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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 7 SEPTEMBER 2016 at 8.00 PM

Present: Cllr Bains - In the Chair
David Allison – Clerk to the Council
Ryan Bennett – Minute Taker

Cllr Baldwin, Gallagher, Hobbs and Saxon.

In Attendance: Cllr Vassiliou

PD2794/16 Apologies for Absence

No apologies were received.

PD2795/16 Declarations of Interest

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

PD2796/16 Representations from the Public

There were no public present at the meeting.

PD2797/16 Highways and Road Safety

The Chairman introduced this item and asked the Clerk to elaborate. The Clerk advised that there were no highway works to report other than those which Members have been made aware of by email.

The Clerk brought to member's attention that TRDC have now installed speed bumps in Community Way following concerns raised by this council of alleged speeding.

PD2798/16 Minutes

Resolved:

- That the minutes of the meetings held on Wednesday 3 August and Wednesday 17 August 2016 be approved and be signed by the Chairman.

PD2799/16 Matters Arising

There were no matters arising.

PD2800/16 Planning Applications

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

[Single storey side and rear extension, loft conversion including rear dormer and front rooflights and erection of detached garage within rear garden](#)

243 New Road Croxley Green WD3 3HE

Ref. No: 16/1618/FUL | Received: Fri 29 Jul 2016 | Validated: Wed 17 Aug 2016 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

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

253 New Road Croxley Green WD3 3HE

Ref. No: 16/1734/FUL | Received: Fri 12 Aug 2016 | Validated: Thu 25 Aug 2016 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[First floor side extension; part single storey and part two storey rear extension; loft conversion including hip to gable extension and front dormer](#)

3 Hedges Way Croxley Green Rickmansworth Hertfordshire WD3 3FA

Ref. No: 16/1775/FUL | Received: Fri 19 Aug 2016 | Validated: Thu 25 Aug 2016 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Installation of air conditioning condenser unit within timber enclosure](#)

Building 4 Croxley Business Park Hatters Lane Watford Hertfordshire WD18 8YF

Ref. No: 16/1777/FUL | Received: Fri 19 Aug 2016 | Validated: Fri 26 Aug 2016 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Single storey rear extension](#)

230 New Road Croxley Green Rickmansworth Hertfordshire WD3 3HH

Ref. No: 16/1825/FUL | Received: Fri 26 Aug 2016 | Validated: Fri 02 Sep 2016 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

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

12 Manor Way Croxley Green Rickmansworth Hertfordshire WD3 3LY

Ref. No: 16/1838/FUL | Received: Tue 30 Aug 2016 | Validated: Tue 30 Aug 2016 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

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

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

Members noted the following applications:

3 Hedges Way Croxley Green Rickmansworth Hertfordshire WD3 3FA
Ref. No: 16/1778/CLPD | Received: Fri 19 Aug 2016 | Validated: Thu 25 Aug 2016 | Status: Pending Consideration

[Prior Approval: Single storey rear extension \(depth 4 metres, maximum height 3.1 metres and eaves height 2.8 metres\)](#)

14 Claremont Crescent Croxley Green Rickmansworth Hertfordshire WD3 3QR
Ref. No: 16/1842/PDE | Received: Tue 30 Aug 2016 | Validated: Tue 30 Aug 2016 | Status: Pending Consideration

[Certificate of Lawfulness Proposed Development: Loft conversion including rear dormer and front rooflights](#)

52 Dulwich Way Croxley Green Rickmansworth Hertfordshire WD3 3PY
Ref. No: 16/1756/CLPD | Received: Mon 15 Aug 2016 | Validated: Mon 15 Aug 2016 | Status: Pending Consideration

[Prior Approval: Single storey rear extension \(depth 4 metres, maximum height 3 metres and eaves height 2.8 metres\)](#)

14 Claremont Crescent Croxley Green Rickmansworth Hertfordshire WD3 3QR
Ref. No: 16/1732/PDE | Received: Fri 12 Aug 2016 | Validated: Fri 12 Aug 2016 | Status: Application Withdrawn

[Prior Approval: Single storey rear extension \(depth 6 metres, maximum height 3 metres and eaves height 3 metres\)](#)

