

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 20 JULY 2016 at 8.00 PM

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

Cllrs Baldwin, Gallagher and Hobbs

Voting Members: 4

PD2769/16 Apologies for Absence

Apologies were received from Cllr Saxon.

PD2770/16 Declarations of Interest

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

PD2771/16 Representations from the Public

There were no public present at the meeting.

PD2772/16 Planning Applications

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

[Single storey side and rear extension; first floor rear extension; two storey side extension; alterations to roof; change of use of first floor to create two, one bedroom flats with associated alterations to fenestration and landscaping](#)

119 New Road Croxley Green Rickmansworth Hertfordshire WD3 3EN  
Ref. No: 16/1255/FUL | Received: Tue 14 Jun 2016 | Validated: Wed 13 Jul 2016 |  
Status: Pending Consideration

**Croxley Green Parish Council Decision: OBJECT.** The proposed development has no off street car parking to service the proposed first floor flats and therefore relies on the use of the public car park in Community Way which is time restricted and already under intensive pressure for short term parking. In addition, any vehicular access would be by means of an access road and a public right of way, Public Footpath No.10, over which the applicant has no control (TRDC owned land). It is considered that the ground floor proposal is overdevelopment of the site and would be further detrimental to the visual amenities of the occupiers of adjoining properties.

[Change of use from dance studio \(Use Class D2\) to one 2-bedroom flat and one 1-bedroom maisonette including single storey extension to rear, addition of rooflights, alterations to fenestration and alterations to provide additional parking space](#)

The Studio Community Way Croxley Green Rickmansworth Hertfordshire WD3 3FH  
Ref. No: 16/1260/FUL | Received: Wed 15 Jun 2016 | Validated: Thu 07 Jul 2016 |  
Status: Pending Consideration

**Croxley Green Parish Council Decision: OBJECT.** The proposed development

would result in a poor and cramped layout, exacerbated by the plot sizes, building footprint, plot frontage width, height, gaps between buildings, poor parking layout and poor aspect of the dwellings. In addition, the parking provision included with the development creates a new vehicular access on to an access road and a public right of way, Public Footpath No.10, over which the applicant has no control (TRDC owned land) and would result in vehicular activity and manoeuvring detrimental to pedestrian safety and free flow of other vehicles to and from the public car park.

[Demolition of existing garage and construction of part two and part single storey side extension, including extension to existing rear conservatory](#)

Pendeen Copthorne Close Croxley Green Rickmansworth Hertfordshire WD3 4AJ  
Ref. No: 16/1332/FUL | Received: Fri 24 Jun 2016 | Validated: Wed 06 Jul 2016 |  
Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[Demolition of existing workshops and construction of three storey building containing six one bedroom flats and associated car parking and landscaping](#)

Greystone Works The Green Croxley Green Hertfordshire  
Ref. No: 16/1366/FUL | Received: Tue 28 Jun 2016 | Validated: Tue 28 Jun 2016 |  
Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[Single storey side extension](#)

40 Manor Way Croxley Green Rickmansworth Hertfordshire WD3 3LY  
Ref. No: 16/1386/FUL | Received: Fri 01 Jul 2016 | Validated: Fri 01 Jul 2016 |  
Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[Retrospective: Erection of detached garage to rear](#)

32 Barton Way Croxley Green WD3 3QA  
Ref. No: 16/1415/FUL | Received: Tue 05 Jul 2016 | Validated: Tue 05 Jul 2016 |  
Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

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

43 Watford Road Croxley Green Rickmansworth Hertfordshire WD3 3DS  
Ref. No: 16/1420/FUL | Received: Mon 04 Jul 2016 | Validated: Mon 04 Jul 2016 |  
Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[Single storey rear extension](#)

6 Hedges Way Croxley Green Rickmansworth Hertfordshire WD3 3FA  
Ref. No: 16/1461/FUL | Received: Mon 11 Jul 2016 | Validated: Mon 11 Jul 2016 |  
Status: Pending Consideration

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

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

Henllys Copthorne Close Croxley Green Rickmansworth Hertfordshire WD3 4AJ  
Ref. No: 16/1486/FUL | Received: Tue 12 Jul 2016 | Validated: Tue 12 Jul 2016 |  
Status: Pending Consideration

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

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

Members noted the following applications:

