

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE  
**PLANNING AND DEVELOPMENT COMMITTEE**  
HELD IN THE COUNCIL CHAMBER  
ON WEDNESDAY 1 FEBRUARY 2012 at 8.00 PM

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

Cllrs Baldwin, Bennett, Isard-Brown, Martin and Mitchell

Voting Members: 6

In Attendance: Cllr Ridley

PD1762/12 Apologies for Absence

Apologies were received from Cllr Wynne Jones.

PD1763/12 Declarations of Interest

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

PD1764/12 Representations from the Public

There were no public present.

PD1765/12 Minutes

**Resolved:**

- that the Minutes of the meeting held on Wednesday 4 January 2012 and Wednesday 18 January 2012 be approved and be signed by the Chairman.

PD1766/12 Matters Arising

PD1749/11 Zero Carbon Homes – it was asked whether a letter had been sent to TRDC about wishing to see Sustainable Housing to Code level 6 to which the Clerk stated the letter had been sent. The Clerk added that a reply had been received today and this would be circulated to Members.

PD1767/12 Planning Applications

Demolition of existing outbuilding, removal of existing scaffolding yard and creation of residential development of 5 detached properties with roads sewers and all ancillary works

23A New Road Croxley Green Rickmansworth WD3 3EJ

Ref. No: 11/2634/FUL | Received: Tue 27 Dec 2011 | Validated: Tue 31 Jan 2012 |  
Status: Pending Consideration

**Croxley Green Parish Council Decision:** The Clerk advised that no plans were available to view. The Clerk added that prior to the meeting the correspondence for this application had been checked and it appears that TRDC have written to the applicant advising that the application was invalid and requested that a Carbon Impact Assessment be submitted.

The Chairman, at this point, proposed that the Agenda be reordered under Standing Order 9.1.6 to allow further time in the event that County Councillor Steve Drury arrived at the meeting to give an update on Part Night Street Lighting, item PD1770/12. The proposal was agreed.

PD1771/12 TRDC Site Allocation and Development Management Policies Consultation

The Chairman introduced this item and suggested that this matter be deferred to the next meeting on 15 February to allow Members to further consider the details of the documents. The Chairman continued that this matter was also on the Agenda for the Local Area Forum on 7 February which may also be of benefit to Members.

The Chairman continued that these were important documents particularly in respect of their potential impact on planning and development within Croxley Green and the deferment would provide Members more time to review the documents. The Chairman added that the deadline for comments was 5 March.

The Clerk advised that the documents are available online at the TRDC web site and a link was provided in the Agenda for this meeting. It was suggested whether a hard copy of the Development Management Policies document could be obtained. The Clerk said he would contact TRDC accordingly.

**Resolved**

- that this matter be deferred until the Planning and Development meeting on 15 February;
- that hard copy of the Development Management Policies document be obtained for Committee Members.

PD1772/12 Proposed Croxley Rail Link

The Chairman introduced this matter and suggested that this matter be deferred to the next meeting on 15 February to allow Members to further consider the extensive documentation that had been received on the Rail Link. The Chairman continued that this matter was also on the Agenda for the Local Area Forum on 7 February which may also assist Members.

**Resolved**

- that this matter be deferred until the Planning and Development meeting on 15 February.

PD1774/12 Reusable water and solar water systems in new build homes

The Chairman introduced this matter and suggested that as Cllr Ridley's proposals were issues that would be part of the TRDC's Development Management Policies that his proposals be considered as part of the wider consultation on the Development Management Policies (DMP) at the Planning and Development meeting scheduled for 15 February.

It was pointed out that reference to the aspects of reusable water and solar water systems were already made in the DMP consultative documents.

**Resolved**

- that the proposals put forward be noted and taken into account when the Committee review the Development Management Policies.

PD1773/12 Watford Road Car Parking

The Chairman introduced this item and asked Cllr Ridley to elaborate. Cllr Ridley referred to his background paper and advised that previously the Parish Council had undertaken a survey in Winton Crescent to seek the views of residents about the car parking difficulties by commuters that were being experienced.

Cllr Ridley added that there appeared to be a growing problem with car parking in Watford Road and that the Council should contact the immediate residents affected via

a letter about whether a restricted car parking arrangement should be introduced for perhaps an hour during the day to deter commuter car parking.

