

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE  
**PLANNING AND DEVELOPMENT COMMITTEE**  
HELD IN THE COUNCIL CHAMBER  
ON WEDNESDAY 20 JUNE 2012 at 8.00 PM

Present: Cllr Jordan - In the Chair David Allison - Clerk

Cllrs Baldwin, Bennett, Getkahn, Isard-Brown, Martin, Mitchell and Wynne-Jones

Voting Members: 8

Public: there was one member of the public present for part of the meeting.

PD1861/12 Apologies for Absence

There were no apologies.

PD1862/12 Declarations of Interest

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

PD1863/12 Representations from the Public

There were no representations made.

PD1864/12 Minutes

**Resolved:**

- that the Minutes of the meeting held on Wednesday 2 May 2012 and the Minutes of the meeting held on Wednesday 16 May 2012 be approved and be signed by the Chairman.

PD1865/12 Matters Arising

PD1833/12 re PD1813/12 (Matters Arising, Public Enquiry for Croxley Rail Link ). The Chairman reported that the date of the public enquiry had now been set (Tuesday 9 October 2012). The Chairman added that she had attended a presentation recently organised by London Travel Watch regarding the closure of the Watford Metropolitan Station.

PD1837/12 Management of Traffic Entering Croxley Green via Scots Hill. The Clerk was asked whether a letter had been sent to Hertfordshire Highways about this matter. The Clerk could not recall and the matter would be addressed next week.

*[Post meeting note: The letter to HCC had been sent on 29 May 2012].*

PD1866/12 Planning Applications

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

Change of Use of existing unit (5G Building 2) from offices to a boys and girls nursery with garden and retractable canopy over garden

Building 2 Marlins Meadow Watford WD18 8YA

Ref. No: 12/0799/FUL | Received: Mon 30 Apr 2012 | Validated: Fri 11 May 2012 | Status: Pending Decision

**Croxley Green Parish Council Decision: NGFO**

Renewal of 09/0524/FUL: Single storey side and rear extension

309 Baldwins Lane Croxley Green Rickmansworth Hertfordshire WD3 3LE

Ref. No: 12/1012/FUL | Received: Wed 23 May 2012 | Validated: Mon 28 May 2012 |  
Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

Rear extension with balcony and external access steps

24 Oakleigh Drive Croxley Green Rickmansworth Hertfordshire WD3 3EF

Ref. No: 12/1014/FUL | Received: Wed 23 May 2012 | Validated: Wed 23 May 2012 |  
Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

Single storey side extension to provide enlarged kitchen/dining/family room

Croxley Wood House Lavrock Lane Croxley Hall Croxley Green Rickmansworth  
Hertfordshire WD3 3BE

Ref. No: 12/1032/FUL | Received: Fri 25 May 2012 | Validated: Fri 01 Jun 2012 |  
Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

Change of Use from amenity land to residential curtilage to be enclosed by boundary  
fencing, two storey side and single storey rear extension

24 Windmill Drive Croxley Green Rickmansworth Hertfordshire WD3 3FD

Ref. No: 12/1064/FUL | Received: Tue 29 May 2012 | Validated: Tue 29 May 2012 |  
Status: Pending Consideration

**Croxley Green Parish Council Decision: Object to the loss of residential and  
visual amenity due to the enclosure of amenity land. Concern was also raised  
about the impact on the trees. We suggest that TRDC investigate the ownership  
of the land and any associated restrictions. It is requested that this application is  
addressed by the Development Control Committee.**

Councillor Jordan declared an interest in the following application and asked the Vice-  
Chairman, Councillor Mitchell to Chair the meeting:

Replacement porch extension

1 New Road Croxley Green Rickmansworth WD3 3EJ

Ref. No: 12/1091/FUL | Received: Fri 01 Jun 2012 | Validated: Wed 06 Jun 2012 |  
Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO providing that the proposed  
development meets Conservation Area requirements.**

Councillor Jordan thanked Councillor Mitchell for Chairing the discussion on the above  
application, and resumed her position as Chairman of the meeting.

