

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE  
**PLANNING AND DEVELOPMENT COMMITTEE**  
HELD IN THE COUNCIL CHAMBER  
ON WEDNESDAY 5 JUNE 2013 at 8.00 PM

Present: Cllr Jordan - In the Chair David Allison – Clerk to the Council  
Cllrs Bennett, Isard-Brown, Mitchell and Martin  
In Attendance: Cllr Brand  
Voting Members: 5  
Members of the Public: 0

PD2081/13 Apologies for Absence

Apologies had been received from Cllrs Baldwin, Getkahn and Wynne-Jones.

PD2082/13 Declarations of Interest

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

PD2083/13 Representations from the Public

There were no representations from the public.

The Chairman proposed that Agenda item PD2089/13 Site and Building of New School be moved up the Agenda in accordance with Standing Orders and the proposal was agreed.

PD2089/13 Site and Building of New School

The Chairman introduced this item and referred to Cllr Brand's paper which was issued with the Agenda.

It was noted that there did not appear to be a seconder to the proposal put forward by Cllr Brand. Cllr Bennett stated that although he was not necessarily in favour of the proposal he was prepared to second the paper so that the matter can be debated.

The Chairman stated that the issue of the school site was pending the outcome of an inspectors report that was not expected until sometime in July and this being the case there was little, if anything, the Parish Council can do about the matter.

Cllr Brand said that there was a serious lack of school space in Croxley Green and the question of TRDC or HCC building another school in the area has been outstanding for some time.

The Chairman pointed out that it would not be TRDC or HCC who would build the school and it was a question at this time of allocating a potential site. It was pointed out that a temporary site had been identified in Tolpits Lane to serve the WD3 area but could not see what the Parish Council's remit was in regard to this matter.

The Chairman added that the question of site allocation had arisen during the consultation by TRDC in their development of a revised Local Development Framework and associated Plans and that the Parish Council had commented on the proposed site allocation of an area at the bottom of Baldwins Lane.

Cllr Brand stated that the need for a new school was a serious matter and that the Parish Council should be involved to demonstrate to residents that the Council is interested in educating residents children.

The Chairman agreed that the Parish Council are concerned about the future education of the residents children and all that the Council can do at this stage has been done until publication of the inspectors report.

It was also pointed out that the Parish Council has no control over educational policy.

**RESOLVED:**

- The Planning & Development Committee acknowledge the concerns about placement for Junior and Senior schools for the local area and request a formal update from TRDC when the inspectors enquiry is completed.

PD2084/13 Minutes

**Resolved:**

- that the Minutes of the meetings held on Wednesday 1 May 2013 and Wednesday 15 May 2013 be approved and be signed by the Chairman.

PD2085/13 Matters Arising

PD2071/13 Proposed speed cushions – Harvey Road. It was reported that the necessary works had now been undertaken which has reduced the speed of the traffic given the interaction between the access road to the new houses and the Public Footpath which crosses it.

PD2086/13 Planning Applications

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

[Amendment to planning permission 12/1059/FUL to include addition of a side dormer window](#)

290 Watford Road Croxley Green Rickmansworth WD3 3DE

Ref. No: 13/0830/FUL | Received: Thu 09 May 2013 | Validated: Tue 14 May 2013 |

Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[Part Retrospective: Demolition of two existing conservatories and erection of part two storey/part first floor extension and single storey rear extension to create two storey dwelling and dormer to front elevation and erection of replacement garage](#)

1 All Saints Lane Croxley Green Rickmansworth Hertfordshire WD3 3AP

Ref. No: 13/0858/RSP | Received: Mon 13 May 2013 | Validated: Mon 13 May 2013 |

Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[Single storey rear extension](#)

38 Beechcroft Avenue Croxley Green Rickmansworth Hertfordshire WD3 3EQ

Ref. No: 13/0864/FUL | Received: Tue 14 May 2013 | Validated: Tue 14 May 2013 |

Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[Single storey and two storey rear extension and window in side elevation](#)

10 Richmond Way Croxley Green Rickmansworth Hertfordshire WD3 3SE

Ref. No: 13/0871/FUL | Received: Tue 14 May 2013 | Validated: Tue 14 May 2013 |

Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[Internal alterations. Part conversion of existing garage to a habitable room and front](#)

[extension to existing retained garage. Single storey side extension](#)

26 Bateman Road Croxley Green Rickmansworth WD3 3BL  
Ref. No: 13/0889/FUL | Received: Sat 18 May 2013 | Validated: Mon 20 May 2013 |  
Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[Single storey rear extension and loft conversion involving hip to gable end and rear dormer window](#)

39 Ludlow Way Croxley Green Rickmansworth Hertfordshire WD3 3SJ  
Ref. No: 13/0893/FUL | Received: Mon 20 May 2013 | Validated: Mon 20 May 2013 |  
Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[Extension to former loft conversion including gable end and front and rear dormer windows](#)

20 Frankland Road Croxley Green Rickmansworth WD3 3AU  
Ref. No: 13/0907/FUL | Received: Wed 22 May 2013 | Validated: Thu 23 May 2013 |  
Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[Variation of Condition 2 of planning permission 13/0506/FUL to allow substitution of plans to reflect minor amendments to the approved scheme \(insertion of single dormer window in lieu of rooflights\).](#)