Cllr Ridley added that further to his background paper that was suggesting restrictive car parking on the westbound carriageway he now considered that this should be on the eastbound carriageway.

It was pointed out that it was believed that Councillor Getkahn may be taking this matter forward with residents as a separate issue and before the Council took any steps on this that the current position be established with him.

It was also pointed out that although the Road Safety Committee had touched on this car parking issue, it had not been taken forward for action.

It was noted that although there is car parking on both sides of the road between The Crescent and the Red House Public House, there was not usually a congestion problem with standard sized cars, though some larger 4x4 vehicles, buses, vans and lorries did lead to congestion.

### **Resolved**

- that the Clerk checks with Councillor Getkahn the current status/progress of his dealings on this matter;
- that subject to the resolution above, the Council send a letter to the affected residents seeking their views on a restrictive parking arrangement.

#### PD1770/12 Part Night Street Lighting

The Chairman stated that as County Councillor Steve Drury was not at the meeting, a verbal update was not possible.

However, a general discussion took place in which it was advised that a number of street lights in Croxley had already been changed to the part night lighting arrangement whereby the lights were not on during the period from midnight to 6am. It was pointed out that the arrangements were on a one year trial basis and that if Councillors became aware of 'hot spots' where the new arrangements were causing difficulties then Councillor Drury should be advised.

It was asked why our previous representations appeared to have been ignored but it was commented that it was believed it was more a matter of 'this is the way it's going to be'.

A discussion ensued about the fact that there had been very little, if any, publicity about the part night street lighting by Hertfordshire County Council and it was suggested that County be approached to establish what publicity efforts that were making regarding the issue.

### **Resolved**

- that the Clerk checks with Councillor Drury/Herts County about what publicity has or is intended to be undertaken;
- that the Committee may revert to this matter as and when further information was available.

#### PD1775/12 Village/Community Plan

The Chairman introduced this item and advised that a pilot survey had been prepared and tested by a number of working group members. The Chairman continued that this had proved useful not only in testing some questions themselves but also in terms of how long it may take to complete the survey.

The Chairman concluded that the next major step was to finalise the survey and then, using Survey Monkey (subject to the February Council meeting agreement) and other means, make it available for residents to complete.

PD1776/12 Highways

There were no Highway works to note.

PD1768/12 Recent Decisions by Three Rivers District Council

### APPROVED

**Application No:** 11/0059/CLPD  
**Address:** 11 Yorke Road Croxley Green Rickmansworth  
**Application:** Certificate of Lawfulness Proposed Development: Loft conversion incorporating rear dormer and 2 no. rooflights to front roof slope  
**CGPC Decision:** Noted  
**TRDC Decision:** Approved

**Application No:** 11/0128/FUL  
**Address:** Chartwell Dental Clinic 194 Watford Road Croxley Green Rickmansworth Hertfordshire  
**Application:** Replacement of wood window and door frames with blue coated aluminium  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Application No:** 11/0182/PDNTG  
**Address:** Lampost 297 Watford Road Croxley Green Hertfordshire  
**Application:** Replacement of the existing 10 metre high monopole with a new 13.5 metre high monopole supporting 6 no. antennas and luminaire, an additional radio equipment cabinet and development ancillary thereto  
**CGPC Decision:** NGFO  
**TRDC Decision:** No objection

