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Community Way
Croxley Green
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3SU

MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON THURSSDAY 5 OCTOBER 2017 at 8.00 PM

Present: Cllr Gallagher - In the Chair
David Allison – Clerk to the Council
Ryan Bennett – Administrative
Assistant

Cllrs Hobbs, Mitchell, and Wallington.

Voting Members: 4

PD2325/17 Apologies for Absence

Apologies were received from Cllrs Bains & Baldwin.

PD2326/17 Declarations of Interest

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

PD2327/17 Presentation by Croxley Danes School

The meeting was suspended at 8:01pm to receive a presentation about Croxley Danes School.

Members received a presentation on Croxley Danes School by 2 members of the delivery team.

The meeting was re-opened at 9:10pm.

PD2328/17 Representations from the Public

There were no public present at the meeting.

PD2329/17 Highways and Road Safety

The Chairman introduced this item and asked the Clerk to elaborate. The Clerk informed members that they had received comments from a resident about cars mounting the pavement on Watford Road to pass cars which were turning right to access Harvey Road.

There was a short discussion on the recent installation of a smiley face speed monitor at the bottom end of Watford Road near the Harvester Roundabout.

Resolved:

- That the Clerk writes to Hertfordshire County Council requesting the installation of some form of barrier on Watford Road/Harvey Road junction as a preventative measure to stop cars from mounting the pavement.
- That the Clerk writes to Highways to glean information as to why the smiley face speed monitor was installed at its location and why Croxley Green Parish Council was not consulted on the matter.

PD2330/17 Minutes

Resolved:

- That the minutes of the meetings held on Wednesday 6 September and Wednesday 20 September 2017 be approved and be signed by the Chairman.

PD2331/17 Matters Arising

The Chairman introduced this item and asked the Clerk for an update on the Neighbourhood Plan. The Clerk informed members that he had submitted the Environmental Report to Three Rivers District Council (TRDC) on October 4.

The Clerk updated members that he had submitted their comments to TRDC in regards to the consultation that they had undertaken for work on their new Local Plan.

PD2332/17 Planning Applications

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

[Loft conversion including hip to gable roof alteration, front and rear dormer windows and rooflights](#)

26 Frankland Close Croxley Green Rickmansworth Hertfordshire WD3 3AR
Ref. No: 17/2063/FUL | Received: Fri 29 Sep 2017 | Validated: Fri 29 Sep 2017 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Single storey side and rear extension, alterations to roof of existing garage and alterations to fenestration](#)

27 Norwich Way Croxley Green Rickmansworth Hertfordshire WD3 3SP
Ref. No: 17/2054/FUL | Received: Thu 28 Sep 2017 | Validated: Thu 28 Sep 2017 |

Croxley Green Parish Council Decision: NGFO

[Variation of Condition 2 \(approved plans\) of planning permission 17/0556/FUL to allow amendments to plans to include changes to elevations and alterations to fenestration](#)

Rickmansworth School Scots Hill Croxley Green WD3 3AQ
Ref. No: 17/2039/FUL | Received: Wed 27 Sep 2017 | Validated: Wed 27 Sep 2017 |

Croxley Green Parish Council Decision: NGFO

[Variation of Condition 2 \(approved plans\) of planning permission 17/1072/FUL to allow amendments to plans to include changes to elevations, alterations to fenestration and two storey extension to front](#)

Rickmansworth School Scots Hill Croxley Green WD3 3AQ
Ref. No: 17/2038/FUL | Received: Wed 27 Sep 2017 | Validated: Wed 27 Sep 2017 |

Croxley Green Parish Council Decision: NGFO

[Single storey side and rear extension](#)

52 Dover Way Croxley Green WD3 3SD
Ref. No: 17/2032/FUL | Received: Wed 27 Sep 2017 | Validated: Wed 27 Sep 2017 |

Croxley Green Parish Council Decision: NGFO

Change of use of existing retail shop (A1) to part retail (A1) part Beauty Rooms (Sui Generis)

196 Watford Road Croxley Green WD3 3DB
Ref. No: 17/1996/FUL | Received: Mon 25 Sep 2017 | Validated: Mon 25 Sep 2017 |

Croxley Green Parish Council Decision: NGFO

Single storey rear extension

71 Links Way Croxley Green Rickmansworth Hertfordshire WD3 3RW
Ref. No: 17/1945/FUL | Received: Mon 18 Sep 2017 | Validated: Fri 22 Sep 2017 |

Croxley Green Parish Council Decision: NGFO

Demolition of existing garage and construction of two storey side extension, increase in ridge height to create mansard roof with front and rear dormer style projections, single storey rear extension

27 Rochester Way Croxley Green WD3 3NE
Ref. No: 17/2081/FUL | Received: Mon 02 Oct 2017 | Validated: Mon 02 Oct 2017 |

Croxley Green Parish Council Decision: Objection. We object to this application on the grounds that the chosen design is extremely out of character with the local area and does not reflect the character of the original dwelling. The ridge height shows incongruous form of development impacting on the street scene and the design represents over-massing on the plot. We would like this application to be considered at the TRDC Planning Committee meeting.