Streeters The Green Croxley Green Rickmansworth WD3 3HJ  
Ref. No: 13/0909/FUL | Received: Wed 22 May 2013 | Validated: Wed 22 May 2013 |  
Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[Single storey side extension and new roof to existing rear extension \(amendment to 11/2434/FUL to include increased depth\)](#)

32 Links Way Croxley Green Rickmansworth Hertfordshire WD3 3RQ  
Ref. No: 13/0937/FUL | Received: Thu 23 May 2013 | Validated: Thu 23 May 2013 |  
Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[Two storey rear and single storey side extension. Formation of new tiled roof over front bay window](#)

10 Nuttfield Close Croxley Green Rickmansworth Hertfordshire WD3 3AT  
Ref. No: 13/0938/FUL | Received: Thu 23 May 2013 | Validated: Thu 23 May 2013 |  
Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[Demolition of existing conservatory, attached outbuilding and car port and construction of single storey side and rear extension providing specialist accommodation for disabled occupant. Raised deck to rear. Level access to be provided externally to front and rear](#)

330 Watford Road Croxley Green Rickmansworth Hertfordshire WD3 3DE  
Ref. No: 13/0948/FUL | Received: Fri 24 May 2013 | Validated: Fri 24 May 2013 |  
Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[Formation of gable over existing front bay window](#)

9 Nuttfield Close Croxley Green Rickmansworth Hertfordshire WD3 3AT  
Ref. No: 13/0950/FUL | Received: Fri 24 May 2013 | Validated: Fri 24 May 2013 |  
Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[Single storey rear extension](#)

120 Kenilworth Drive Croxley Green Rickmansworth Hertfordshire WD3 3NA  
Ref. No: 13/0967/FUL | Received: Wed 29 May 2013 | Validated: Wed 29 May 2013 |  
Status: Pending Consideration

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

PD2087/13 Recent Decisions by Three Rivers District Council

The following decisions were noted.

**APPROVED**

- Application No:** 13/0477/FUL  
**Address:** Former Yorke Road School Yorke Road Croxley Green  
**Application:** Extension and conversion to 4 no. residential units with associated landscaping, parking and additional vehicular access onto Yorke Road  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved
- Application No:** 13/0484/FUL  
**Address:** 25 Sycamore Road Croxley Green Rickmansworth  
**Application:** Demolition of garage, single storey side extension, installation of pitched roof to extension and false pitch roof to front elevation additional hard standing for another vehicle to front and change in levels  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved
- Reference No:** 13/0540/RSP  
**Address:** 51 Baldwins Lane Croxley Green Rickmansworth  
**Application:** Retrospective: Pedestrian access ramp from pavement into shop (1790x1220mm) and use of pavement area for removable external seating (2 tables and 6 chairs)  
**CGPC Decision:** NGFO but concern is expressed about the increase in pavement clutter in particular signage and street furniture in this area which may pose a hazard to the visually impaired  
**TRDC Decision:** Approved
- Application No:** 13/0563/FUL  
**Address:** 13 Dorchester Court Mayfare Croxley Green  
**Application:** Single/two storey side to rear extension, single storey rear extension, single storey front extension and alterations to side elevations, extended hardstanding to front garden  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Application No:** 13/0596/FUL  
**Address:** 10 Sherborne Way Croxley Green Rickmansworth  
**Application:** Single storey rear extension and internal alterations  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Application No:** 13/0607/FUL  
**Address:** 9 And 11 Beechcroft Avenue Croxley Green Rickmansworth  
**Application:** Joint application: First floor rear extension to both dwellings  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Application No:** 13/0632/CAC  
**Address:** Streeters The Green Croxley Green  
**Application:** Conservation Area Consent: Demolition of detached garage  
**CGPC Decision:** OBJECT, subject to a satisfactory outcome to Planning Application 13/0506/FUL  
**TRDC Decision:** Approved

#### REFUSED

**Application No:** 13/0481/FUL  
**Application:** **Variation of Condition 2 of planning permission 12/1341/RSP: To remove the words "and to ensure that the development provides inclusive access and egress to the general public" from the reason for condition**  
**Address:** **Street Record Sansom Close Croxley Green**  
**CGPC Decision:** OBJECT. There is no plausible reason for removal of the words in the Condition and indeed they should remain in the interests of public safety particularly as there is no on site security personnel in the event of an emergency. The Parish Council maintain that the installation of gates is out of keeping with the street scene and inappropriate by creating a barrier to community cohesion by cutting off the development from the village and creating an isolated anti social mini community. The provision of gates could potentially cause traffic congestion from the main highway whilst the gates are opened.  
**TRDC Decision:** **Refused**

PD2088/13 Appeals Against Planning Decisions

There were no appeals to note.

PD2089/13 Site and Building of New School

See above.

PD2090/13 Highways

There were no items to note.

PD2091/13 Closure

There being no further business, the Chairman closed the meeting at 9.08pm.