**Application No:** 11/0429/FUL  
**Address:** 5 Yorke Road Croxley Green Rickmansworth WD3 3DW  
**Application:** Single storey side extension to rear of property and amended fenestration  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Application No:** 11/0506/FUL  
**Address:** Abloy House Hatters Lane Watford  
**Application:** Extension of current use class designation of from B1 (Business) and B8 (Storage and Distribution) to B1 (Business), B8 (Storage and Distribution) and D1 (Non Residential Institution)  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Application No:** 11/0591/FUL  
**Address:** 9 Frankland Road Croxley Green Rickmansworth WD3 3AS  
**Application:** Removal of existing garage. Erection of double storey side extension together with extension to existing rear dormer  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Application No:** 11/0821/FUL  
**Address:** 111 Frankland Road Croxley Green Rickmansworth WD3 3AS  
**Application:** Single storey side to rear extension and raised patio (revised)  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Application No:** 11/0859/RSP  
**Address:** Woodland Chase Croxley Green Hertfordshire  
**Application:** Retrospective: Entrance wall and piers to housing development  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Application No:** 11/0862/FUL  
**Address:** 4 Heckford Close Croxley Green Watford Hertfordshire  
 WD18 8WR  
**Application:** Proposed single storey rear extension  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Application No:** 11/0909/FUL  
**Address:** Rickmansworth School Scots Hill Croxley Green Rickmansworth  
 Hertfordshire  
**Application:** New sports hall buildings with ancillary accommodation, relocation  
 of existing three tennis courts, new parking areas  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Application No:** 11/0924/FUL  
**Address:** 71 Copthorne Road Croxley Green Rickmansworth Hertfordshire  
 WD3 4AH  
**Application:** Single storey side to rear extension  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Application No:** 11/0967/FUL  
**Address:** 8 Harvey Road Croxley Green Rickmansworth WD3 3BW  
**Application:** Single storey rear extension, part two storey rear extension, single  
 storey side extension to boundary with part two storey side gable  
 extension, associated internal remodelling and access to loft  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Application No:** 11/0981/FUL  
**Address:** 12 Uplands Croxley Green Rickmansworth WD3 4RD  
**Application:** Two storey rear extension. Ground floor side extension and front  
 porch. Remove existing garage and conservatory  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Application No:** 11/1040/FUL  
**Address:** 12 Dickinson Square Croxley Green Rickmansworth Hertfordshire  
 WD3 3HA  
**Application:** Replacement of old shed/workshop with new garden lodge/  
 playroom  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Application No:** 11/1095/FUL  
**Address:** Braemar Little Green Lane Croxley Green Rickmansworth Hertfordshire  
**Application:** Single storey side to rear extension and two storey front extension  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Application No:** 11/1176/FUL  
**Address:** 61 Kenilworth Drive Croxley Green Rickmansworth WD3 3NN  
**Application:** Erection of front porch, conversion of garage to provide kitchen/living area and shower room. Raising of roof above single storey side extension and new pitched roof to front elevation.  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Application No:** 11/1197/FUL  
**Address:** 54 Dickinson Square Croxley Green Rickmansworth Hertfordshire WD3 3EY  
**Application:** Replacement of timber front door and frame with similar timber construction  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Application No:** 11/1236/FUL  
**Address:** Elm Tree House The Green Croxley Green Rickmansworth Hertfordshire  
**Application:** Two storey side extension, new garage, new porch and front and rear dormers to existing house  
**CGPC Decision:** On viewing the documents, it was noted that consultation date on this application had expired.  
**TRDC Decision:** Approved

**Application No:** 11/1333/FUL  
**Address:** 44 Warwick Way Croxley Green Rickmansworth Hertfordshire WD3 3SA  
**Application:** Single storey rear extension and new ground floor w.c. room. New lean-to pitched roof above existing single storey rear extension to match existing adjacent lean-to pitched roof  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

Single storey side infill extension with rooflights; new internal toilet layout  
Scout Hall 159 Watford Road Croxley Green Rickmansworth Hertfordshire  
WD3 3ED

Ref. No: 11/1381/FUL

**Croxley Green Parish Council Decision: NGFO**

**TRDC Decision: Approved**

Single storey and two storey side and rear extension  
Braemar Little Green Lane Croxley Green Rickmansworth Hertfordshire WD3 3SR  
Ref. No: 11/1421/FUL

**Croxley Green Parish Council Decision: NGFO. However, the Committee noted that this appeared to be a similar application to 11/1095/FUL and no information was available to explain why a fresh application was being made.**

**TRDC Decision: Approved**

Retrospective application: Single storey pitched roof rear extension with 2 velux windows and double glazed back doors.

62 Malvern Way Croxley Green Rickmansworth Hertfordshire WD3 3QG

Ref. No: 11/1487/RSP

**Croxley Green Parish Council Decision: NGFO although the Committee were concerned that there were no dimensions on the plan.**

**TRDC Decision: Approved**

Take out existing PVC-U windows to ground and first floor to front and end elevations and replace with double glazed softwood timber sliding sash windows.

