2388/14 Declarations of Interest

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

PD2389/14 Representations from the Public

Representations were made in respect of planning application 14/1736/FUL 16 Lancing Way. It was stated that the proposed development would be directly adjacent to approximately one third of the neighbours garden and because it was a two storey building would be oppressive and overbearing. The proposed development was only centimetres away from two adjacent boundaries which would make any future maintenance on those sides impossible without having to go onto neighbours property. It was added that as the property is so close to the adjacent property in Winchester Way it would give the impression to that property that it was a terraced house. It was stated that the proposed development would have no amenities or garden, it was out of keeping with the other styles of houses in Winchester Way.

Reservations were expressed about the additional surface water that may arise as a result of the development in times of inclement weather which would add to the excess of water that already flows down Winchester Way into Lancing Way.

Concerns were also expressed that the east facing elevation has a first floor window that would directly overlook and into the properties and gardens of houses in Lancing Way and would result in a loss of privacy which may also devalue those properties.

Concerns were also expressed about car parking at the proposed development.

PD2390/14 Planning Applications

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

[Erection of two storey 3-bedroom detached dwelling](#)

16 Lancing Way Croxley Green Rickmansworth WD3 3LN

Ref. No: 14/1736/FUL | Received: Thu 04 Sep 2014 | Validated: Mon 06 Oct 2014 | Status: Pending Consideration

Croxley Green Parish Council Decision: OBJECT. The proposed development is unduly obtrusive, overbearing and directly overlooks adjacent properties in Lancing Way which would be detrimental to the visual and residential amenities

of the occupiers of those properties and lead to an unacceptable loss of privacy. The proposed development is out of character with the street scene in Winchester Way and its siting with a lack of set in from side boundaries would comprise an incongruous, excessively prominent and intensive form of development. There appears to be inadequate provision for car parking within the site to meet the needs of the proposed development which may lead to on street parking detrimental to the amenities of neighbouring residents and resultant inadequate access and egress to or from the highway detrimental to public and highway safety.

It is requested that this application be considered at the Development Control Committee.

[Retrospective: Single storey rear extension](#)

235 Watford Road Croxley Green Rickmansworth WD3 3RY

Ref. No: 14/1759/RSP | Received: Tue 09 Sep 2014 | Validated: Wed 24 Sep 2014 | Status: Pending Consideration

Croxley Green Parish Council Decision: No detailed plans were available to review other than a site plan.

[Erection of two detached houses with garages as an amendment to planning permission 13/1332/FUL \(Erection of two detached houses with garages \(amendment to planning permission 10/1080/FUL\) New site access from Parrotts Close\) to include alterations to design of houses](#)

Applegarth Parrotts Close Croxley Green Rickmansworth WD3 3JZ

Ref. No: 14/1782/FUL | Received: Thu 11 Sep 2014 | Validated: Thu 02 Oct 2014 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Listed Building Consent: Single storey rear extension and internal alterations](#)

Warren Cottage The Green Croxley Green Rickmansworth Hertfordshire WD3 3JA

Ref. No: 14/1795/LBC | Received: Thu 11 Sep 2014 | Validated: Thu 11 Sep 2014 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Alterations to fenestration, demolition of existing rear lean-to and construction of single storey rear extension](#)

47 Winton Drive Croxley Green Rickmansworth WD3 3RF

Ref. No: 14/1916/FUL | Received: Thu 02 Oct 2014 | Validated: Thu 02 Oct 2014 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Single storey rear extension](#)

275 New Road Croxley Green Rickmansworth WD3 3HE

Ref. No: 14/1917/FUL | Received: Thu 02 Oct 2014 | Validated: Mon 06 Oct 2014 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Single storey rear extension and replacement of existing rear projection roof](#)

12 Dickinson Square Croxley Green Rickmansworth WD3 3HA

Ref. No: 14/1941/FUL | Received: Mon 06 Oct 2014 | Validated: Mon 06 Oct 2014 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO providing the proposal meets the approval of the Conservation Officer.

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

There were none to note.

PD2391/14 [Recent Decisions by Three Rivers District Council](#)

APPROVED

Application No: 14/1528/RSP
Address: 9 Heckford Close Croxley Green Watford
Application: Retrospective: Retention of a rear extension to provide a utility room and the conversion of the existing side storeroom to ancillary residential accommodation as a study, dayroom and shower room
CGPC Decision: NGFO
TRDC Decision: Approved

Application No: 14/1547/FUL
Address: 1 Dickinson Square Croxley Green Rickmansworth
Application: Loft conversion with two rear dormers
CGPC Decision: NGFO
TRDC Decision: Approved

Application No: 14/1555/FUL
Address: 107 Byewaters Watford WD18 8WH
Application: Two storey side extension and alterations to fenestration
CGPC Decision: NGFO
TRDC Decision: Approved

Application No: 14/1599/FUL
Address: The Red House Public House Watford Road Croxley Green
Application: Alterations to extend beer garden patio to existing parking area, erection of pergola smoking shelter and reconfiguration of car parking layout
CGPC Decision: NGFO but concern is expressed regarding the potential increase in external noise to the detriment of nearby residential properties
TRDC Decision: Approved

PD2392/14 Appeals Against Planning Decisions

There were no Appeals to note.

PD2393/14 Highways

There were no highways works to note.

PD2394/14 Closure

There being no further business, the Chairman closed the meeting at 8.40pm.