

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON WEDNESDAY 20 MARCH 2013 at 8.00 PM

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

Cllrs Baldwin, Bennett, Getkahn, Isard-Brown and Martin
Voting Members: 6

PD2043/13 Apologies for Absence

Apologies had been received from Cllrs Jordan and Wynne-Jones

PD2044/13 Declarations of Interest

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

PD2045/13 Representations from the Public

There were no members of the public present.

PD2046/13 Planning Applications

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

[Single storey rear extension \(orangery\)](#)

3 Dickinson Square Croxley Green Rickmansworth WD3 3EZ

Ref. No: 13/0360/FUL | Received: Tue 26 Feb 2013 | Validated: Fri 08 Mar 2013 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Removal of existing scaffold yard and creation of residential development of 3 detached houses with road sewers and all ancillary works](#)

23A New Road Croxley Green Rickmansworth WD3 3EJ

Ref. No: 13/0409/FUL | Received: Mon 04 Mar 2013 | Validated: Wed 13 Mar 2013 |
Status: Pending Consideration

Croxley Green Parish Council Decision: OBJECT. There is inadequate vehicular access/egress to support the current proposed development which is considered to be an incongruous and cramped form of development (overdevelopment). Concern is also expressed regarding parking particularly as some parking may fall within the Conservation Area. With any development on the site all rooms should comply with the Parker Morris standard and built to Sustainability Housing Level 6.

Concern is expressed in regards to the dressing area in the loft room in its potential capability for a further bedroom which may result in further vehicular issues.

Should a development at this site take place at some point strict management of the construction times should be imposed (08.00 – 17.00 weekdays, 08.00 - 13.00

Saturdays with no Sunday or Bank Holiday working).

It is requested that this application be dealt with by the Planning Development Committee.

[Single storey rear extension and alterations to existing conservatory \(revised scheme to 12/0803/FUL\)](#)

6 Green Lane Croxley Green Rickmansworth Hertfordshire WD3 3HR

Ref. No: 13/0422/FUL | Received: Tue 05 Mar 2013 | Validated: Fri 08 Mar 2013 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Single storey rear extension](#)

49 Owens Way Croxley Green Rickmansworth WD3 3PU

Ref. No: 13/0439/FUL | Received: Thu 07 Mar 2013 | Validated: Tue 12 Mar 2013 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[2 x velux windows in loft space to open space for office/play/day room](#)

27 Imperial Way Croxley Green Rickmansworth Hertfordshire WD3 3FL

Ref. No: 13/0448/FUL | Received: Fri 08 Mar 2013 | Validated: Fri 08 Mar 2013 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Single storey rear extension, first floor rear extension, loft conversion with hip to gable roof extensions, increase in height and rear dormer window](#)

9 Dickinson Avenue Croxley Green Rickmansworth Hertfordshire WD3 3EU

Ref. No: 13/0461/FUL | Received: Mon 11 Mar 2013 | Validated: Mon 11 Mar 2013 | Status: Pending Consideration

Croxley Green Parish Council Decision: OBJECT. The proposed development appears to be an extension on an already extended property and is considered overdevelopment. There appears to be an increase in the roof height and the development would be out of keeping with the character of the street scene.

[Extension and conversion to 4 no. residential units with associated landscaping, parking and additional vehicular access onto Yorke Road](#)

Former Yorke Road School Yorke Road Croxley Green Hertfordshire

Ref. No: 13/0477/FUL | Received: Wed 13 Mar 2013 | Validated: Fri 15 Mar 2013 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Certificates of Lawfulness, Discharge of Conditions and Non-Material Amendments to planning applications

Members noted the following applications:

[Certificate of Lawfulness Proposed Development: Loft conversion with hip changed to gable and rear dormer and front roof windows](#)

156 Links Way Croxley Green Rickmansworth WD3 3RN

Ref. No: 13/0348/CLPD | Received: Sat 23 Feb 2013 | Validated: Fri 15 Mar 2013 | Status: Pending Consideration

[Discharge of Conditions 8 \(contamination survey report\), 13 \(sustainable design\), 21 \(construction management plan\), 27 \(green travel plan\) pursuant to planning application 12/0892/FUL](#)

Rickmansworth School Scots Hill Croxley Green Rickmansworth Hertfordshire WD3 3AQ

Ref. No: 13/0414/DIS | Received: Mon 04 Mar 2013 | Validated: Mon 04 Mar 2013 | Status: Pending Consideration

[Certificate of Lawfulness Proposed Development: Single storey rear extension](#)

14 Richmond Way Croxley Green Rickmansworth WD3 3SE

Ref. No: 13/0466/CLPD | Received: Mon 11 Mar 2013 | Validated: Mon 11 Mar 2013 | Status: Pending Consideration

WITHDRAWN

[Certificate of Lawfulness Proposed Development: Single storey side extension](#)

193 Baldwins Lane Croxley Green Rickmansworth Hertfordshire WD3 3LH

Ref. No: 13/0380/CLPD | Received: Tue 26 Feb 2013 | Validated: Tue 26 Feb 2013 | Status: Application Withdrawn

PD2047/13 [Recent Decisions by Three Rivers District Council](#)

APPROVED

Application No: 13/0128/FUL
Application: Two storey side and rear extension with Dutch hip to side and single storey front, side and rear extensions
Address: 19 Canterbury Way Croxley Green Rickmansworth
CGPC Decision: Object: the proposed two storey rear extension by virtue of its bulk, scale and design would result in an overly large addition to the property abutting the boundary of the adjacent property which would appear overbearing to the occupiers of the adjoining property. In addition there may be a breach of the 45 degree splay line to the adjacent property which would result in a detrimental loss of outlook and daylight/sunlight.
TRDC Decision: Approved

Reference No: 13/0253/FUL
Application: Installation of 3 rooflights to rear roof elevation
Address: 4 Wood End Croxley Green Hertfordshire
CGPC Decision: NGFO
TRDC Decision: Approved

Application No: 13/0182/FUL
Application: Single storey front to side extension and covered way
Address: 40 Dover Way Croxley Green Rickmansworth
CGPC Decision: NGFO
TRDC Decision: Approved

REFUSED

None

PD2048/13 Appeals Against Planning Decisions

There was one appeal to note. Mr Wayne Bran has appealed against the refusal by Three Rivers District Council of their application 12/1506/RSP at Corner Lodge, Sarratt Road, Croxley Green.

PD2049/13 Highways

There were no works to report.

PD2050/13 Closure

There being no further business, the Chairman closed the meeting at 8.40pm.