54 Dickinson Square Croxley Green Rickmansworth WD3 3EY

Ref. No: 11/1493/FUL

**Croxley Green Parish Council Decision: NGFO**

**TRDC Decision: Approved**

Ground floor side/front extension and first floor side/rear extension, following demolition of existing garage

140 Baldwins Lane Croxley Green Rickmansworth WD3 3LJ

Ref. No: 11/1508/FUL

**Croxley Green Parish Council Decision: NGFO**

**TRDC Decision: Approved**

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

**Croxley Green Parish Council Decision: NGFO**

**TRDC Decision: Approved**

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

**Croxley Green Parish Council Decision: Noted**

**TRDC Decision: Approved**

Two storey side extension, enlargement of rear dormer including installation of raised rooflights, rear conservatory

1 Scots Hill Close Rickmansworth Hertfordshire WD3 3AF

Ref. No: 11/1882/FUL

**Croxley Green Parish Council Decision: NGFO**

**TRDC Decision: Approved**

Non Material Amendment to planning permission 09/0701/FUL: Changes to plots 29-36, detached units to plots 33 - 36 reduced by 1.75m in depth, garage roofs to plots 33 - 35 to be hipped

Imperial Machine Co Ltd Harvey Road Croxley Green Hertfordshire

Ref. No: 11/1906/NMA

**Croxley Green Parish Council Decision: Noted**

**TRDC Decision: Approved**

Amendment to the approved planning application ref 11/0591/FUL proposing new pitched roof above approved single storey side extension instead of flat roof and approved roof dormer, proposed pitched roof above existing first floor rear bay window, proposed front porch canopy and proposed 2 no.roof lights to approved single storey side extension.

9 Frankland Road Croxley Green Rickmansworth WD3 3AS

Ref. No: 11/1999/FUL

**Croxley Green Parish Council Decision: NGFO**

**TRDC Decision: Approved**

Non Material Amendment to planning permission 05/1382/FUL: To redesign the ground floor layout of plot 55 to accommodate the special needs of a disabled end user/occupant which includes a small 1 storey extension and alterations to window openings at ground floor to the rear of the previously approved house design Old Merchant Taylors Sports Club Durrants Lincoln Way Croxley Green Rickmansworth Hertfordshire WD3 3ND

Ref. No: 11/2000/NMA

**Croxley Green Parish Council Decision: Noted**

**TRDC Decision: Approved**

Herts County Council Application (Regulation 3): Temporary relocation of existing one single and one double mobile to allow installation of a new 9 bay modular triple classroom unit. Removal of existing double mobile and single mobile classroom units on completion of works

Little Green Junior Mixed Infants School Lincoln Drive Croxley Green Rickmansworth Hertfordshire WD3 3NJ

11/2066/HCR3

**Croxley Green Parish Council Decision: NGFO**

**TRDC Decision: Approved**

**Reference No:** 11/2411/FUL

**Address:** 12 Barton Way Croxley Green Rickmansworth

**Application:** Single storey rear extension

**CGPC Decision:** NGFO

**TRDC Decision:** Approved

**Reference No:** 11/2445/FUL

**Address:** 6 Green Lane Croxley Green Rickmansworth

**Application:** Two storey and first floor rear extension, alterations to fenestration and new tiled roof to replace existing flat roof to existing two storey rear extension

**CGPC Decision:** NGFO

**TRDC Decision:** Approved

**Reference No:** 11/2452/FUL

**Address:** 3 The Crescent Croxley Green Rickmansworth

**Application:** Single storey rear, side and front extension; two storey side extension and loft conversion including gable end, rear dormer and front rooflights

**CGPC Decision:** NGFO

**TRDC Decision:** Approved



**Reference No:** 11/2454/CLED  
**Address:** 70 Repton Way Croxley Green Rickmansworth  
**Application:** Certificate of Lawfulness Existing Development: Garage and workshop/hobby room  
**CGPC Decision:** Noted  
**TRDC Decision:** Approved

**Reference No:** 11/2456/FUL  
**Address:** 7 Harvey Road Croxley Green Rickmansworth  
**Application:** First floor side extension with pitched roof, pitched roof over existing rear flat roof, mono pitch roof over porch and existing garage  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Reference No:** 11/2475/RSP  
**Address:** 188 New Road Croxley Green Rickmansworth  
**Application:** Retrospective: Installation of air-conditioning condensers to rear elevation  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Reference No:** 11/2495/FUL  
**Address:** 19 Dickinson Square Croxley Green Rickmansworth  
**Application:** Single storey rear extension and internal alterations  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Reference No:** 11/2573/FUL  
**Address:** 1 Valley Walk Croxley Green Rickmansworth  
**Application:** Conversion of existing garage space to be used for kitchen and study room  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

