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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 JANUARY 2015 at 8.00 PM

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

Cllrs Baldwin, Isard-Brown and Wynne-Jones. Cllr Martin arrived at 8.04pm

Voting Members: 4 rising to 5

Members of the Public: 2

PD2434/15 Apologies for Absence

There were no apologies.

PD2435/15 Declarations of Interest

Members were invited to declare interests as appropriate during the course of the meeting. However, the Chairman of the meeting, Cllr Wendy Jordan, declared a non pecuniary interest in planning application 14/2483/RSP, 3 New Road as she was a neighbour to the parties objecting to the planning application. Cllr Jordan advised that after the public representations, she would vacate the Chair of the meeting and pass to Cllr Isard-Brown who would oversee the discussion of the planning application in question.

PD2436/15 Representations from the Public

Representations were made in respect of planning application 14/2483/RSP, 3 New Road, Croxley Green, WD3 3EJ - Retrospective: Application of render to rear elevation of rear extension and replacement of windows with sash window. It was stated that sash windows had been installed at the front of the building and that the rear extension had been rendered and this was not in keeping with adjacent houses given their historic character. It was stated that the house in question is in the Conservation Area and on the TRDC list of locally important buildings. It was considered imperative that the historic nature of this building is maintained and the installation of sash windows in out of keeping with the adjoining properties. It was stated that although sash windows were to be seen on Victorian properties, the windows of the adjacent properties retain the original character and that the sash windows should not be allowed to remain and that developers should not be allowed to change specifications without prior consultation with TRDC about the changes proposed. As far as the rear elevation to the extension was concerned this should not have been rendered and should have been in red brick to match the materials of the remained of the building.

The Chairman thanked the member of the public for their representation and proposed that planning application 14/2483/RSP, 3 New Road, Croxley Green, WD3 3EJ from Agenda item PD2439/15 be moved up the agenda and taken at this point. The proposal was agreed and Cllr Jordan passed the Chairmanship of the meeting to Cllr Isard-Brown.

PD2439/14  
(part)

Planning Application 14/2483/RSP, 3 New Road, Croxley Green, WD3 3EJ - Retrospective: Application of render to rear elevation of rear extension and replacement of windows with sash window.

Members noted and were sympathetic to the strong views expressed by the member of the public against the proposed retrospective application for sash windows and rendering of the rear elevation on the extension. Members noted that the property is within the Conservation Area and listed by TRDC as a building of architectural interest. Members were shown pictures of the sash windows in situ and of the rendered rear extension elevation.

The Chairman advised that information had been received from TRDC during the day which was of relevance to the discussion and the comments from TRDC were read out. The comments were from Ben Lawless, Planning and Conservation Officer and said:

*“3 New Road is one of a group of three 19<sup>th</sup> Century dwellings built. The building is Locally Listed (along with no.1 and 5) and is located in the Croxley Green Conservation Area. There is no objection to the retention of the changes implemented at 3 New Road. The application of render to the rear elevation of the rear extension and the replacement of the existing windows does not harm the character or appearance of 3 New Road, the two adjacent locally listed buildings or the Croxley Green Conservation Area. In addition the changes undertaken do not significantly detract from the architectural interest derived from the group value of the three dwellings.”*

Members were advised that the Planning & Development Committee when reviewing the original application 14/0126/FUL at their meeting on 5 March 2014 made comment of “No Grounds For Objection subject to conservation regulations. A neighbour has commented on the veluxes and these must be conservation grade. This did not include an application for a dropped kerb but the bus stop goes across the front of the property”. Given that the Committee had previously had no objection subject to the Conservation Officers’ advice and that the Conservation Officer has commented that there is no objection to the retention of the changes as stated above, there was little the Committee could do other than requesting that the current application be called in to be considered at the TRDC Development Control Committee for consideration.

**Resolved:**

- That application 14/2483/RSP, 3 New Road, Croxley Green, WD3 3EJ - Retrospective: Application of render to rear elevation of rear extension and replacement of windows with sash window be called in to be considered at the TRDC Development Control Committee for consideration.

Cllr Isard-Brown passed the Chairmanship of the meeting back to Cllr Jordan.

PD2437/15 Minutes

**Resolved:**

- That the Minutes of the meetings held on Wednesday 3 December 2014 and Wednesday 17 December 2014 be approved and be signed by the Chairman.

