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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 5 NOVEMBER 2014 at 8.00 PM

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

Cllrs Baldwin, Isard-Brown, Martin and Wynne-Jones

Voting Members: 5

PD2395/14 Apologies for Absence

Apologies had been received from Cllrs Bennett.

PD2396/14 Declarations of Interest

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

PD2397/14 Representations from the Public

There were no members of the public present.

PD2398/14 Minutes

**Resolved:**

- That the Minutes of the meeting held on Wednesday 1 October and Wednesday 15 October 2014 be approved and be signed by the Chairman.

PD2399/14 Matters Arising

PD2389 Representations from the Public, Planning Application 14/1736/FUL 16 Lancing Way. A Cllr asked what the current situation was with this application. It was advised that the application is going to the TRDC Development Control Committee for consideration.

PD2400/14 Planning Applications

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

[Loft conversion including hip-to-gable alteration with flank glazing and front and rear dormers](#)

63 Frankland Road Croxley Green Rickmansworth WD3 3AS

Ref. No: 14/1693/FUL | Received: Fri 29 Aug 2014 | Validated: Mon 13 Oct 2014 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[Demolition of existing single storey projection and outbuildings, construction of two storey side extensions and single storey front extension and alterations to fenestration. Construction of outbuilding to provide gymnasium with ancillary shower room and relocation of existing swimming pool.](#)

75 Copthorne Road Croxley Green Rickmansworth Hertfordshire WD3 4AH

Ref. No: 14/2033/FUL | Received: Thu 16 Oct 2014 | Validated: Tue 21 Oct

2014 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

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

39 Owens Way Croxley Green Rickmansworth Hertfordshire WD3 3PU

Ref. No: 14/2062/FUL | Received: Tue 21 Oct 2014 | Validated: Tue 21 Oct 2014 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[Part single storey, part two storey side extension; single storey rear extension; single storey front extension ; alterations to fenestration and extension to hardstanding to front garden \(amendment to planning permission 13/0563/FUL\)](#)

13 Dorchester Court Mayfare Croxley Green Rickmansworth Hertfordshire WD3 3DQ

Ref. No: 14/2084/FUL | Received: Fri 24 Oct 2014 | Validated: Fri 24 Oct 2014 | 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:

[Prior Approval: Single storey rear extension \(maximum depth 4.67 metres, maximum height 3.8 metres and eaves height 2.9 metres\)](#)

16 Kenilworth Drive Croxley Green Rickmansworth Hertfordshire WD3 3NW

Ref. No: 14/2024/PDE | Received: Wed 15 Oct 2014 | Validated: Wed 15 Oct 2014 | Status: Pending Consideration

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

17 Repton Way Croxley Green Rickmansworth Hertfordshire WD3 3PN

Ref. No: 14/2074/CLPD | Received: Wed 22 Oct 2014 | Validated: Wed 22 Oct 2014 | Status: Pending Consideration

PD2401/14 [Recent Decisions by Three Rivers District Council](#)

**APPROVED**

**Application:** Demolition of existing double garage/store and erection of new 4 bedroom detached dwelling with associated landscaping works  
**Address:** Parrotts Parrotts Close Croxley Green  
**Application No:** 14/1491/FUL  
**CGPC Decision:** OBJECT. The proposed development is considered to be inappropriate backland development and would not protect the character of existing areas of housing with extensive gardens. The development is adjacent to two Grade II listed

buildings and would be an incongruous form of development with an adverse impact on the historic character of the listed buildings. It is requested that this application is called in to the Development Control Committee for consideration.

**TRDC Decision:** Approved

**Application:** Listed Building Consent: Demolition of existing double garage/store and erection of new 4 bedroom detached dwelling with associated landscaping works

**Address:** Parrotts Parrotts Close Croxley Green

**Application No:** 14/1492/LBC

**CGPC Decision:** OBJECT. The proposed development is considered to be inappropriate backland development and would not protect the character of existing areas of housing with extensive gardens. The development is adjacent to two Grade II listed buildings and would be an incongruous form of development with an adverse impact on the historic character of the listed buildings. It is requested that this application is called in to the Development Control Committee for consideration.

**TRDC Decision:** Approved

**Application:** Proposed single storey side extension conversion of garage and loft conversion including addition of rooflights

**Address:** 8A Watford Road Croxley Green Rickmansworth

**Application No:** 14/1694/FUL

**CGPC Decision:** NGFO

**TRDC Decision:** Approved

**Application:** Conversion of existing garage, infilling of front undercroft and canopy porch

**Address:** 106 Valley Walk Croxley Green Rickmansworth

**Application No:** 14/1700/FUL

**CGPC Decision:** ?

**TRDC Decision:** Approved

**Application:** Two storey rear extension and first floor rear extension

**Address:** 60 New Road Croxley Green Rickmansworth

**Reference No:** 14/1712/FUL

**CGPC Decision:** NGFO providing that there is not a loss of outlook and daylight/sunlight detrimental to the adjacent property

**TRDC Decision:** Approved

**Application:** Single storey rear extension and internal alterations

**Address:** Warren Cottage The Green Croxley Green

**Application No:** 14/1729/FUL

**CGPC Decision:** NGFO

**TRDC Decision:** Approved

**Application:** Conversion of garage to habitable accommodation, alterations to fenestration and alterations to site frontage to provide two parking spaces

**Address:** 56 Windmill Drive Croxley Green Rickmansworth

**Application No:** 14/1771/FUL

**CGPC Decision:** NGFO providing that there is not a loss of outlook and daylight/sunlight detrimental to the adjacent property

**TRDC Decision:** Approved

**Application:** Listed Building Consent: Single storey rear extension and internal alterations

**Address:** Warren Cottage The Green Croxley Green

**Application No:** 14/1795/LBC

**CGPC Decision:** NGFO

**TRDC Decision:** Approved

## REFUSED

None

PD2402/14 Appeals Against Planning Decisions

None notified.

PD2403/14 Community and Neighbourhood Plans

The Chairman introduced this item and advised that the Community Plan and the Neighbourhood Plan were being taken forward in parallel. A considerable amount of work had been done on both plans behind the scenes and it was the intention to publish the comments made from the Community Plan Questionnaire as an Appendix to the Community Plan document.

The Community Plan document would contain a précised commentary of the questionnaire results, graphics, some comments and priorities. It was emphasised that the production of the Community Plan document would complete the process of making sure residents having received the statistical data also received a document in commentary form with identified priorities for Croxley Green.

The Chairman pointed out that some of the issues which had been identified in the Community Plan would not be able to be taken forward into the Neighbourhood Plan as they would fall outside the scope of what a Neighbourhood Plan should embrace. However, it was emphasised that those items not included would be taken forward as part of the outcome from the Community Plan process.

The Chairman added that a public meeting will be held on the 12 November to seek views and opinions from residents regarding Neighbourhood Plan issues.

The Chairman concluded that it was hoped that a draft Community Plan will be available for discussion at the February 2015 Council Meeting and completed for presentation at the Annual Parish Meeting in April 2015. The timetable for the Neighbourhood Plan would be much longer given the various processes such a plan has to pass through, including a referendum.

PD2404/14 Highways

There were no highways works to note.

PD2405/14 Budgets 2015/16

The Chairman introduced this item and asked the Clerk to elaborate. The Clerk wanted to remind Members that budget proposals should be submitted before the end of November. The Clerk added that to date he had not received any specific new proposals for the Planning and Development Committee.

The Clerk said that he would be circulating a draft budget schedule shortly.

PD2406/14 Closure

There being no further business, the Chairman closed the meeting at 8.47pm.