

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE  
**PLANNING AND DEVELOPMENT COMMITTEE**  
HELD IN THE COUNCIL CHAMBER  
ON WEDNESDAY 16 OCTOBER 2013 at 8.00 PM

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

Cllrs Getkahn, Isard-Brown, Mitchell and Wynne-Jones

Voting Members: 5

Not Present: Cllr Martin

PD2166/13 Apologies for Absence

Apologies had been received from Cllrs Baldwin and Jordan

PD2167/13 Declarations of Interest

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

PD2168/13 Representations from the Public

There were no members of the public present.

PD2169/13 Minutes

**Resolved:**

- that the Minutes of the meeting held on Wednesday 18 September 2013 be approved and be signed by the Chairman and to note that the meeting scheduled for Wednesday 4 September 2013 was cancelled.

PD2170/13 Matters Arising

There were no matters arising.

PD2171/13 Planning Applications

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

[Single storey front, side and rear extensions. First floor front extension over existing porch. Alterations to main roof to form a hip to gable end with rear dormer window and front roof lights and alterations to fenestration.](#)

26 Hazelwood Road Croxley Green Rickmansworth WD3 3EB

Ref. No: 13/1766/FUL | Received: Fri 20 Sep 2013 | Validated: Thu 03 Oct 2013 |  
Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[Replacement of front windows with timber window casements](#)

22 Dickinson Square Croxley Green Rickmansworth Hertfordshire WD3 3HA

Ref. No: 13/1787/FUL | Received: Thu 26 Sep 2013 | Validated: Mon 30 Sep 2013 |  
Status: Pending Consideration

**Croxley Green Parish Council Decision: No grounds for objection subject to the Conservation Officer being satisfied with the proposal.**

[Erection of a conservatory](#)

55 Harvey Road Croxley Green Rickmansworth WD3 3BS

Ref. No: 13/1824/FUL | Received: Tue 01 Oct 2013 | Validated: Thu 10 Oct 2013 |  
Status: Pending Consideration

**Croxley Green Parish Council Decision: No plans were available for review.**

PD2172/13 [Recent Decisions by Three Rivers District Council](#)

**APPROVED**

**Application No:** 13/1294/RSP  
**Address:** 72 Valley Walk Croxley Green Rickmansworth  
**Application:** Part Retrospective: Single storey rear extension and rear deck.  
Conversion of garage into habitable room with associated alterations to front elevation.  
**CGPC Decision:** The plans were not on TRDC's website 07/08/2013 or 21/08/2013  
**TRDC Decision:** Approved

**Application No:** 13/1342/FUL  
**Address:** Land To The Rear Of 155 And 157 Links Way Croxley Green  
**Application:** Erection of a new detached dwelling (amendment to planning application 12/0971/FUL)  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Application No:** 13/1446/RSP  
**Address:** 6 Chess Vale Rise Croxley Green Rickmansworth  
**Application:** Part Retrospective: Single storey side and rear extension (amendment to application reference number 12/2230/FUL)  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Application No:** 13/1458/FUL  
**Address:** 11 Woodland Chase Croxley Green Rickmansworth  
**Application:** Addition of 2 velux windows to rear roofslope to serve playroom/storage area  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Reference No:** 13/1461/FUL  
**Address:** 7 Hedges Way Croxley Green Rickmansworth  
**Application:** First floor side extension and two storey rear extension  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Application No:** 13/1466/RSP  
**Address:** Building 2 Marlins Meadow Watford  
**Application:** Retrospective: Change of use of part of ground and first floors from office to gymnasium for staff use  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Reference No:** 13/1485/RSP  
**Address:** 213 New Road Croxley Green Rickmansworth  
**Application:** Retrospective application: Double garage  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Application No:** 13/1514/FUL  
**Address:** 9 Woodland Chase Croxley Green Rickmansworth  
**Application:** Installation of two velux windows to the rear roofslope to facilities use of second floor as storage, playroom and office space  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Application No:** 13/1527/RSP  
**Address:** 18 Hazelwood Road Croxley Green Rickmansworth  
**Application:** Retrospective: Part single storey and part two storey rear extension and single storey side extension  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Reference No:** 13/1529/FUL  
**Address:** 37 Dickinson Avenue Croxley Green Rickmansworth  
**Application:** Single storey rear extension. Alterations to fenestration.  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Application No:** 13/1530/FUL  
**Address:** Rowan Cottage Whitegates Close Croxley Green  
**Application:** Loft conversion with rear dormer window and 2 no velux rooflights on rear roof slope. Single storey rear extension.  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Application No:** 13/1537/FUL  
**Address:** 128 Winton Drive Croxley Green Rickmansworth  
**Application:** Two storey side and single storey rear extensions. Creation of new vehicular access to front and provision of front hardstanding. Reinstate rear parking area and dropped kerb.  
**CGPC Decision:** The plans were not on TRDC's website  
**TRDC Decision:** Approved

**Reference No:** 13/1545/FUL  
**Address:** 97 Winton Drive Croxley Green Rickmansworth  
**Application:** Demolition of existing garage and erection of single storey side extension  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

## REFUSED

**Application No:** 13/1332/FUL  
**Address:** Applegarth Parrotts Close Croxley Green  
**Application:** Erection of two detached houses with garages (amendment to planning permission 10/1080/FUL). New site access from Parrotts Close.

**CGPC Decision:** OBJECT. The Committee took account of the Appeal Inspector's comments about the hedge being a notable feature of the street scene and with the new access it would continue to make a positive contribution to the street scene and wider Conservation Area. The Committee also noted the Inspectors comments that there were no technical justification that the new access would form a danger to pedestrians and other highway users. However, the Committee remain concerned that the new access through the hedge would create loss of amenity and privacy to adjacent properties. The Committee also remain concerned that the removal of part of the hedging will have an environmental and ecological impact in this part of the Conservation Area. The Committee were concerned that the orientation of the proposed houses was creating the apparent need for the new access and consider that access to the development should be from the existing access at the north west corner of the site.

**TRDC Decision:** Refused:  
The existing hedge to the northern site boundary (Parrotts Close) makes a positive contribution to the character and appearance of the street scene and Conservation Area providing a clear and distinctive separation between discrete character areas. The proposed new site access from Parrotts Close would result in the loss of a section of this existing hedge which would be detrimental to the character and appearance of the street scene of Parrotts Close and wider Croxley Green Conservation Area and result in unacceptable visual intrusion and prominence failing to conserve or enhance the Conservation Area contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011), Policies DM1, DM3, DM6 and Appendix 2 of the Development Management Policies LDD (adopted July 2013) and the Croxley Green Conservation Area Appraisal (1996).

Insufficient information has been submitted to satisfy the Council that the proposed refuse and recycling store would not be visually obtrusive within the Conservation Area nor that its appearance and use would not represent a loss of amenity for the residents of adjacent properties. It has therefore not been demonstrated that the refuse and recycling store conserves or enhances the Conservation Area or adequately protects residential amenity contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011), Policies DM1, DM3, DM6 and Appendix 2 of the Development Management Policies LDD (adopted July 2013) and the Croxley Green Conservation Area Appraisal (1996).

PD2173/13 Appeals Against Planning Decisions

There were no appeals to note.

PD2174/13 Highways

There were no notices of works from Highways to report.

PD2175/13 Closure

There being no further business, the Chairman closed the meeting at 8.12pm.