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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 17 JUNE 2015 at 8.00 PM

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

Cllrs Bains, Baldwin and Wynne-Jones

Voting Members: 4

In Attendance: Cllr Greenman

PD2535/15 Apologies for Absence

There were no apologies to note.

PD2536/15 Declarations of Interest

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

PD2537/15 Representations from the Public

There were no public present at the meeting.

PD2538/15 Planning Applications

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

[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](#)

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: No grounds for objection subject to the planning officer being satisfied that there is no breach of planning guidelines

[Demolition of existing dwelling and erection of replacement detached dwelling](#)

Whitestocks Farm Loudwater Lane Loudwater Rickmansworth Hertfordshire WD3 4AL

Ref. No: 15/1091/FUL | Received: Tue 26 May 2015 | Validated: Thu 04 Jun 2015 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Two storey side extension and single storey rear extension](#)

44 Owens Way Croxley Green Rickmansworth Hertfordshire WD3 3PU

Ref. No: 15/1111/FUL | Received: Fri 29 May 2015 | Validated: Thu 04 Jun 2015 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Two storey front extension](#)

16 Beechcroft Avenue Croxley Green Hertfordshire WD3 3EQ

Ref. No: 15/1115/FUL | Received: Mon 01 Jun 2015 | Validated: Tue 02 Jun 2015 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Demolition of carport and conservatory and construction of single storey side and rear extensions](#)

63 Winton Drive Croxley Green Hertfordshire WD3 3RB

Ref. No: 15/1136/FUL | Received: Wed 03 Jun 2015 | Validated: Wed 03 Jun 2015 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Demolition of conservatory and construction of single storey rear extension](#)

12 Sherborne Way Croxley Green Hertfordshire WD3 3PF

Ref. No: 15/1137/FUL | Received: Wed 03 Jun 2015 | Validated: Thu 11 Jun 2015 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Single storey rear extension](#)

38 Yorke Road Croxley Green Rickmansworth Hertfordshire WD3 3DN

Ref. No: 15/1148/FUL | Received: Fri 05 Jun 2015 | Validated: Fri 05 Jun 2015 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Demolition of existing porch and construction of replacement porch](#)

38 Owens Way Croxley Green Rickmansworth Hertfordshire WD3 3PU

Ref. No: 15/1168/FUL | Received: Tue 09 Jun 2015 | Validated: Tue 09 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

Members noted the following application:

[Prior Approval: Single storey rear extension \(maximum depth 4.43 metres, maximum height 2.9 metres and eaves height 2.1 metres\)](#)

43 Dickinson Avenue Croxley Green Rickmansworth Hertfordshire WD3 3EU

Ref. No: 15/1147/PDE | Received: Thu 04 Jun 2015 | Validated: Thu 04 Jun 2015 | Status: Pending Consideration

PD2539/15 [Recent Decisions by Three Rivers District Council](#)

APPROVED

- Application No:** 15/0681/CLED
Address: 17 Old Barn Lane Croxley Green Rickmansworth
Application: Certificate of Lawfulness Existing Use: Rear conservatory
CGPC Decision: Noted
TRDC Decision: Approved
- Application No:** 15/0754/FUL
Address: 66 Byewaters Croxley Green Watford
Application: First floor side extension, conversion of garage into habitable accommodation and alterations to fenestration
CGPC Decision: NGFO
TRDC Decision: Approved
- Application No:** 15/0772/FUL
Address: Gade Cottage 307 New Road Croxley Green
Application: Part single, part two storey rear extension, internal alterations and alterations to fenestration
CGPC Decision: NGFO
TRDC Decision: Approved
- Application No:** 15/0792/FUL
Address: Building 7 Hatters Lane Watford
Application: Construction of detached building to provide B1a (Office) meeting space and associated works including access path
CGPC Decision: NGFO
TRDC Decision: Approved
- Application No:** 15/0802/RSP
Address: 14 Imperial Way Croxley Green Rickmansworth
Application: Retrospective: Installation of front and rear rooflights
CGPC Decision: NGFO
TRDC Decision: Approved

Application No: 15/0805/RSP
Address: 45 Barton Way Croxley Green Rickmansworth
Application: Part Retrospective: Outbuilding to provide annex
CGPC Decision: OBJECT. The proposed development fails to comply with the policies which set out to protect the character and residential amenity of existing areas of housing with long or extensive gardens from 'backland' or infill development which is considered inappropriate.
TRDC Decision: Approved

Application No: 15/0808/FUL
Address: 18 Ludlow Way Croxley Green Rickmansworth
Application: Single storey rear extension and alterations to roof of existing rear extension
CGPC Decision: NGFO
TRDC Decision: Approved

Application No: 15/0846/FUL
Address: 16 Durrants Drive Croxley Green Rickmansworth
Application: Outbuilding to provide gym
CGPC Decision: NGFO
TRDC Decision: Approved

Application No: 15/0917/FUL
Address: 10 Yorke Road Croxley Green Hertfordshire
Application: Single storey rear extension and first floor rear dormer
CGPC Decision: NGFO
TRDC Decision: Approved

REFUSED

Application No: 15/0677/FUL
Address: 14 Kenilworth Drive Croxley Green Rickmansworth
Application: Part first floor, part two storey side extension; part single, part two storey rear extension, loft conversion including rear dormer and front rooflights and raised patio to rear
CGPC Decision: NGFO
TRDC Decision: Refused:
The first floor element of the proposed two-storey rear extension, by virtue of its depth and close proximity to the shared boundary, would result in an unduly prominent and unneighbourly form of development that would be overbearing and would result in loss of light to the detriment of the residential amenities of the occupiers of no. 16 Kenilworth Drive, contrary to Policy CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

PD2540/15 Appeals Against Planning Decisions

There were no Appeals to note.

PD2541/15 Highways

There were no additional Highways works to note other than that previously circulated to Councillors by email. However, the Clerk referred to the recently circulated email to Planning & Development Committee Members from HCC 'Safer Routes to School' team regarding the safety issues of Rickmansworth school pupils negotiating the Watford Road, The Green, Scots Hill junction. The intention was to install a warning sign with a subplate on lamp column no.5 adjacent to All Saints Church yard.

Resolved:

- There were no objections to the proposal.

PD2542/15 Closure

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