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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 3 FEBRUARY 2016 at 8.00 PM

At 8.00pm, the Clerk advised those present that the Chairman and Vice Chairman of the Committee had expressed their apologies. Accordingly, under Standing Order 5.17 it would be necessary to appoint a Chairman for the meeting from those present. It was agreed that Cllr Gallagher would Chair the meeting.

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

Cllrs Hobbs and Kaur.

Voting Members: 3

PD2673/16 Apologies for Absence

Apologies were received from Cllr Bains, Baldwin, Saxon and Wynne-Jones.

PD2674/16 Declarations of Interest

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

PD2675/16 Representations from the Public

There were no public present at the meeting.

PD2676/16 Highways and Road Safety

There were no highways works to note that had not been previously circulated to Members by email.

Members noted that the DriveSafe initiative had now been taken up by the Environment and Amenity Committee to take forward given that there continues to be an issue with speeding across The Green.

PD2677/16 Minutes

The Clerk brought to the meetings attention that in the Minutes of the meeting held on Wednesday 6 January 2016 the suffix of the Minute items were showing as “/15” when in fact they should have been “/16”. The Clerk also said that the Minutes and Matters Arising agenda items were missing and consequently the Minute numbering did not follow the Agenda numbering.

The Clerk apologised for the errors and stated that he would re-issue the Minutes for Wednesday 6 January 2016 for signing off at the next Planning and Development meeting.

Resolved:

- That the minutes of the meetings held on Wednesday 20 January 2016 be approved and be signed by the Chairman.

PD2678/16 Matters Arising

There were no matters arising.

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

[Single storey side/rear extension](#)

26 Dulwich Way Croxley Green Hertfordshire WD3 3PY

Ref. No: 16/0012/FUL | Received: Tue 05 Jan 2016 | Validated: Tue 12 Jan 2016 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Single storey rear extension](#)

9 Harvey Road Croxley Green Rickmansworth Hertfordshire WD3 3BN

Ref. No: 16/0102/FUL | Received: Mon 18 Jan 2016 | Validated: Mon 18 Jan 2016 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Front porch, single storey rear extension and first floor side and rear extension](#)

2 Dugdales Croxley Green Hertfordshire WD3 3JW

Ref. No: 16/0128/FUL | Received: Thu 21 Jan 2016 | Validated: Thu 21 Jan 2016 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Single storey rear extension](#)

40 Hastings Way Croxley Green Rickmansworth Hertfordshire WD3 3SG

Ref. No: 16/0132/FUL | Received: Wed 20 Jan 2016 | Validated: Wed 20 Jan 2016 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Two storey front extension](#)

30 Repton Way Croxley Green Hertfordshire WD3 3PW

Ref. No: 16/0138/FUL | Received: Fri 22 Jan 2016 | Validated: Fri 22 Jan 2016 | Status:
Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Single storey side and rear extension](#)

7 Watford Road Croxley Green Hertfordshire WD3 3DL

Ref. No: 16/0213/FUL | Received: Mon 01 Feb 2016 | Validated: Mon 01 Feb 2016 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

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

Members noted the following applications.

[Certificate of Lawfulness Proposed Development: Loft conversion to include hip to gable enlargement, rear dormer and two velux windows to front roof slope](#)

93 Winton Drive Croxley Green Rickmansworth Hertfordshire WD3 3QS

Ref. No: 16/0016/CLPD | Received: Tue 05 Jan 2016 | Validated: Tue 05 Jan 2016 | Status: Pending Consideration

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

27 Winton Drive Croxley Green Hertfordshire WD3 3RF

Ref. No: 16/0019/CLPD | Received: Wed 06 Jan 2016 | Validated: Fri 08 Jan 2016 | Status: Pending Consideration

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

119 Links Way Croxley Green Hertfordshire WD3 3RW

Ref. No: 16/0056/CLPD | Received: Tue 12 Jan 2016 | Validated: Wed 13 Jan 2016 | Status: Pending Consideration

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

159 New Road Croxley Green Rickmansworth Hertfordshire WD3 3HB

Ref. No: 16/0077/CLPD | Received: Thu 14 Jan 2016 | Validated: Thu 14 Jan 2016 | Status: Pending Consideration

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

30 Repton Way Croxley Green Hertfordshire WD3 3PW

Ref. No: 16/0139/CLPD | Received: Fri 22 Jan 2016 | Validated: Fri 22 Jan 2016 | Status: Pending Consideration

PD2680/16 [Recent Decisions by Three Rivers District Council](#)

APPROVED

Application No: 15/2364/FUL
Address: 53 Valley Walk Croxley Green Rickmansworth
Application: Part single, part two storey side extension and single storey rear extension and alterations to frontage to provide parking
CGPC Decision NGFO
TRDC Decision Approved

Application No: 15/2412/FUL
Address: 50 Rugby Way Croxley Green Hertfordshire
Application: Single storey side and rear extensions, alteration to existing conservatory roof, addition of rooflights and internal alterations
CGPC Decision NGFO
TRDC Decision Approved

Application No: 15/2449/FUL
Address: 105 Links Way Croxley Green Hertfordshire
Application: Single storey rear and side extensions; internal alterations; alterations to fenestration; removal of chimneys and hardstanding to front
CGPC Decision NGFO
TRDC Decision Approved

REFUSED

Application No: 15/2322/FUL
Address: The Studio Community Way Croxley Green
Application: 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
CGPC Decision Object. The proposed development and the subdivision of the property would result in a cramped form of development which by virtue of the plot size would also provide insufficient off-street parking provision to meet the needs of the development. The failure to provide adequate off street parking is likely to result in parking elsewhere to serve the development and the community way car park with its restricted parking times would be considered wholly inappropriate. 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, resulting in vehicular activity and manoeuvring detrimental to pedestrian safety and free flow of other vehicles to and from the public car park.
TRDC Decision Refused:

- 1 In the absence of an agreement under the provisions of Section 106 of the Town and Country Planning Act 1990, the development would not contribute to the provision of affordable housing. The proposed development therefore fails to meet the requirements of Policy CP4 of the Core Strategy (adopted October 2011) and the Affordable Housing Supplementary Planning Document (approved June 2011).

INFORMATIVES:-

The Local Planning Authority has been positive and proactive in considering this planning application in line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order

2015. Whilst the applicant and the Local Planning Authority discussed the scheme during the course of the application, the proposed development fails to comply with the requirements of the Development Plan and does not maintain/improve the economic, social and environmental conditions of the District.

REFUSED

None advised

PD2681/16 Appeals Against Planning Decisions

There were no Appeals to note.

PD2682/16 Closure

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