48 Dulwich Way Croxley Green Rickmansworth Hertfordshire WD3 3PY
Ref. No: 16/1720/PDE | Received: Thu 11 Aug 2016 | Validated: Thu 11 Aug 2016 | Status: Pending Consideration

[Certificate of Lawfulness Proposed Development: Loft conversion including hip to gable extension, rear dormer and front rooflights](#)

82 Links Way Croxley Green Rickmansworth Hertfordshire WD3 3RJ
Ref. No: 16/1691/CLPD | Received: Mon 08 Aug 2016 | Validated: Mon 08 Aug 2016 | Status: Pending Consideration

APPROVED

Application: Change of use from dance studio (Use Class D2) to one 2-bedroom flat and one 1-bedroom maisonette including single storey extension to rear, addition of rooflights, alterations to fenestration and alterations to provide additional parking space

Address: The Studio Community Way Croxley Green

Application No: 16/1260/FUL

CGPC Decision OBJECT. The proposed development would result in a poor and cramped layout, exacerbated by the plot sizes, building footprint, plot frontage width, height, gaps between buildings, poor parking layout and poor aspect of the dwellings. In addition, the parking provision included with the development creates a new vehicular access on to an access road and a public right of way, Public Footpath No.10, over which the applicant has no control (TRDC owned land) and would result in vehicular activity and manoeuvring detrimental to pedestrian safety and free flow of other vehicles to and from the public car park.

TRDC Decision Approved

Application: Single storey rear extension

Address: 11 The Green Croxley Green WD3 3HL

Application No: 16/1289/FUL

CGPC Decision NGFO providing the proposals meet with the Conservation Officer's approval regarding the type of materials to be used within the Conservation Area.

TRDC Decision Approved

Application: Demolition of existing garage and construction of part two and part single storey side extension, including extension to existing rear conservatory

Address: Pendeen Copthorne Close Croxley Green

Application No: 16/1332/FUL

CGPC Decision NGFO

TRDC Decision Approved

Application: Retrospective: Erection of detached garage to rear

Address: 32 Barton Way Croxley Green WD3 3QA

Application No: 16/1415/RSP

CGPC Decision NGFO

TRDC Decision Approved

Application: Part single storey and part two storey side and rear extensions
Address: 43 Watford Road Croxley Green Rickmansworth
Application No: 16/1420/FUL
CGPC Decision NGFO
TRDC Decision Approved

Application: Single storey rear extension
Address: 6 Hedges Way Croxley Green Rickmansworth
Application No: 16/1461/FUL
CGPC Decision NGFO
TRDC Decision Approved

Application: Single storey side and rear extension and new front porch
Address: 90 Kenilworth Drive Croxley Green WD3 3NW
Application No: 16/1482/FUL
CGPC Decision NGFO
TRDC Decision Approved

REFUSED

None advised.

PD2802/16 Appeals Against Planning Decisions

There were no Appeals to note.

PD2803/16 Parking in Croxley Green

The Chairman introduced this item and asked Cllr Gallagher to elaborate.

Cllr Gallagher advised the members that at a previous TRDC meeting (06/09/2016) the parking situation on Watford Road was being considered as low priority, not in their top ten, and would instead be included in a Croxley Green wide survey.

Chairman suggested it may be pertinent to establish what TRDC considered the criteria to be for it to be considered a priority.

A Councillor suggested placing an article in the Parish Pump to update Croxley Green residents on the Watford Road parking.

There was a brief discussion about the possibility of approaching Hertfordshire County Council in relation to Watford Road.

A Councillor commented that some members may not be in agreement on the Watford Road Parking scheme proposals.

The Chairman made note to the members that the initial issue was that short-term customer parking was being taken by commuters.

The Clerk advised the members that a resident had come into the Parish Council offices (07/09/2016) asking for updates on Watford Road parking and to comment on the delays caused by Rickmansworth School.

Resolved:

- That the committee obtain a list of the top 10 TRDC parking priorities and the criteria for prioritisation;
- That an article was placed in the Parish Pump regarding the Watford Road parking.

PD2804/16 Closure

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