Certificates of Lawfulness, Discharge of Conditions and Non-Material Amendments to planning applications – for Members information only

Members noted the following applications:

Certificate of Lawfulness Proposed Development: Loft conversion including hip to gable extension and insertion of rear dormer and rooflight

54 Bateman Road Croxley Green Rickmansworth Hertfordshire WD3 3BL
Ref. No: 17/1961/CLPD | Received: Tue 19 Sep 2017 | Validated: Tue 26 Sep 2017 |

Certificate of Lawfulness Proposed Development: Loft conversion including rear dormers and front rooflights

194 New Road Croxley Green Rickmansworth Hertfordshire WD3 3HD
Ref. No: 17/1900/CLPD | Received: Wed 13 Sep 2017 | Validated: Tue 19 Sep 2017 |

Discharge of Condition 11 (Landscaping) pursuant to planning permission 15/1427/FUL.

Building 1 Marlins Meadow Watford Hertfordshire
Ref. No: 17/1980/DIS | Received: Thu 21 Sep 2017 | Validated: Mon 25 Sep 2017 |

Discharge of Conditions 7 (Construction Management Plan), 8 (Materials), 10 (Boundary Treatments) and 11 (Hard and Soft Landscaping) pursuant to planning permission 17/1248/FUL

30 Lincoln Drive Croxley Green WD3 3NH
Ref. No: 17/1978/DIS | Received: Thu 21 Sep 2017 | Validated: Thu 21 Sep 2017 |

Non-Material Amendment to planning permission 17/0164/FUL: Alterations to fenestration.

47 Bateman Road Croxley Green WD3 3BL
Ref. No: 17/1920/NMA | Received: Fri 15 Sep 2017 | Validated: Wed 20 Sep 2017 |

Certificate of Lawfulness Proposed Development: Single storey rear extensions

110 Links Way Croxley Green WD3 3RN
Ref. No: 17/1837/CLPD | Received: Fri 01 Sep 2017 | Validated: Thu 21 Sep 2017 |

Certificate of Lawfulness Proposed Development: Single storey rear extension and loft conversion including hip to gable enlargement, rear dormer and front rooflights

113 Links Way Croxley Green Rickmansworth Hertfordshire WD3 3RW
Ref. No: 17/1802/CLPD | Received: Tue 29 Aug 2017 | Validated: Mon 04 Sep 2017

PD2333/17 Recent Decisions by Three Rivers District Council

APPROVED

Application: Single storey rear extension
Address: 21 Windmill Drive Croxley Green WD3 3FF
Application No: 17/1633/FUL
CGPC Decision NGFO
TRDC Decision Approved

Application: Part single storey and part two storey side extension; single storey rear extension; hip to gable roof extension; and alterations to fenestration
Address: 30 Winton Crescent Croxley Green WD3 3QX
Application No: 17/1634/FUL
CGPC Decision NGFO
TRDC Decision Approved

Application: Single storey side extension and extension of rear raised patio
Address: 326 Watford Road Croxley Green Rickmansworth
Application No: 17/1667/FUL
CGPC Decision NGFO
TRDC Decision Approved

Application: Demolition of existing conservatory; erection of single storey rear extension; conversion of garage into habitable accommodation; alterations to fenestration; and erection of detached double garage

Address: 1 Warwick Mews Croxley Green Rickmansworth

Application No: 17/1489/FUL

CGPC Decision NGFO

TRDC Decision Approved

Application: Demolition of existing building and construction of part two storey and part three storey residential block comprising four flats with associated parking and landscaping

Address: Land To The Rear Of 189 To 191 Watford Road Winton Approach Croxley Green

Application No: 17/1371/FUL

CGPC Decision NGFO

TRDC Decision Approved

Refused

None advised.

PD2334/17 Appeals Against Planning Decisions

The Clerk advised that there were no appeals to note.

PD2335/17 Closure

There being no further business, the Chairman closed the meeting at 9:39pm.