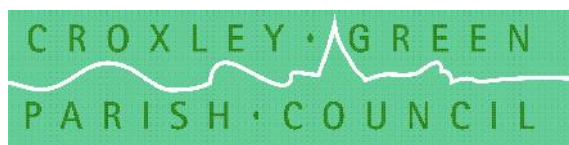


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MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON WEDNESDAY 1 JULY 2015 at 8.00 PM

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

Cllrs Baldwin, Kaur, Saxon (arrived 8.28pm)

Voting Members: 3 rising to 4 during PD2549/15.

In attendance: Cllr Greenman

PD2543/15 Apologies for Absence

Apologies were received from Cllr Wynne-Jones.

PD2544/15 Declarations of Interest

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

PD2545/15 Representations from the Public

Representations were received from a member of the public in regard to planning application 15/1085/FUL Variation of Condition 2 (plan numbers) of planning application 15/0212/FUL, Street Record Hollowtree Mews. It was stated that the proposed changes would increase the size and capacity of the properties making it more likely for further living accommodation to be provided. It was added that this being the case there are consequences on parking, access and egress.

The Chairman thanked the member of the public and proposed that application 15/1085/Ful be moved up the Agenda to be taken at this point. The proposal was agreed.

PD2549/15 [Variation of Condition 2 \(plan numbers\) of planning permission 15/0212/FUL to allow for amendments to approved scheme to omit rooflights and provide dormers, to alter external elevations, to increase height of garage roofs and to install roof access hatches](#)
(Part)

Street Record Hollowtree Mews Croxley Green Hertfordshire

Ref. No: 15/1085/FUL | Received: Fri 22 May 2015 | Validated: Mon 15 Jun 2015 |
Status: Pending Consideration

Croxley Green Parish Council Decision: The Council had reviewed this application at their meeting dated 17 June 2015 at which no members of the public were present.

At that time it was considered there were no grounds for objection subject to the planning officer being satisfied that there is no breach of planning guidelines given the conditions under which the application 15/0212/FUL had been granted.

It is evident from the current proposals that there is to be intensification in use of the properties from the granted planning application with all the associated implications and this was borne out by the concerns expressed by representations from the public. Condition number 6 is noted and it is

essential that this condition is strictly applied.

It is requested that this application be referred to the Development Control Committee for review.

PD2546/15 Highways and Road Safety

The Chairman introduced this item and asked the Clerk to elaborate. The Clerk advised that there were no highways works to note that have not already been circulated previously by email and no Road safety matters had been brought to the Council's attention.

PD2547/15 Minutes

Resolved:

- That the minutes of the meetings held on Wednesday 3 June 2015 and Wednesday 17 June 2015 be approved and be signed by the Chairman.

PD2548/15 Matters Arising

There were no matters arising.

PD2549/15 Planning Applications

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

[Retrospective: Part conversion of garage to habitable accommodation](#)

14 Imperial Way Croxley Green Rickmansworth Hertfordshire WD3 3FL

Ref. No: 15/1165/RSP | Received: Tue 09 Jun 2015 | Validated: Tue 16 Jun 2015 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Retrospective: Single storey rear extension](#)

118 Links Way Croxley Green Rickmansworth Hertfordshire WD3 3RN

Ref. No: 15/1216/RSP | Received: Tue 16 Jun 2015 | Validated: Thu 18 Jun 2015 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Retrospective: Single storey rear extension](#)

120 Links Way Croxley Green Rickmansworth Hertfordshire WD3 3RN

Ref. No: 15/1215/RSP | Received: Tue 16 Jun 2015 | Validated: Thu 18 Jun 2015 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

(Cllr Saxon arrived at this point at 8.28pm)

[Single storey side and rear extension](#)

73 Frankland Road Croxley Green Rickmansworth Hertfordshire WD3 3AS

Ref. No: 15/1250/FUL | Received: Fri 19 Jun 2015 | Validated: Fri 19 Jun 2015 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Two storey side extension, internal alterations and alterations to fenestration](#)

2 Owens Way Croxley Green Hertfordshire WD3 3PT

Ref. No: 15/1262/FUL | Received: Mon 22 Jun 2015 | Validated: Mon 22 Jun 2015 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Entrance porch awning, alteration to roof eaves to include soffit boards, installation of heat pump and external landscape alterations](#)

The Granary Parrotts Close Croxley Green Hertfordshire

Ref. No: 15/1266/FUL | Received: Mon 22 Jun 2015 | Validated: Mon 29 Jun 2015 |
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

None.

PD2550/15 [Recent Decisions by Three Rivers District Council](#)

Members noted the following decisions.

APPROVED

- Application No:** 15/0660/RSP
Address: 13 Appleby Drive Croxley Green Hertfordshire
Application: Retrospective: Covered veranda/decking to rear
CGPC Decision: NGFO
TRDC Decision: Approved
- Application No:** 15/0848/FUL
Address: 16 Durrants Drive Croxley Green Rickmansworth
Application: Demolition of garage, part single, part two-storey side extension, single storey rear extension and internal alterations
CGPC Decision: NGFO
TRDC Decision: Approved
- Application No:** 15/0886/RSP
Address: 10 Gonville Avenue Croxley Green Hertfordshire
Application: Part Retrospective: Part single, part two storey rear extension, rear dormers and front porch
CGPC Decision: NGFO
TRDC Decision: Approved

Application No: 15/0925/FUL
Address: 33 Winton Drive Croxley Green Rickmansworth
Application: Loft conversion including roof extensions and hip to gable extension and insertion of rear and front dormer windows
CGPC Decision: NGFO
TRDC Decision: Approved

Application No: 15/1063/CLPD
Address: 141 Winton Drive Croxley Green Hertfordshire WD3 3QU
Application: Certificate of Lawfulness Proposed Development: Loft conversion including hip to gable alteration, rear dormer and front rooflights, and alterations to fenestration
CGPC Decision: NGFO
TRDC Decision: Approved

OBJECT TO SCHEME

Application No: 15/0899/PDNT
Address: Communications Site Adjoining 191 Baldwins Lane Croxley Green
Application: Permitted Development Notice Telecommunications: Replacement of existing 12.5m pole with a new 15m high street works pole supporting 6 no antennas and the installation of 1 no new cabinets and ancillary works
CGPC Decision: OBJECT. The proposal would by virtue of its siting, design and appearance be particularly prominent within the street scene and would further clutter this street scene. This would be to the detriment of both the appearance and visual amenity of the area as well as the amenity of the adjacent residential properties. The proposal is also contrary to TRDC's policy DM14. It is requested that the application be considered at the Development Control Committee.
TRDC Decision: Object to scheme

PD2551/15 Appeals Against Planning Decisions

None notified.

PD2552/15 Closure

There being no further business, the Chairman closed the meeting at 8.37pm.