

Planning Applications

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

- Application No:** 10/2333/FUL
Address: 286 Baldwins Lane Croxley Green Rickmansworth Hertfordshire WD3 3LD
Application: Single storey rear extension
CGPC Decision: NGFO
- Application No:** 10/2335/FUL
Address: 3 Uplands Croxley Green Rickmansworth Hertfordshire WD3 4RD
Application: Part Retrospective: Amendment to Planning Permission 08/0025/FUL: Raising of roof for part conversion of garage into habitable accommodation.
CGPC Decision: NGFO
- Application No:** 10/2355/FUL
Address: 111 Frankland Road Croxley Green Rickmansworth Hertfordshire WD3 3AS
Application: Single storey side to rear extension and raised patio
CGPC Decision: NGFO but it was noted that plans for 10/2335/FUL were also shown on this application
- Application No:** 10/2376/FUL
Address: 13 Beechcroft Avenue Croxley Green Rickmansworth
Application: Part Retrospective: Amendment to application 10/1818/FUL two-storey and single-storey rear extension for the change of roof design from a partial sloping roof to a total sloping roof to the single storey rear extension
CGPC Decision: NGFO
- Application No:** 10/2421/FUL
Address: 18 Fuller Way Croxley Green Rickmansworth Hertfordshire WD3 3PJ
Application: Ground and first floor extension to front elevation. Ground floor extension to rear elevation
CGPC Decision: Unable to comment as proposed plans were not entered on the TRDC website.
- Application No:** 10/2426/FUL
Address: 46 Barton Way Croxley Green Rickmansworth Hertfordshire WD3 3QA
Application: Erection of a two storey front and single storey rear extension
CGPC Decision: NGFO
- Application No:** 10/2430/FUL
Address: 118 New Road Croxley Green Rickmansworth Hertfordshire WD3 3EP
Application: Single storey rear extension
CGPC Decision: NGFO
- Application No:** 10/2461/FUL
Address: Ashlea 5 Little Green Little Green Lane Croxley Green Rickmansworth
Application: Feature staircase window
CGPC Decision: NGFO

Certificate of Lawfulness – for Members information only

Application No: 10/2323/CLPD
Address: 66 Baldwins Lane Croxley Green Rickmansworth
Application: Certificate of Lawfulness Proposed Development: Loft conversion including the change from hipped roof to gable and erection of rear dormer, ground floor rear extension (conservatory)
CGPC Decision: Noted

Application No: 10/2466/CLPD
Address: 115 Windmill Drive Croxley Green Rickmansworth
Application: Retrospective: Certificate of Lawfulness Proposed Development: Single storey rear extension to form toilet and shower room and two new openings in side elevation for French doors
CGPC Decision: Noted

Application No: 10/2456/CLPD
Address: 22 Warwick Way Croxley Green Rickmansworth Hertfordshire WD3 3SA
Application: Retrospective: Certificate of Lawfulness Proposed Development: Single storey rear extension
CGPC Decision: Noted

PD1504/11 [Recent Decisions by Three Rivers District Council](#)

APPROVED

Reference No: 10/1981/FUL
Address: 32 Rousebarn Lane Croxley Green Rickmansworth
Application: Proposed single storey front and rear extensions
CGPC Decision: NGFO
TRDC Decision: Approved

Reference No: 10/2107/CLPD
Address: 15 Hazelwood Road Croxley Green Rickmansworth
Application: Certificate of Lawfulness Proposed Development: Loft conversion
CGPC Decision: Noted
TRDC Decision: Approved

Reference No: 10/2165/FUL
Address: 23 Claremont Crescent Croxley Green Rickmansworth
Application: Single and two-storey extension to rear, including small two-storey side extension
CGPC Decision: NGFO
TRDC Decision: Approved

Reference No: 10/2279/FUL
Address: 14 Hazelwood Road Croxley Green Rickmansworth
Application: Single-storey rear extension, two-storey front extension to provide en-suite facilities to main bedroom
CGPC Decision: NGFO
TRDC Decision: Approved

