

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE  
**PLANNING AND DEVELOPMENT COMMITTEE**  
HELD IN THE COUNCIL CHAMBER  
ON WEDNESDAY 4 MAY 2011 at 8.00 PM

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

Cllrs Bains, Hollands, Saxon and Wynne-Jones  
Voting Members: 5

PD1576/11 Apologies for Absence

There were no apologies.

PD1577/11 Declarations of Interest

The Chairman recommended that any declarations be made throughout the meeting as necessary.

PD1578/11 Representations from the Public

There were no public present.

PD1579/11 Minutes

**Resolved:**

- that the Minutes of the meeting held on Wednesday 6 April 2011 be approved and be signed by the Chairman and to note that the meeting scheduled for 20 April 2011 was cancelled due to the fact that the plans were not available on TRDC's website.

PD1580/11 Matters Arising

PD1565/11 (S106 Monies regarding Pedestrian Crossing upgrades) – The Clerk was asked whether anything further had been received from Ian Brownell regarding this matter. The Clerk advised that he had emailed Ian Brownell a number of times but had received no response although the Clerk added he had received an automated reply advising the he was away from the office from 8 – 19 April.

Members considered this was a wholly unsatisfactory situation and asked the Clerk to take the matter up with District Councillor Steve Drury and to write a letter of complaint to the Chief Executive of Hertfordshire County Council.

PD1581/11 Planning Applications

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

**Application No:** 11/0506/FUL

**Address:** Abloy House Hatters Lane Watford

**Application:** Extension of current use class designation of from B1 (Business) and B8 (Storage and Distribution) to B1 (Business), B8 (Storage and Distribution) and D1 (Non Residential Institution)

**CGPC Decision:** NGFO

**Application No:** 11/0555/FUL

**Address:** 213 New Road Croxley Green Rickmansworth WD3 3HE

**Application:** Removal of existing concrete structure garage and construction of new garage

**CGPC Decision:** NGFO

**Application No:** 11/0564/FUL  
**Address:** West Lodge (Formerly The Cottage) Scots Mill Lane Croxley Green Rickmansworth Hertfordshire  
**Application:** Partial demolition of house and garage with new two storey rear extension, new detached garage and new pitched roofs to replace existing flat roofs to single storey sections. New parking space in front of new garage  
**CGPC Decision:** NGFO

**Application No:** 11/0591/FUL  
**Address:** 9 Frankland Road Croxley Green Rickmansworth WD3 3AS  
**Application:** Removal of existing garage. Erection of double storey side extension together with extension to existing rear dormer  
**CGPC Decision:** NGFO

**Application No:** 11/0605/FUL  
**Address:** 4 Old Barn Mews The Green Croxley Green Rickmansworth  
**Application:** Proposed orangery extension to rear elevation  
**CGPC Decision:** NGFO

**Application No:** 11/0634/PDNTG  
**Address:** Grass Verge Near Junction With Lancing Way Baldwins Lane Croxley Green Hertfordshire  
**Application:** Removal of 10.56 metre H3G street pole and equipment cabinet. Replacement with 12.5 metre 02/Vodafone street pole and equipment cabinet. Development ancillary thereto  
**CGPC Decision:** NGFO

**Application No:** 11/0637/FUL  
**Address:** Unit 6 Millfield House Woodshots Meadow Watford Hertfordshire  
**Application:** Replacement of air conditioning units on roof. Installation of new air conditioning on first floor  
**CGPC Decision:** NGFO

**Application No:** 11/0664/FUL  
**Address:** 1 Dugdales Croxley Green Rickmansworth Hertfordshire WD3 3JW  
**Application:** Proposed new dwelling with the demolition of existing single storey extension to existing house and proposed single storey rear extension to existing house  
**CGPC Decision:** NGFO

**Application No:** 11/0668/FUL  
**Address:** Elm Tree House The Green Croxley Green  
**Application:** Two storey side extension, new garage, new porch and front and rear dormers to existing house  
**CGPC Decision:** NGFO

**Application No:** 11/0718/FUL  
**Address:** 27 Ludlow Way Croxley Green Rickmansworth Hertfordshire WD3 3SJ  
**Application:** Single storey rear extension and roof alterations  
**CGPC Decision:** NGFO

**Application No:** 11/0746/FUL  
**Address:** Applegarth Parrotts Close Croxley Green Rickmansworth Hertfordshire  
**Application:** Demolition of existing residential dwelling and erection of 3 detached houses together with landscaping and amenity space.  
**CGPC Decision:** NGFO

**Application No:** 11/0747/CAC  
**Address:** Applegarth Parrotts Close Croxley Green Rickmansworth Hertfordshire  
**Application:** Demolition of existing residential dwelling and erection of 3 detached houses together with landscaping and amenity space.  
**CGPC Decision:** NGFO

**Application No:** 11/0758/LBC  
**Address:** Warren Cottage The Green Croxley Green Rickmansworth Hertfordshire  
**Application:** Listed Building Consent: Repairs to external walls and historic window, replacing modern aluminium and timber windows with new timber windows, roof strengthening works, improving energy performance, internal repairs, updating services  
**CGPC Decision:** NGFO

**Application No:** 11/0761/FUL  
**Address:** 1 Scots Hill Close Rickmansworth Hertfordshire WD3 3AF  
**Application:** Two storey side extension enlargement of rear dormer and single storey side / rear extension to chalet bungalow  
**CGPC Decision:** NGFO

**Application No:** 11/0770/FUL  
**Address:** 55 Winton Drive Croxley Green Rickmansworth Hertfordshire WD3 3RB  
**Application:** Single storey rear and part side extension  
**CGPC Decision:** NGFO

