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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 AUGUST 2016 at 8.00 PM

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

Cllrs Baldwin and Hobbs

Voting Members: 3

PD2787/16 Apologies for Absence

Apologies were received from Cllr Bains and Saxon.

PD2788/16 Declarations of Interest

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

PD2789/16 Representations from the Public

There were no public present at the meeting.

PD2790/16 Planning Applications

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

**[Single storey side extension and front porch](#)**

65 Springfield Close Croxley Green WD3 3HG

Ref. No: 16/1591/FUL | Received: Thu 28 Jul 2016 | Validated: Mon 08 Aug 2016 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

**[Single storey rear extension including alterations to roof of existing rear extension and loft conversion including front and rear rooflights and second floor window](#)**

26 Yorke Road Croxley Green Rickmansworth Hertfordshire WD3 3DN

Ref. No: 16/1610/FUL | Received: Fri 29 Jul 2016 | Validated: Fri 29 Jul 2016 | Status: Pending Consideration

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

[Loft conversion including rear dormer and front rooflights](#)

8A Dugdales Croxley Green WD3 3JW

Ref. No: 16/1626/FUL | Received: Mon 01 Aug 2016 | Validated: Fri 05 Aug 2016 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[First floor front and single storey side and rear extension](#)

52 Dulwich Way Croxley Green Rickmansworth Hertfordshire WD3 3PY

Ref. No: 16/1742/FUL | Received: Mon 15 Aug 2016 | Validated: Mon 15 Aug 2016 | Status: Pending Consideration

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

[Provision of compensatory hardstanding for play and landscaping works including alterations to land levels and provision of fencing](#)

Sea Cadets TS Renown Watford Road Croxley Green Hertfordshire

Ref. No: 16/1653/FUL | Received: Tue 02 Aug 2016 | Validated: Tue 02 Aug 2016 | 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:

[Certificate of Lawfulness Existing Use: Use of garage as habitable room](#)

20 Evensyde Watford WD18 8WQ

Ref. No: 16/1559/CLED | Received: Fri 22 Jul 2016 | Validated: Mon 01 Aug 2016 | Status: Pending Consideration

PD2791/16 [Recent Decisions by Three Rivers District Council](#)

**APPROVED**

**Application:** Part Retrospective: Increase ridge height of garage roofs on nos. 1 and 3; alterations to fenestration including replacement windows with French doors; installation of access hatches to roofs

**Address:** 1- 3 Hollowtree Mews Croxley Green Hertfordshire

**Application No:** 16/0901/RSP

**CGPC Decision** The Council wish to reiterate the comments made on 2 July 2015 regarding application 15/1085/FUL, which was subsequently withdrawn, that 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.

The small adjustments in the current proposals has increased the size of buildings which had they been contained in the original proposals may have given cause for concern in respect of original planning permission. It is considered that these types of incremental changes from original planning permission undermine the planning system.

Accordingly, it is requested that this application be referred to the Development Control Committee for review.

**TRDC Decision** Approved

**Application:** Variation of Condition 2 (Approved Plans) of planning permission 14/2141/FUL to allow alterations to the footprint and layout of the approved care home

**Address:** Croxley House The Green Croxley Green

**Application No:** 16/0964/FUL

**CGPC Decision** NGFO

**TRDC Decision** Approved

**Application:** Part single, part two storey side extension, part single, part two storey rear extension and modifications to existing porch.

**Address:** 7 Claremont Crescent Croxley Green WD3 3QP

**Application No:** 16/1149/FUL

**CGPC Decision** NGFO

**TRDC Decision** Approved

**Application:** First floor side extension and conversion of garage into habitable accommodation

**Address:** 95 Barton Way Croxley Green Rickmansworth

**Application No:** 16/1154/FUL

**CGPC Decision** OBJECT. It appears that the first floor side extension is not stepped in 1m from the boundary line.

**TRDC Decision** Approved

**Application:** Part single storey and part two storey side and rear extensions  
**Address:** 37 Winton Crescent Croxley Green WD3 3QX  
**Application No:** 16/1175/FUL  
**CGPC Decision** NGFO  
**TRDC Decision** Approved

**Application:** Single storey rear extension  
**Address:** 33 Barton Way Croxley Green Rickmansworth  
**Application No:** 16/1233/FUL  
**CGPC Decision** NGFO  
**TRDC Decision** Approved

**Application:** Two storey side and part single storey, part two storey rear extensions  
**Address:** 7 Dugdales Croxley Green WD3 3JW  
**Application No:** 16/1272/FUL  
**CGPC Decision** NGFO  
**TRDC Decision** Approved

**Application:** Side and rear extension  
**Address:** 41 Copthorne Road Croxley Green Rickmansworth  
**Application No:** 16/1349/FUL  
**CGPC Decision** NGFO  
**TRDC Decision** Approved

**Application:** Single storey side extension  
**Address:** 40 Manor Way Croxley Green Rickmansworth  
**Application No:** 16/1386/FUL  
**CGPC Decision** NGFO  
**TRDC Decision** Approved

PD2792/16 Appeals Against Planning Decisions

There were no Appeals to note.

PD2793/16 Closure

There being no further business, the Chairman closed the meeting at 8.13pm.