PD2438/15 Matters Arising

The Chairman asked whether anything further had been heard about the progress of planning application 14/2141/FUL development and alterations to Croxley House. The Clerk advised that he was not aware of any further information.

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

[Single storey rear extension and two storey side extension](#)

9 Harvey Road Croxley Green Hertfordshire WD3 3BN

Ref. No: 14/2389/FUL | Received: Sat 06 Dec 2014 | Validated: Fri 02 Jan 2015 |  
Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[Two storey rear extension \(amendment to permission 08/0756/FUL\) to include alterations to fenestration](#)

9 The Green Croxley Green Hertfordshire WD3 3HL

Ref. No: 14/2398/FUL | Received: Tue 09 Dec 2014 | Validated: Tue 16 Dec 2014 |  
Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[Single storey front extension](#)

129 Baldwins Lane Croxley Green Hertfordshire WD3 3LL

Ref. No: 14/2433/FUL | Received: Fri 12 Dec 2014 | Validated: Tue 16 Dec 2014 |  
Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[Part Retrospective: Construction of detached workshop and store outbuilding](#)

43 Frankland Close Croxley Green Hertfordshire WD3 3AR

Ref. No: 14/2436/RSP | Received: Fri 12 Dec 2014 | Validated: Mon 15 Dec 2014 |  
Status: Pending Consideration

**Croxley Green Parish Council Decision: No plans were available for review.**

[Part first floor, part two storey side extension; part single storey, part two storey rear extension; loft conversion including rear dormer and front rooflights; and formation of raised patio to rear](#)

14 Kenilworth Drive Croxley Green Rickmansworth Hertfordshire WD3 3NW

Ref. No: 14/2451/FUL | Received: Mon 15 Dec 2014 | Validated: Thu 18 Dec 2014 |  
Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[Single storey side and rear extension and formation of raised patio to rear](#)

14 Kenilworth Drive Croxley Green Rickmansworth Hertfordshire WD3 3NW

Ref. No: 14/2452/FUL | Received: Mon 15 Dec 2014 | Validated: Thu 18 Dec 2014 |  
Status: Pending Consideration

**Croxley Green Parish Council Decision: No plans were available for review**

[Part Retrospective: Part single storey, part two storey side extension; single storey rear extension; single storey front extension ; alterations to fenestration and extension to hardstanding to front garden \(amendment to planning permission 14/2084/FUL\)](#)

13 Dorchester Court Mayfare Croxley Green Rickmansworth Hertfordshire WD3 3DQ

Ref. No: 14/2476/RSP | Received: Thu 18 Dec 2014 | Validated: Thu 18 Dec 2014 | Status: Pending Consideration

**Croxley Green Parish Council Decision: No plans were available for review.**

[Retrospective: Application of render to rear elevation of rear extension and replacement of windows with sash windows](#)

3 New Road Croxley Green Rickmansworth Hertfordshire WD3 3EJ

Ref. No: 14/2483/RSP | Received: Fri 19 Dec 2014 | Validated: Mon 29 Dec 2014 | Status: Pending Consideration

**This application was considered earlier in the meeting, see above.**

[Demolition of existing side and rear extension and construction of two storey side extension with glazed canopy; part single, part two storey rear extension and addition of two flank rooflights](#)

245 Baldwins Lane Croxley Green Hertfordshire WD3 3LH

Ref. No: 14/2511/FUL | Received: Tue 23 Dec 2014 | Validated: Tue 06 Jan 2015 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[Single storey side and rear extension and conversion of garage to habitable accommodation](#)

69 Watford Road Croxley Green Hertfordshire WD3 3DT

Ref. No: 14/2512/FUL | Received: Tue 23 Dec 2014 | Validated: Tue 23 Dec 2014 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

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

6 Durrants Drive Croxley Green Rickmansworth Hertfordshire WD3 3NP

Ref. No: 14/2517/FUL | Received: Tue 23 Dec 2014 | Validated: Wed 24 Dec 2014 | 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:

[Discharge of Conditions 3 \(Materials\), 4 \(Landscaping\), 7 \(Boundary Treatment\), 8 \(Ecology\), 9 \(Access\), 10 \(Construction Management Plan\) and 11 \(Sustainability\) pursuant to planning application 14/1782/FUL](#)

Applegarth Parrotts Close Croxley Green Hertfordshire

Ref. No: 14/2418/DIS | Received: Wed 10 Dec 2014 | Validated: Wed 17 Dec 2014 | Status: Pending Consideration