Single storey front, side and rear extensions and first floor side extension

25 Dover Way Croxley Green Rickmansworth Hertfordshire WD3 3SL

Ref. No: 12/1121/FUL | Received: Fri 08 Jun 2012 | Validated: Fri 08 Jun 2012 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

**Withdrawn**

The following application was noted as being withdrawn:

Change of Use from amenity land to residential curtilage to be enclosed by boundary fencing, two storey side and single storey rear extension

24 Windmill Drive Croxley Green Rickmansworth Hertfordshire WD3 3FD

Ref. No: 12/0741/FUL | Received: Mon 16 Apr 2012 | Validated: Wed 02 May 2012 | Status: Application Withdrawn

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

Councillors noted the following applications:

Non Material Amendment to planning application 11/1305/FUL: Alternative arrangement of first floor window on east (front) elevation

Little Gillions The Green Croxley Green Rickmansworth Hertfordshire WD3 3HY

Ref. No: 12/0997/NMA | Received: Tue 22 May 2012 | Validated: Tue 22 May 2012 | Status: Application Permitted

Certificate of Lawfulness Proposed Development: Demolition of existing side extension behind garage, erection of new single storey side extension, insertion of new windows, doors and rooflights

287 Baldwins Lane Croxley Green Rickmansworth WD3 3LE

Ref. No: 12/1116/CLPD | Received: Fri 08 Jun 2012 | Validated: Fri 08 Jun 2012 | Status: Pending Consideration

Discharge of Conditions 1, 4, 5, 7, 12, 14, 15, 22, 23, 24 and 28 pursuant to planning application 11/0909/FUL

Rickmansworth School Scots Hill Croxley Green Rickmansworth WD3 3AQ

Ref. No: 12/1141/DIS | Received: Wed 13 Jun 2012 | Validated: Wed 13 Jun 2012 | Status: Pending Consideration

**Reference No:** 12/0503/FUL  
**Address:** 290 Watford Road Croxley Green Rickmansworth  
**Application:** Part single, part two-storey side/rear extension, loft extension with rear dormer window and front rooflights, conversion of garage into habitable room and enclosure of porch  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Reference No:** 12/0509/FUL  
**Address:** 45 Winton Crescent Croxley Green Rickmansworth  
**Application:** Single storey rear extension  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Reference No:** 12/0510/FUL  
**Address:** 75 Byewaters Croxley Green Watford  
**Application:** First floor side extension and loft conversion involving addition of rear dormer window and front rooflights  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Reference No:** 12/0545/FUL  
**Address:** 101 Kenilworth Drive Croxley Green Rickmansworth  
**Application:** Two storey side extension and single storey front and rear extensions  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Reference No:** 12/0571/FUL  
**Address:** 8 Hanover Court Cherwell Close Croxley Green  
**Application:** Replace existing window with new french doors  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Reference No:** 12/0587/FUL  
**Address:** 56 Durrants Drive Croxley Green Rickmansworth  
**Application:** Single storey rear extension  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Reference No:** 12/0588/FUL  
**Address:** 58 Durrants Drive Croxley Green Rickmansworth  
**Application:** Single storey rear extension  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Reference No:** 12/0603/FUL  
**Address:** 2 Springfield Close Croxley Green Rickmansworth  
**Application:** Two storey side extension and single storey front, side and rear extensions incorporating new garage  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Reference No:** 12/0611/FUL  
**Address:** 107 Barton Way Croxley Green Rickmansworth  
**Application:** Single story rear extension to replace existing conservatory  
**CGPC Decision:** No grounds for objection subject to not exceeding 3.6m guidelines  
**TRDC Decision:** Approved

**Reference No:** 12/0612/FUL  
**Address:** 64 Sherborne Way Croxley Green Rickmansworth  
**Application:** Replacement of single storey rear conservatory with new single storey extension provision of access to new bedroom in present roof space and construction of new rear and side dormers  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Reference No:** 12/0631/FUL  
**Address:** Dormers The Green Croxley Green  
**Application:** Demolition of existing conservatory; erection of new single storey rear extension; replacement of roof to existing single storey side extension  
**CGPC Decision:** No grounds for objection. However, the proposed development is in the conservation area and access to the property is from The Green. Conditions should be applied to the granting of planning permission that access to the site by contractors must not result in damage to The Green but should damage occur the contractors must put right or pay to put right any damage incurred.  
**TRDC Decision:** Approved

