

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE  
**PLANNING AND DEVELOPMENT COMMITTEE**  
HELD IN THE COUNCIL CHAMBER  
ON WEDNESDAY 17 AUGUST 2011 at 8.00 PM

Present: Cllr Wynne-Jones - In the Chair Amanda Taft – Minute Taker  
Cllrs Baldwin, Bennett, Isard-Brown, Jordan and Mitchell  
Voting Members: 6

PD1650/11 Apologies for Absence  
Apologies had been received from Cllr Martin.

PD1651/11 Declarations of Interest  
Cllr Jordan declared an interest in planning application 11/1616/FUL (PD1653/11) and did not take part in the discussion.

PD1652/11 Representations from the Public  
There were no public present.

PD1653/11 Planning Applications  
In the following applications “NGFO” means No Grounds For Objection.

[Loft Conversion with rear dormer and front roof windows with one small side window in new gable end.](#)

22 Frankland Road Croxley Green Rickmansworth WD3 3AU

Ref. No: 11/1558/FUL | Received: Sat 23 Jul 2011 | Validated: Thu 28 Jul 2011 |  
Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[Proposed porch to south elevation of existing dwelling](#)

Southview The Green Croxley Green Rickmansworth Hertfordshire WD3 3HT

Ref. No: 11/1616/FUL | Received: Mon 01 Aug 2011 | Validated: Mon 08 Aug 2011 |  
Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[Rear extension and replacement roof](#)

58 Watford Road Croxley Green Rickmansworth WD3 3BP

Ref. No: 11/1627/FUL | Received: Tue 02 Aug 2011 | Validated: Tue 02 Aug 2011 |  
Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[Part two storey rear, part single storey rear and side extension](#)

6 Fuller Way Croxley Green Rickmansworth Hertfordshire WD3 3PJ

Ref. No: 11/1629/FUL | Received: Tue 02 Aug 2011 | Validated: Tue 02 Aug 2011 |  
Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[Extensions at ground level to create a sunroom and a utility room. Extension at roof level to convert attic to habitable space with rear dormer window.](#)

41 Winton Crescent Croxley Green Rickmansworth WD3 3QX

Ref. No: 11/1654/FUL | Received: Thu 04 Aug 2011 | Validated: Thu 11 Aug 2011 | Status: Pending Consideration

**Croxley Green Parish Council Decision: The plans were not available online**

[Variation of condition 4 attached to planning permission 11/1236/FUL to enable removal of self seeded hedge and two dead elm trees to allow re-instatement of boundary fence.](#)

Elm Tree House The Green Croxley Green Rickmansworth Hertfordshire WD3 3HN

Ref. No: 11/1693/FUL | Received: Wed 03 Aug 2011 | Validated: Wed 03 Aug 2011 | Status: Pending Consideration

**Croxley Green Parish Council Decision: We object to the proposals**

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

Members noted the following applications:

[Non material amendment to change the external facing brick type used associated with specific plots \(relates to 05/1382/FUL and 05/1383/FUL\).](#)

Old Merchant Taylors Sports Club Durrants Lincoln Way Croxley Green Rickmansworth Hertfordshire WD3 3ND

Ref. No: 11/1640/NMA | Received: Tue 02 Aug 2011 | Validated: Wed 03 Aug 2011 | Status: Pending Decision

[Condition 5, 6 and 7 pursuant to planning permission reference 11/1236/FUL](#)

Elm Tree House The Green Croxley Green Rickmansworth Hertfordshire WD3 3HN

Ref. No: 11/1647/DIS | Received: Wed 03 Aug 2011 | Validated: Wed 03 Aug 2011 | Status: Pending Consideration

[Non Material Amendment to change the detail design of the crest located within the stone wall and on the iron gates to the entrance of the housing development \(relates to 10/2470/FUL\)](#)

Old Merchant Taylors Sports Club Durrants Lincoln Way Croxley Green Rickmansworth Hertfordshire WD3 3ND

Ref. No: 11/1680/NMA | Received: Fri 05 Aug 2011 | Validated: Fri 05 Aug 2011 | Status: Pending Decision

[Certificate of Proposed Lawful Development - Garden Outbuilding](#)