## REFUSED

**Application No:** 11/0394/CLPD  
**Address:** 7 Harvey Road Croxley Green  
**Application:** Certificate of Lawfulness Proposed Development: Dormer roof to rear elevation, with dutch gable to replace existing hipped roof. New porch to the existing front door  
**CGPC Decision:** Noted  
**TRDC Decision:** Refused:  
The proposed development comprises development within the meaning of section 55(1) of the Town and Country Planning Act 1990.  
The proposed development contravenes D.1 (b) of Schedule 2 Part 1 Class D of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008, whereby the proposed porch would measure more than 3 metres above ground level.

**Application No:** 11/0668/FUL  
**Address:** Elm Tree House The Green Croxley Green  
**Application:** Two storey side extension, new garage, new porch and front and rear dormers to existing house  
**CGPC Decision:** NGFO  
**TRDC Decision:** Refused:  
1 The proposed garage, by reason of its siting, would fail to respect existing landscape features leading to the likely loss of the existing hedging which contributes to the character and appearance of the Conservation Area. The loss of the existing hedging together with the scale, design and siting of the proposed garage would result in an obtrusive form of development that would have an adverse affect and would fail to preserve or enhance the character and appearance of the Conservation Area. The proposed development fails to comply with Policies C1, N15 and N16 of the Three Rivers Local Plan 1996-2011 and Policy CP12 of the Core Strategy Submission Version (February 2011).

**Application No:** 11/1426/FUL  
**Address:** 27A New Road Croxley Green Hertfordshire  
**Application:** Construction of new pitched roof above derelict scaffolding office  
**CGPC Decision:** NGFO. However, given the nature and design of the proposal concern is expressed about its potential future use, particularly in respect of potential habitation.  
**TRDC Decision:** Refused:  
The construction of a new pitched roof above the existing scaffolding office would, by reason of the building's resultant height, bulk, massing and relationship with neighbouring residential dwellings, result in harm to both residential amenity and the visual amenities of the locality, contrary to Policies GEN1, E1, E4 and Appendix 1 of the Three Rivers Local Plan 1996-2011 and Policies CP1, CP6 and CP12 of the Core Strategy Submission Version (February 2011).

**Application No:** 11/1766/CAC  
**Address:** Elmcote House The Green Croxley Green Rickmansworth Hertfordshire WD3 3HN  
**Application:** Conservation Area Consent: Proposed redevelopment of site for a residential development of 6 flats, parking and amenity space.  
**CGPC Decision:** OBJECT on the grounds that a viable proposal has not been forthcoming for the site – see Objections to Planning Application 11/1765/FUL.  
**TRDC Decision:** Refused:  
1 The proposed demolition without a satisfactory replacement would result in a gap in the Conservation Area which would be detrimental to the character and appearance of this part of the Croxley Green Conservation Area, and would thus fail to preserve or enhance the character and appearance of the Conservation Area, contrary to Policies C1 and C6 of the Three Rivers Local Plan 1996-2011 and Policy CP12 of the Core Strategy Submission Version (February 2012).

## WITHDRAWN

**Reference No:** 11/1665/FUL  
**Address:** 75 Byewaters Croxley Green Watford Hertfordshire WD18 8WH  
**Application:** First floor side extension including extension to roof and loft conversion with front rooflights and rear dormer window  
**CGPC Decision:** NGFO

**Reference No:** 11/2318/CLPD  
**Address:** 53 Harvey Road Croxley Green Rickmansworth WD3 3BS  
**Application:** Certificate of Lawfulness Proposed Development: Loft conversion with the addition of a new dormer, and rooflights to include a hip to gable roof alteration. A side extension to extend the existing original garage by 750mm and replace the existing side structure with rear extension.  
**CGPC Decision:** Noted

PD1769/12 Appeals Against Planning Decisions

Appeals lodged against applications 11/1765/FUL and 11/1766/CAC (Elmcote House, The Green) were noted by Members.

PD1777/12 Closure

There being no further business, the Chairman closed the meeting at 8.48pm.