**Reference No:** 12/0679/FUL  
**Address:** 1 Kenilworth Drive Croxley Green Rickmansworth  
**Application:** Demolition of existing garage, single and two storey rear and side extensions, front porch single storey extension and loft conversion with hipped roof and front and rear rooflights  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Reference No:** 12/0682/FUL  
**Address:** 38 Frankland Road Croxley Green Rickmansworth  
**Application:** Single storey rear and part side extension  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Reference No:** 12/0733/FUL  
**Address:** 17 Frankland Close Croxley Green Rickmansworth  
**Application:** Single storey rear/side extension and alterations to existing outbuilding  
**CGPC Decision:** OBJECT: The proposed development by way of its excessive size is considered overdevelopment and the extension to incorporate the outbuilding/garage would result in an intensification of use of the site.  
**TRDC Decision:** Approved

**Reference No:** 12/0734/FUL  
**Address:** 42 Dickinson Avenue Croxley Green Rickmansworth  
**Application:** Pitched roof to existing single storey flat roof extension (amendment to 11/2621/FUL)  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Application:** Replacement detached garage to rear  
**Address:** 119 Watford Road Croxley Green Rickmansworth  
**Reference No:** 12/0800/FUL  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Application:** Single storey rear extension and alterations to existing conservatory  
**Address:** 6 Green Lane Croxley Green Rickmansworth  
**Reference No:** 12/0803/FUL  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Application:** Single storey side extension  
**Address:** 227 Baldwins Lane Croxley Green Rickmansworth  
**Reference No:** 12/0836/FUL  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

## **REFUSED**

None to report

## **WITHDRAWN**

Change of Use from amenity land to residential curtilage to be enclosed by boundary fencing, two storey side and single storey rear extension

24 Windmill Drive Croxley Green Rickmansworth Hertfordshire WD3 3FD

Ref. No: 12/0741/FUL | Received: Mon 16 Apr 2012 | Validated: Wed 02 May 2012 | Status: Application Withdrawn

PD1868/12 Appeals Against Planning Decisions

There were no appeals to note.

PD1869/12 Watford Road Car Parking

The Chairman introduced this item and asked the Clerk to elaborate. The Clerk reminded Members that this matter had come about by the possible prospect of Green King terminating the lease to Three Rivers District Council on the car park adjacent to the Red House public House. The Clerk pointed out the draft letter to residents in Watford Road was indeed only a draft and had not been distributed to them.

A Council advised that he had spoken to Three Rivers District Council (TRDC) about this matter and it would appear that TRDC are considering a number of options which are currently being addressed by their legal team.

Another Councillor commented that he, as a resident and not as a Councillor, had also expressed his views on the matter to TRDC directly and that whilst the proposals if actioned were essentially good, the matter of commuter parking would be 'pushed' to a small section of New Road where currently there are no parking restrictions. The Councillor added that the system of "Parking Permits for residents should also be considered in any proposals put to the residents. Accordingly, a proposal was put forward and agreed by the Committee.

**Resolved**

- that a letter be written to TRDC to recommend that a Parking Permit arrangement be added to the proposals in consultation with the residents and that the parking restrictions also include the area in New Road where no parking restrictions currently exist.

PD1870/12 Village/Community Plan

The Chairman introduced this item and advised that the Croxley Green Local Area Forum will be discussing this matter on 27 June. The Chairman continued that the computer based survey software (Survey Monkey) had now been subscribed to and that progress was being made in the Council office in setting up the questions for the survey. In addition, the Chairman reported that some artwork had been prepared for the Revels to make residents aware of what was going on in regard to the Community Plan.

The Chairman added that whilst it would be hoped that the large proportion of respondents would complete the survey 'online', provision would need to be made for paper copies of the survey to be submitted but this would require a team of volunteers to input the data into the electronic version to enable a complete analysis of the information.

The Chairman added that a PowerPoint presentation had been prepared which could be made available in further promoting the Community Plan.

PD1871/12 Highways

It was advised that there were no highways works to note.

PD1872/12 Closure

There being no further business, the Chairman closed the meeting at 9.12pm.