**Application No:** 11/0821/FUL  
**Address:** 111 Frankland Road Croxley Green Rickmansworth WD3 3AS  
**Application:** Single storey side to rear extension and raised patio (revised)  
**CGPC Decision:** NGFO

**Application No:** 11/0827/FUL  
**Address:** 203 Baldwins Lane Croxley Green Rickmansworth WD3 3LH  
**Application:** Single storey side extension  
**CGPC Decision:** NGFO

**Certificate of Lawfulness – for Members information only**

**Application No:** 11/0716/CLPD  
**Address:** 14 Copthorne Road Croxley Green  
**Application:** Certificate of Lawfulness Proposed Use: Conversion of integral garage to habitable room, infilling rear porch and remodelling kitchen/dining room layout  
**CGPC Decision:** Noted

PD1582/11 Recent Decisions by Three Rivers District Council

**APPROVED**

**Reference No:** 11/0101/FUL  
**Address:** Warren Cottage The Green Croxley Green  
**Application:** Proposed single storey side/rear extension  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Reference No:** 11/0102/LBC  
**Address:** Warren Cottage The Green Croxley Green  
**Application:** Listed Building Consent: Proposed single storey side/rear extension  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Reference No:** 11/0302/FUL  
**Address:** 1 Dorrofield Close Croxley Green Rickmansworth  
**Application:** Single storey rear and two storey side extension and raised patio  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Reference No:** 11/0308/FUL  
**Address:** 39 Sherborne Way Croxley Green Rickmansworth  
**Application:** Single storey rear extension  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Reference No:** 11/0343/FUL  
**Address:** 126 Winton Drive Croxley Green Rickmansworth  
**Application:** Single storey front extension  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Reference No:** 11/0359/FUL  
**Address:** 4 Lewes Way Croxley Green Rickmansworth  
**Application:** Demolition of existing conservatory and replace with a new single storey extension  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Reference No:** 11/0368/FUL  
**Address:** 148 Links Way Croxley Green Rickmansworth  
**Application:** Single storey rear extension  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Reference No:** 11/0386/CLPD  
**Address:** 4 Heckford Close Watford WD18 8WR  
**Application:** Certificate of Lawfulness Proposed Development: Proposed enclosure of existing porch and loft conversion including dormer window construction  
**CGPC Decision:** Noted  
**TRDC Decision:** Approved

**Reference No:** 11/0436/FUL  
**Address:** 63 New Road Croxley Green Rickmansworth  
**Application:** Reinstatement of toilet facilities and extension of existing detached toilet

block  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Reference No:** 11/0463/FUL  
**Address:** 28 Canterbury Way Croxley Green Rickmansworth  
**Application:** Single storey front side and rear and two storey side extension  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Reference No:** 11/0468/RSP  
**Address:** Newlands House The Green Croxley Green  
**Application:** Retrospective: Construction of new two storey detached house with roof space accommodation and integral double garage in land to the rear of 'Woodlands'  
**CGPC Decision:** NGFO. However, it is considered that Paragraph 9 of the Design Solution Statement is not being adhered to namely that the grass verges are vulnerable and temporary measures should be put in place before building work commences to ensure that they are not damaged - please refer to photographs supplied.  
**TRDC Decision:** Approved

**Reference No:** 11/0471/RSP  
**Address:** Beech House The Green Croxley Green  
**Application:** Retrospective: Construction of new two storey detached house with roof space accommodation and integral double garage in land to the rear of 'Tweedside'  
**CGPC Decision:** NGFO but note comments made under Application 11/0468/RSP above.  
**TRDC Decision:** Approved

## REFUSED

**Reference No:** 11/0273/FUL  
**Address:** 199 Watford Road Croxley Green Rickmansworth  
**Application:** Garden building at end of rear garden for use as a dog parlour by the owner of the property  
**CGPC Decision:** NGFO  
**TRDC Decision:** Refused:

1 The garden building for use as a dog parlour, by reason of the nature of the proposed use in conjunction with the size, layout and design of the building, would not be incidental to the existing single family dwellinghouse and would result in significant activity and disturbance detrimental to the amenities of surrounding residents. This would be contrary to Policies GEN1, GEN3 and Appendices 1 and 2 of the Three Rivers Local Plan 1996-2011.

2 The garden building for use as a dog parlour, by reason of its access via a private road and its potential access from Watford Road, a

Principal road and designated a Main Distributor, would result in danger and inconvenience to users of Watford Road to the detriment of highway safety. The use of the access to the outbuilding from Watford Road would also be to the detriment of the residential amenities of the neighbouring occupiers. The proposal would be contrary to Policies T7, GEN1 and Appendix 1 of the Three Rivers Local Plan 1996-2011.

PD1583/11 Appeals Against Planning Decisions

There were no Appeals to note.

PD1584/11 Affordable Housing SPD

Members had studied the draft Affordable Housing Supplement Planning Document (SPD) from Three Rivers District Council and fully supported the objectives set out within the document.

Members considered however that in regard to the Allocation of Commuted Sums (paragraph 7.9, page 26) that the ring-fencing for alternative provision of affordable housing should in the first instance be considered for use within the Parish in which the Commuted Sum arose before any consideration is given to its allocation elsewhere in the District.

**Resolved**

- That the Clerk writes to TRDC to express the view of Members.

PD1585/11 Highways

There were no Highways works to note.

PD1586/11 Closure

There being no further business, the Chairman closed the meeting at 9.05pm.