

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON WEDNESDAY 5 OCTOBER 2011 at 8.00 PM

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

Cllrs Bennett, Isard-Brown, Martin and Mitchell

Voting Members: 5

Members of the Public: None

PD1678/11 Apologies for Absence

Apologies were received from Cllrs Baldwin and Wynne-Jones.

PD1679/11 Declarations of Interest

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

PD1680/11 Representations from the Public

There were no representations.

PD1681/11 Minutes

Resolved:

- that the Minutes of the meetings held on Wednesday 7 September 2011 and Wednesday 21 September 2011 be approved and be signed by the Chairman.

PD1682/11 Matters Arising

There were no matters arising.

PD1683/11 Planning Applications

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

[Two storey side extension and single storey front, side and rear extensions incorporating new garage](#)

2 Springfield Close Croxley Green Rickmansworth Hertfordshire WD3 3HQ

Ref. No: 11/1901/FUL | Received: Mon 12 Sep 2011 | Validated: Tue 20 Sep 2011 |

Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Change of Use from Class A1 \(Post Office / newsagents\) to Class A2 \(photographic studio with retail sales\)](#)

51 Baldwins Lane Croxley Green Rickmansworth WD3 3LS

Ref. No: 11/1918/FUL | Received: Tue 13 Sep 2011 | Validated: Mon 26 Sep 2011 |

Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Installation of two rooflights to rear of roof](#)

1 Woodland Chase Croxley Green Rickmansworth Hertfordshire WD3 3FN

Ref. No: 11/1927/FUL | Received: Thu 15 Sep 2011 | Validated: Mon 19 Sep 2011 |

Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Porch plus extension to garage](#)

28 Norwich Way Croxley Green Rickmansworth Hertfordshire WD3 3SP

Ref. No: 11/1931/FUL | Received: Thu 15 Sep 2011 | Validated: Tue 20 Sep 2011 |

Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Revisions to approved application ref 11/1305/FUL. 1\) New feature entrance door to lean-to greenhouse to replace existing entrance refurbished 2\) New detached greenhouse to replace existing, formerly to be refurbished, 3\) Tennis court to be positioned 5m further South i.e. away from the paddock field. 4\) Additional rooflights to main house](#)

Little Gillions The Green Croxley Green Rickmansworth Hertfordshire WD3 3HY

Ref. No: 11/1945/FUL | Received: Mon 19 Sep 2011 | Validated: Mon 19 Sep 2011 |

Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Conservation Area Consent: Demolition of existing detached and lean-to greenhouses](#)

Little Gillions The Green Croxley Green Rickmansworth Hertfordshire WD3 3HY

Ref. No: 11/1946/CAC | Received: Mon 19 Sep 2011 | Validated: Mon 19 Sep 2011 |

Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Erection of single storey rear extension](#)

18 Frankland Close Croxley Green Rickmansworth Hertfordshire WD3 3AR

Ref. No: 11/1966/FUL | Received: Wed 21 Sep 2011 | Validated: Wed 21 Sep 2011 |

Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Single storey side to rear extension, alterations to garage roof, front porch \(revision to 11/1016/FUL\)](#)

23 Richmond Way Croxley Green Rickmansworth Hertfordshire WD3 3SF

Ref. No: 11/2021/FUL | Received: Tue 27 Sep 2011 | Validated: Tue 27 Sep 2011 |

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:

[Non Material Amendment to planning permission 05/1382/FUL: To redesign the ground floor layout of plot 55 to accommodate the special needs of a disabled end user/occupant which includes a small 1 storey extension and alterations to window openings at ground floor to the rear of the previously approved house design](#)

Old Merchant Taylors Sports Club Durrants Lincoln Way Croxley Green
Rickmansworth Hertfordshire WD3 3ND

Ref. No: 11/2000/NMA | Received: Mon 26 Sep 2011 | Validated: Mon 26 Sep 2011 |
Status: Pending Consideration

PD1684/11 Recent Decisions by Three Rivers District Council

APPROVED

Reference No: 11/1580/FUL
Address: 15 Winton Crescent Croxley Green Rickmansworth
Application: Ground floor rear extension
CGPC Decision: NGFO
TRDC Decision: Approved

Reference No: 11/1685/CLPD
Address: 199 Watford Road Croxley Green Rickmansworth
Application: Certificate of Lawfulness Proposed Development - Garden Outbuilding
CGPC Decision: Noted
TRDC Decision: Approved

Reference No: 11/1693/FUL
Address: Elm Tree House The Green Croxley Green
Application: Variation of condition 4 attached to planning permission 11/1236/FUL to enable removal of self seeded hedge and two dead elm trees to allow re-instatement of boundary fence.
CGPC Decision: We object to the proposals
TRDC Decision: Approved

REFUSED

Reference No: 11/1601/FUL
Address: Land To The Rear Of 155 - 157 Links Way Croxley Green
Application: Erection of a new detached dwelling
CGPC Decision: NGFO
TRDC Decision: **Refused:**
The proposed development would by reason of its siting, layout,

plot size and shape and alterations to land levels, result in a cramped and contrived form of development unable to maintain the existing pattern of built development within the area. Furthermore, the proposal would result in the premature demise of a protected tree which contributes to the character and appearance of the area. The proposals would therefore be detrimental to the character and appearance of the area contrary to Planning Policy Statement 3 'Housing', Policies H14, N15, N16 of the Three Rivers Local Plan 1996-2011 and Policies CP1, CP3 and CP12 of the Core Strategy (February 2001).

PD1685/11 Appeals Against Planning Decisions

The Clerk advised that an email had been received from TRDC that morning advising of the Appeal Decision for application 10/2071/FUL, Greystone Works, The Green, to demolish the existing buildings, removal of commercial use and construct a two storey residential building comprising six no. one bed flats. The Appeal had been dismissed. The associated Appeal for Conservation Area Consent application 10/2138/CAC, Greystone Works, The Green was also dismissed.

PD1686/11 Budget 2012/13

The Chairman introduced this item and asked the Clerk to elaborate. The Clerk referred to the Budget Briefing paper that had been previously circulated and to the Planning and Development's current year budget. The Clerk requested that any proposals for the next financial year should be submitted on the Budget Proposal form, copies of which were available at the meeting and had been electronically sent to all Councillors with email.

The Clerk emphasised that if Members have any queries on the process or wish further advise then they should contact him.

PD1687/11 Village/Community Plan

The Chairman advised that the Steering Committee had been established and that further meetings were arranged for 19 October, 9 November and 14 December in the Village Hall. The Chairman continued that into 2012 the Steering Committee meetings would be held on the second Tuesday of each month.

PD1688/11 Highways

Members noted the Hertfordshire Highways Active Works Bulletin for October 2011.

PD1689/11 Closure

There being no further business, the Chairman closed the meeting at 8.56pm.