REFUSED

- Reference No:** 10/2071/FUL
- Address:** 1 Greystone Works The Green Croxley Green
- Application:** Demolish the existing buildings, removal of commercial use and construct a two-storey residential building comprising six no. one bed flats
- CGPC Decision:** Object: There appears to be inadequate provision for car parking space which would lead to additional on-street parking; detrimental to the public and highway safety.
- TRDC Decision:** Refused:
- 1 The proposed development by reason of its size, scale, number of units, layout, siting and position of buildings would result in inadequate amounts and quality of amenity space provision for the proposed dwellings which would be detrimental to the amenities of the future occupiers of these units, contrary to Policies GEN1 and GEN3 and Appendices 1 and 2 of the Three Rivers Local Plan 1996 – 2011 (Adopted 2001).
 - 2 The proposed development by reason of its siting, scale, bulk and horizontal detailing and emphasis would result in a cramped development out of character with features of adjacent buildings, and would fail to preserve or enhance the character or appearance of the Conservation Area; contrary to Policy C1 of the Three Rivers Local Plan 1996 – 2011 (adopted 2001).
 - 3 The proposal would 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 on-street parking elsewhere to serve the development that would be detrimental to the amenities of neighbouring residents by reason of disturbance and general activity and to highway and pedestrian safety and the free flow of traffic. As such the proposed development would fail to comply with Policies T7, T8, GEN1 and GEN3 and Appendices 1 and 3 of the Three Rivers Local Plan 1996 – 2011 (adopted 2001).
 - 4 The proposed development fails to demonstrate how renewable energy systems would be incorporated into the building to achieve sustainable design and aim to be a carbon neutral development. This fails to meet the requirements of Policy ENG1 of the East of England Plan, Policy GEN1 and Appendix 1 of the Three Rivers Local Plan 1996 – 2011 (adopted 2001) and the Adopted Supplementary Planning Document – Sustainable Communities (2007).
 - 5 The proposed development would result in an increase in demand for library facilities and sustainable transport provision in the area. There is currently a shortage of these facilities in the area. The proposed development would exacerbate this situation and, in the absence of an agreement under the provisions of Section 106 of Town and Country Planning Act 1990, fails to recognise the impact of the development upon these services. The application therefore fails to meet the requirements of Policies GEN1, GEN8 and T7 and Appendix 1 of the Three Rivers Local Plan 1996 – 2011 (adopted 2001).

Reference No: 10/2138/CAC
Address: 1 Greystone Works The Green Croxley Green
Application: Conservation Area Consent: Demolition of the existing buildings
CGPC Decision: Object on the grounds that there is no viable planning application
TRDC Decision: Refused:
1 In the absence of an acceptable redevelopment scheme for the site the demolition of the existing building(s) would lead to a vacant site with no permitted use or buildings, which would be detrimental to the character and appearance of the Conservation Area. The proposal would therefore be contrary to Policy C6 of the Three Rivers Local Plan 1996-2011.

PD1505/11 Appeals Against Planning Decisions

There were no Appeals to note.

PD1506/11 Budgets 2011/12 and Beyond

The Chairman advised that there was no change in the Planning and Development budget from the one advised on the 3rd November 2010.

PD1507/11 Parish Plan

A discussion took place concerning the Parish Plan. It was noted that Cllrs Norman, Martin, Saxon and Bennett had volunteered to represent the Parish Council on the working party with the Croxley Green Residents Association.

It was agreed that the Office Manager would write to Wendy Jordan to seek an initial meeting to start the process.

It was noted that a sum of £3000 may be added to the Parish Council budget as initial funding for this project but this sum will need to be agreed at the full Council meeting on the 27th January 2011.

Action: Office Manager to write to Wendy Jordan

Note: Completed 6.1.11

PD1508/11 Highways

The Office Manager informed Members about a proposed O2 & Vodaphone upgrade of the existing base station at lamppost 297 Watford Road (opposite the entrance to the Underground Station).

He indicated that it was proposed to increase the height of the current base station from 10m to 15m with additional equipment thereon. He indicated that local residents had been made aware of the planned works.

Plans were shown to Members. After discussion it was agreed that the Committee had no grounds for objection to the proposal and asked that the Office Manager write to Tyco Electronics to convey this information.

Action: Office Manager to email Tyco Electronics

Note: Completed 6.1.11

PD1509/11 Closure

There being no further business, the Chairman closed the meeting at 8.35pm.