[Discharge of Conditions 6 \(Travel Plan\), 11 \(Hard and Soft Landscaping\) and 12 \(Landscape Management Plan\) pursuant to planning permission 15/1427/FUL](#)

Building 1 And 2 Marlins Meadow Watford Hertfordshire  
Ref. No: 16/1492/DIS | Received: Wed 13 Jul 2016 | Validated: Wed 13 Jul 2016 |  
Status: Pending Consideration

[Prior Approval: Single storey rear extension \(depth 4.9 metres, maximum height 3.6 metres and eaves height 2.6 metres\)](#)

5 Links Way Croxley Green Rickmansworth Hertfordshire WD3 3RG  
Ref. No: 16/1473/PDE | Received: Tue 12 Jul 2016 | Validated: Tue 12 Jul 2016 |  
Status: Pending Consideration

[Certificate of Lawfulness Proposed Development: Loft conversion including hip to gable roof extension, rear dormer and front rooflights](#)

326 Watford Road Croxley Green WD3 3DE  
Ref. No: 16/1467/CLPD | Received: Tue 12 Jul 2016 | Validated: Tue 12 Jul 2016 |  
Status: Pending Consideration

[Certificate of Lawfulness Proposed Development: Loft conversion including rear dormer and front rooflights](#)

8A Dugdales Croxley Green WD3 3JW  
Ref. No: 16/1433/CLPD | Received: Wed 06 Jul 2016 | Validated: Wed 06 Jul 2016 |  
| Status: Pending Consideration

[Certificate of Lawfulness Proposed Development: Loft conversion including hip to gable enlargement, rear dormer and front rooflight](#)

20 Repton Way Croxley Green WD3 3PW  
Ref. No: 16/1414/CLPD | Received: Tue 05 Jul 2016 | Validated: Tue 12 Jul 2016 |  
Status: Pending Consideration

[Certificate of Lawfulness Proposed Development: Loft conversion including hip to gable enlargement, rear dormer and front rooflight](#)

136 Baldwins Lane Croxley Green WD3 3LJ  
Ref. No: 16/1404/CLPD | Received: Mon 04 Jul 2016 | Validated: Mon 11 Jul 2016 |  
Status: Pending Consideration

**APPROVED**

Application No: 16/0998/FUL  
Application: Demolition of garages and erection of three dwellings with vehicular access from New Road  
Address: Land Rear Of 163-169 New Road Croxley Green Rickmansworth  
CGPC Decision OBJECT: The proposed development would result in a poor and cramped layout, exacerbated by the plot sizes, building footprint, plot frontage width, height, gaps between buildings and poor aspect of the dwellings. In addition, the development has a poor and impractical parking provision and layout.  
TRDC Decision Approved

Application No: 16/0929/FUL  
Application: Single storey side extension and alterations to fenestration  
Address: 7 Durrants Drive Croxley Green Rickmansworth  
CGPC Decision NGFO  
TRDC Decision Approved

Application No: 16/1049/FUL  
Application: Single storey front extension and part single storey, part two storey side and rear extensions  
Address: 6 Dugdales Croxley Green WD3 3JW  
CGPC Decision NGFO  
TRDC Decision Approved

Application No: 16/1152/FUL  
Application: Single storey rear conservatory  
Address: 19 Manor Way Croxley Green Rickmansworth  
CGPC Decision NGFO  
TRDC Decision Approved

Application No: 16/1063/FUL  
Application: Single storey rear extension and alterations to existing garage including alterations to roof and conversion into habitable accommodation  
Address: 246 Baldwins Lane Croxley Green Rickmansworth  
CGPC Decision NGFO  
TRDC Decision Approved

Application No: 16/1073/FUL  
Application: Single storey rear extension  
Address: 181 Watford Road Croxley Green Rickmansworth  
CGPC Decision NGFO  
TRDC Decision Approved

Application No: 16/1020/RSP  
Application: Part Retrospective: Part demolition of garage, part single storey and part two storey side extension, single storey rear extension, internal alterations and erection of outbuilding  
Address: 16 Durrants Drive Croxley Green Rickmansworth  
CGPC Decision NGFO  
TRDC Decision Approved

PD2774/16 Appeals Against Planning Decisions

There were no Appeals to note.

PD2775/16 Closure

There being no further business, the Chairman closed the meeting at 8.42pm.