199 Watford Road Croxley Green Rickmansworth WD3 3RY

Ref. No: 11/1685/CLPD | Received: Tue 09 Aug 2011 | Validated: Tue 09 Aug 2011 | Status: Pending Consideration

**APPROVED**

**Reference No:** 11/1260/FUL  
**Address:** 42 Kenilworth Drive Croxley Green Rickmansworth  
**Application:** Two storey and single storey rear extension  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Reference No:** 11/1305/FUL  
**Address:** Little Gillions The Green Croxley Green  
**Application:** Revisions to approved planning application 10/2150/FUL (Alterations and extensions to existing dwelling house, cottage and outbuildings including demolition of single storey extensions to main house, garage block, stables, and various other outbuildings. Retention of existing lean-to and detached green houses. Erection of new single storey extensions to main house, rear dormers to house and cottage, glazed link, new garages, stables, internal alterations, hard and soft landscape alterations including creation of wildlife pond in adjoining field and new external swimming pool and tennis court at rear of house): Window omitted from North wall of cottage, spiral stair access added to rear balcony, refurbishment of existing large greenhouse, lean-to green house replaced with new alitex greenhouse to match style and incorporate refurbished entrance door feature from original, relocated along wall with entrance centrally located. Plant room relocated, front drive area layout revised with yew hedge retained and bin store relocated. Pv array on garage indicated. Wall and hedge/fence between stable yard and rear added. New nature centre/hide to replace derelict barn, wildlife pond at rear of house added

**CGPC Decision:** OBJECT – The proposals appear to be going beyond residential development given the proposal for a classroom with no change of use being indicated and the nature of the overall proposals makes it unclear as to the long term future of the site. As such, concern is expressed in regard to the potential loss or conversion of a dwelling to other uses and the potential of backland development occurring.

**TRDC Decision:** Approved

**Reference No:** 11/1306/CAC  
**Address:** Little Gillions The Green Croxley Green  
**Application:** Conservation Area Consent: Revision to approved application 10/2179/CAC: Demolition of lean-to greenhouse at rear, but with feature entrance retained and refurbished and incorporated centrally in new greenhouse, detached metal framed greenhouse to be refurbished. Derelict barn to be demolished and new timber nature centre/hide constructed in its place

**CGPC Decision:** OBJECT – The Committee were unable to piece together the proposals, see comments made under Application 11/1305/FUL, and therefore are concerned regarding any conservation impact.

**TRDC Decision:** Approved

**Reference No:** 11/1329/FUL  
**Address:** 47 Oakleigh Drive Croxley Green Rickmansworth  
**Application:** Single storey rear extension with pitched roof & Velux roof windows  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Reference No:** 11/1331/RSP  
**Address:** 13 Hedges Way Croxley Green Rickmansworth  
**Application:** Retrospective: Construction of timber frame outbuilding with pitched roof  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

## REFUSED

**Reference No:** 11/1301/FUL  
**Address:** Clarendon Cottage The Green Croxley Green  
**Application:** Proposed vehicular access to Clarendon Cottage, proposed pedestrian access to Clarendon Cottage  
**CGPC Decision:** OBJECT – The proposal for new crossovers would cause material harm to the appearance of the Conservation Area in that it fails to preserve the appearance of the Conservation Area in this location. Accordingly, the proposals would be out of character and set an unwelcome and unnecessary precedent for further new crossovers in the Conservation Area. There also appears to be a contradiction between the Plans, which showed the proposed crossovers to be 'grasscrete', and the written application which states that the pedestrian access would be shingle  
**TRDC Decision:** Refused:  
The proposed vehicular and pedestrian accesses, by reason of their siting, form, appearance and materials, would result in an urbanising form of development which would materially harm the character and appearance of The Green. Both access points would erode the historic form of the open landscape area, would fail to preserve or enhance the character and appearance of the Conservation Area and rural character of the Green Belt. The proposal therefore fails to comply with Policies C1 and GB1 of the Three Rivers Local Plan 1996-2011 and Policies CP1, CP11 and CP12 of the Core Strategy Version (February 2011).

PD1655/11 Appeals Against Planning Decisions

There were no Appeals to note.

PD1656/11 Highways

There were no highways works to note.

PD1657/11 Closure

There being no further business, the Chairman closed the meeting at 8.33pm.