[Prior Approval: Single storey rear extension \(maximum depth 6 metres, maximum height 3 metres and eaves height 2.8 metres\)](#)

43 Durrants Drive Croxley Green Rickmansworth Hertfordshire WD3 3NZ

Ref. No: 14/2448/PDE | Received: Mon 15 Dec 2014 | Validated: Mon 15 Dec 2014 | Status: Pending Consideration

[Prior Approval: Single storey rear extension \(maximum depth 6 metres, maximum height 3.8 metres and eaves height 2.5 metres\)](#)

17 Claremont Crescent Croxley Green Rickmansworth Hertfordshire WD3 3QP

Ref. No: 14/2449/PDE | Received: Mon 15 Dec 2014 | Validated: Mon 15 Dec 2014 | Status: Pending Consideration

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

110 Frankland Road Croxley Green Rickmansworth Hertfordshire WD3 3AU

Ref. No: 14/2459/PDE | Received: Tue 16 Dec 2014 | Validated: Tue 16 Dec 2014 | Status: Pending Consideration

[Discharge of Conditions 6 \(Arboricultural Works Scheme\) and 7 \(Arboricultural Works Scheme - Detail\) pursuant to planning permission 14/0741/FUL](#)

75 Copthorne Road Croxley Green Hertfordshire WD3 4AH

Ref. No: 14/2481/DIS | Received: Fri 19 Dec 2014 | Validated: Fri 19 Dec 2014 | Status: Pending Consideration

[Discharge of Condition 7 \(Landscaping\) pursuant to planning permission 14/2033/FUL](#)

75 Copthorne Road Croxley Green Hertfordshire WD3 4AH

Ref. No: 14/2506/DIS | Received: Mon 22 Dec 2014 | Validated: Mon 22 Dec 2014 | Status: Pending Consideration

PD2440/15 [Recent Decisions by Three Rivers District Council](#)

## APPROVED

<b>Reference No:</b>	14/2192/FUL
<b>Address:</b>	1 Oakleigh Drive Croxley Green Rickmansworth
<b>Application:</b>	Single storey rear extension, lower ground floor side/rear extension with patio over, new roof over existing side extension, first floor front extension, alterations to fenestration, widening of existing driveway and new external steps to front door with cycle store under.
<b>CGPC Decision:</b>	NGFO
<b>TRDC Decision:</b>	Approved
<b>Application No:</b>	14/2206/FUL
<b>Address:</b>	147 Winton Drive Croxley Green Rickmansworth
<b>Application:</b>	Single storey rear extension
<b>CGPC Decision:</b>	NGFO
<b>TRDC Decision:</b>	Approved

## REFUSED

**Application No:** 14/2071/FUL  
**Address:** 16 Windmill Drive Croxley Green Rickmansworth  
**Application:** Two storey side extension and single storey rear extension  
**CGPC Decision:** NGFO  
**TRDC Decision:** Refused:  
The proposed two storey side extension would encroach into the Root Protection Areas of four Lime trees to the west of the application site and would also lead to pressure for future works to these trees as a consequence of the proximity of the trees to the extension leading to overshadowing and perceived danger to the application dwelling. The development would therefore adversely affect the future health and longevity of these trees which are protected by Tree Preservation Order TPO017 to the detriment of the character and visual amenities of the area. The need for and benefits of the development would not outweigh the harm to the protected trees and the development would therefore be contrary to the requirements of Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

PD2441/15 Appeals Against Planning Decisions

None notified.

PD2442/15 Highways

There were no highways works to note.

PD2443/15 Budgets 2015/16

The Chairman introduced this item and asked the Clerk to elaborate. The Clerk advised that following the resolution from the Committees' meeting held on 3 December 2014, the Committee's proposed budget submission was discussed at the Council meeting held on 18 December 2014. An addition £50 had been added to account code 4968/399 Sustainability (£250 to £300). The Clerk continued that accordingly the Committee's proposed budget is £16,550 at the present time.

The Clerk reminded Members of the budget detail by way of a presentation on screen.

Members noted the proposals and wished the proposed budget to continue unchanged through the budgeting process.

**Resolved:**

- That the Committee's budget proposal of £16,550 be taken forward in the budgeting process.

PD2444/15 Closure

There being no further business, the Chairman closed the meeting at 9.14pm.