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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 2 MARCH 2016 at 8.00 PM

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

Cllrs Bains, Baldwin, Kaur and Wynne-Jones

Voting Members: 5

PD2690/16 Apologies for Absence

Apologies were received from Cllrs Gallagher and Hobbs.

PD2691/16 Declarations of Interest

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

PD2692/16 Representations from the Public

There were no public present at the meeting.

PD2693/16 Highways and Road Safety

There were no highways works to note that had not been previously circulated to Members by email. However, the Clerk advised that he had updated the Council's website which now included information about road works and traffic congestion. The Clerk gave a demonstration on screen of the road works/congestion map which is on the Travel page of the site.

There were no road safety matters that had been brought to the meetings' attention.

PD2694/16 Minutes

**Resolved:**

- That the minutes of the meetings held on Wednesday 6 January, Wednesday 3 February and Wednesday 17 February 2016 be approved and be signed by the Chairman.

PD2695/16 Matters Arising

There were no matters arising.

PD2696/16 Planning Applications

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

[Demolition of garages and erection of three two-storey dwellings with undercroft parking and vehicular accesses from Community Way](#)

Land to the rear of 163 - 169 New Road Croxley Green Hertfordshire WD3 3HB

Ref. No: 16/0257/FUL | Received: Fri 05 Feb 2016 | Validated: Wed 17 Feb 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 maneuvering detrimental to pedestrian safety and free flow of other vehicles to and from the public car park.

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

Dorchester Court Mayfare Croxley Green Hertfordshire WD3 3DQ

Ref. No: 16/0297/FUL | Received: Thu 11 Feb 2016 | Validated: Mon 29 Feb 2016 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[Demolition of existing garage and construction of two storey side and rear extension and single storey front and rear extensions](#)

16 Uplands Croxley Green Hertfordshire WD3 4RD

Ref. No: 16/0306/FUL | Received: Thu 11 Feb 2016 | Validated: Mon 15 Feb 2016 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[Single storey front and side extension and erection of detached double garage to rear](#)

2B Barton Way Croxley Green Rickmansworth Hertfordshire WD3 3QA

Ref. No: 16/0312/FUL | Received: Thu 11 Feb 2016 | Validated: Thu 18 Feb 2016 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO in principle but the change in position of the garage to the rear of the property 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 maneuvering detrimental to pedestrian safety and free flow of other vehicles to and from the Barton Way Recreation Ground public car park.**

[Single storey side extension](#)

29 Yorke Road Croxley Green Hertfordshire WD3 3DW

Ref. No: 16/0333/FUL | Received: Mon 15 Feb 2016 | Validated: Mon 29 Feb 2016 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[First floor front extension](#)

55 Winton Drive Croxley Green Hertfordshire WD3 3RB

Ref. No: 16/0340/FUL | Received: Tue 16 Feb 2016 | Validated: Tue 23 Feb 2016 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[Part Retrospective: Part single and part two storey rear extension, two storey side and rear extension, single storey front extension to garage and internal alterations](#)

120 Watford Road Croxley Green Rickmansworth Hertfordshire WD3 3BZ

Ref. No: 16/0369/RSP | Received: Thu 18 Feb 2016 | Validated: Thu 18 Feb 2016 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[Single storey rear extension](#)

22 Barton Way Croxley Green Rickmansworth Hertfordshire WD3 3QA

Ref. No: 16/0376/FUL | Received: Thu 18 Feb 2016 | Validated: Thu 18 Feb 2016 | Status: Pending Consideration

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

### **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 Planning Permission 15/0238/FUL: Alteration to roof form and addition of rooflight](#)

8 Manor Way Croxley Green Rickmansworth Hertfordshire WD3 3LY

Ref. No: 16/0189/NMA | Received: Wed 27 Jan 2016 | Validated: Mon 01 Feb 2016 | Status: Application Permitted

[Prior Approval: Single storey rear extension \(depth 6 metres, maximum height 3 metres and eaves height 3 metres\)](#)

48 Dulwich Way Croxley Green Rickmansworth Hertfordshire WD3 3PY

Ref. No: 16/0401/PDE | Received: Fri 19 Feb 2016 | Validated: Fri 19 Feb 2016 | Status: Pending Consideration

[Prior Approval: Single storey rear extension \(depth 6 metres, maximum height 2.9 metres and eaves height 2.9 metres\)](#)

