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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 THURSDAY 15 NOVEMBER 2018 at 8.00 PM

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

Cllr Bains, Hobbs, & Wallington

In Attendance: Cllrs Cole & Montague

Voting Members: 4 reducing to 3 at 21:15 & 2 at 21:38.

Members of the Public: 2

PD3269/18 Apologies for Absence

Apologies were received from Cllr Baldwin & Hollands.

PD3270/18 Declarations of Interest

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

PD3271/18 Representations from the Public

Representations were made by a representative from the Croxley Green Residents Association in relation to item PD3275/18.

PD3272/18 Planning Applications

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

[Single storey front extension](#)

Planning Application

30 Links Way Croxley Green WD3 3RQ

Ref. No: 18/2131/FUL | Received: Tue 23 Oct 2018 | Validated: Wed 31 Oct 2018 |

Croxley Green Parish Council Decision: NGFO

[Loft conversion including increase in ridge height, hip to gable roof alterations to rear and side dormer window.](#)

Planning Application

105 Links Way Croxley Green Hertfordshire WD3 3RW

Ref. No: 18/2183/FUL | Received: Thu 01 Nov 2018 | Validated: Thu 01 Nov 2018 |

Croxley Green Parish Council Decision: CGPC would like to express concerns over the change in ridge height and the creation of a side window over-looking the neighbouring property. The side dormer would also unbalance the streetscape and change the character of the area as outlined in the Croxley Green Neighbourhood Plan.

[Single storey front/side extension](#)

Planning Application

5 The Crescent Croxley Green WD3 3DU

Ref. No: 18/2188/FUL | Received: Thu 01 Nov 2018 | Validated: Thu 01 Nov 2018 |

Croxley Green Parish Council Decision: NGFO

Outline Application: Demolition of offices and erection of new development of 33 flats with underground parking (matters of appearance, landscaping and scale reserved)

Planning Application

Scotsbridge House Scots Hill Croxley Green Rickmansworth Hertfordshire WD3 3BB

Ref. No: 18/2189/OUT | Received: Thu 01 Nov 2018 | Validated: Wed 07 Nov 2018

Croxley Green Parish Council Decision: CGPC would like to mention policy point, RE2: Safeguarding Employment, from the Croxley Green Neighbourhood Plan which outlines a presumption against a change of use from any B Use Classes to Residential Use on the grounds of loss of employment.

Ground floor rear extension and alterations to rear patio.

Planning Application

40 Sycamore Road Croxley Green Rickmansworth Hertfordshire WD3 3TD

Ref. No: 18/2192/FUL | Received: Thu 01 Nov 2018 | Validated: Fri 09 Nov 2018 |

Croxley Green Parish Council Decision: NGFO

Demolition of existing single storey rear extension and construction of new single storey rear extension

Planning Application

61 Kenilworth Drive Croxley Green WD3 3NN

Ref. No: 18/2159/FUL | Received: Mon 29 Oct 2018 | Validated: Mon 12 Nov 2018 |

Croxley Green Parish Council Decision: NGFO

Two storey rear extension and part conversion of garage

Planning Application

215 Baldwins Lane Croxley Green Rickmansworth Hertfordshire WD3 3LH

Ref. No: 18/2204/FUL | Received: Sat 03 Nov 2018 | Validated: Tue 13 Nov 2018 |

Croxley Green Parish Council Decision: NGFO

At this point (21:15) Cllr Hobbs left the meeting.

PD3273/18 Recent Decisions by Thee Rivers District Council

APPROVED

Application: Single storey rear extension
Address: 29 Evensyde Watford WD18 8WN
Application No: 18/1866/FUL
CGPC Decision NGFO
TRDC Decision Approved

Application: Change of use of three Watercress Beds to Trout Lake for food production
Address: Cassiobury Farm And Fishery Rousebarn Lane
Croxley Green Rickmansworth Hertfordshire WD3 3GG
Application No: 18/1776/FUL
CGPC Decision The Parish Council reiterates its comments from the previously submitted application that the CGPC supports the application but holds concerns over the suitability of the site for the sale of trout. There is no direct vehicular access to the site and this will result in customers parking on nearby streets close to Cassiobury Farm. There have already been significant concerns raised by residents, particularly from Rousebarn Lane, of customers using their road

and often parking in unsuitable locations to visit Cassiobury Farm on their open days. On multiple occasions residents have been in contact with CGPC to complain about customers being rude towards them, parking fully on pavements and blocking road junctions. PCSO Steve Jacob was made aware of the situation and liaised with the Farm about the problems being faced by the residents of nearby streets.

Concern is expressed that it appears that no consideration has been given to the previously submitted comments regarding access to the site and associated parking in relation to this current proposal.

TRDC Decision Approved

Application: First floor side and rear extension, front porch, alterations to fenestration detail and removal of chimneys.

Address: 8 Fuller Way Croxley Green WD3 3PJ

Application No: 18/1884/FUL

CGPC Decision NGFO

TRDC Decision Approved

REFUSED

None advised.

PD3274/18 Appeals Against Planning Applications

The Clerk advised that no appeals had been brought to his attention.

PD3275/18 TRDC Local Plan Site Allocation Consultation

Members discussed the consultation and the potential sites in Croxley Green at length. It was decided that the Clerk would write a letter detailing the Council's response and its concerns. The response will be brought back for Member's comments at the next meeting of the Planning & Development committee on Thursday, December 6.

Towards the end of the discussion at (21:28) Cllr Bains left the meeting.

Resolved:

- That the Clerk forms a response to the TRDC Local Plan Site Allocation Consultation and that it is discussed at the next meeting of the P&D Committee.

PD3276/18 Closure

There being no further business, the Chairman closed the meeting at 9:38pm.