7 Dulwich Way Croxley Green Rickmansworth Hertfordshire WD3 3PX

Ref. No: 16/0418/PDE | Received: Wed 24 Feb 2016 | Validated: Wed 24 Feb 2016 | Status: Pending Consideration

[Prior Approval: Single storey rear extension \(depth 3.6 metres, maximum height 3.4 metres and eaves height 2.4 metres\)](#)

28 Claremont Crescent Croxley Green Rickmansworth Hertfordshire WD3 3QR

Ref. No: 16/0428/PDE | Received: Wed 24 Feb 2016 | Validated: Wed 24 Feb 2016 | Status: Pending Consideration

**APPROVED**

**Application No:** 15/2496/FUL  
**Address:** 4 Green Lane Croxley Green Hertfordshire  
**Application:** Single storey side extension and conversion of garage into habitable accommodation  
**CGPC Decision** NGFO  
**TRDC Decision** Approved

**Application No:** 15/2509/FUL  
**Address:** 189 - 191 Watford Road Croxley Green Rickmansworth  
**Application:** Application to modify Section 106 Obligation for planning permission 12/1968/FUL (Renewal of 08/2239/FUL: Demolition of existing car showroom and workshop and redevelopment of site to create new convenience retail store, seven flats (including three affordable units) in two blocks and retail office space with associated car parking and access) to make provision for affordable housing through a financial contribution rather than on site.  
**CGPC Decision** OBJECT. It is considered that there is currently insufficient affordable housing in Croxley Green and there is very little land now available for supplying affordable homes. Accordingly, the provision of affordable homes should remain within the proposed development.  
**TRDC Decision** Approved

**Application No:** 15/2539/FUL  
**Address:** 25 Longmans Close Croxley Green Hertfordshire  
**Application:** Single storey side and front extension, conversion of a garage/store to a habitable accommodation and alterations to fenestration.  
**CGPC Decision** NGFO  
**TRDC Decision** Approved

**Application No:** 15/2572/FUL  
**Address:** 8 Canterbury Way Croxley Green Rickmansworth  
**Application:** Single storey front, side and rear extension, two storey side extension  
**CGPC Decision** NGFO  
**TRDC Decision** Approved

**Application No:** 15/2586/FUL  
**Address:** 73A Links Way Croxley Green Rickmansworth  
**Application:** Single storey rear extension  
**CGPC Decision** NGFO  
**TRDC Decision** Approved

**Application No:** 15/2595/ADV  
**Address:** Building 5 Hatters Lane Watford  
**Application:** Advertisement Consent: One non illuminated corporate brand sign  
**CGPC Decision** NGFO  
**TRDC Decision** Approved

**Application No:** 15/2618/FUL  
**Address:** 43 Hastings Way Croxley Green Hertfordshire  
**Application:** Loft conversion including flank dormer and front and rear rooflights  
**CGPC Decision** NGFO  
**TRDC Decision** Approved

**Application No:** 16/0012/FUL  
**Address:** 26 Dulwich Way Croxley Green Hertfordshire  
**Application:** Single storey side/rear extension  
**CGPC Decision** NGFO  
**TRDC Decision** Approved

**Application No:** 16/0015/FUL  
**Address:** 72 Repton Way Croxley Green Rickmansworth  
**Application:** Two storey side extension, single storey rear extension, canopy to front; loft conversion including rear dormer and front rooflights; internal alterations and alterations to fenestration  
**CGPC Decision** NGFO  
**TRDC Decision** Approved

**Application No:** 16/0038/FUL  
**Address:** 41 Ludlow Way Croxley Green Rickmansworth  
**Application:** Single storey rear extension; loft conversion including hip-to-gable alteration, rear dormer and front rooflights; and additional hardstanding to frontage  
**CGPC Decision** NGFO  
**TRDC Decision** Approved

**Application No:** 16/0075/FUL  
**Address:** 49 Durrants Drive Croxley Green Rickmansworth  
**Application:** Two storey side extension, first floor rear extension roof alterations and loft conversion including increase in ridge height, rear dormer and front and flank rooflights  
**CGPC Decision** NGFO  
**TRDC Decision** Approved

## **REFUSED**

None advised.

PD2698/16 Appeals Against Planning Decisions

There were no Appeals to note.

PD2699/16 Closure

There being no further business, the Chairman closed the meeting at 8.34pm.