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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 FEBRUARY 2016 at 8.00 PM

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

Cllrs Baldwin, Hobbs, Gallagher and Wynne-Jones.

Voting Members: 5

PD2683/16 Apologies for Absence

Apologies were received from Cllrs Bains and Kaur

PD2684/16 Declarations of Interest

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

PD2685/16 Representations from the Public

There were no public present at the meeting.

PD2686/16 Planning Applications

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

[Conversion of three-bedroom house to two one-bedroom flats with associated works to garden](#)

183 Watford Road Croxley Green Hertfordshire WD3 3ED

Ref. No: 16/0118/FUL | Received: Wed 20 Jan 2016 | Validated: Tue 16 Feb 2016 |  
Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[Single storey front, side and rear extension](#)

70 Winton Drive Croxley Green Rickmansworth Hertfordshire WD3 3QT

Ref. No: 16/0217/FUL | Received: Mon 01 Feb 2016 | Validated: Mon 01 Feb 2016 |  
Status: Pending Consideration

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

[Demolition of existing rear extensions and construction of single storey rear extension, extension to cellar, insertion of rear dormer and front rooflights, front porch canopy, alterations to fenestration and conversion of garage into habitable accommodation](#)

12 Dickinson Avenue Croxley Green Hertfordshire WD3 3EX

Ref. No: 16/0173/FUL | Received: Wed 27 Jan 2016 | Validated: Fri 05 Feb 2016 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[Retrospective: Change of use of parking bay to residential curtilage and erection of close boarded fencing](#)

85 Manor Way Croxley Green Rickmansworth Hertfordshire WD3 3LU

Ref. No: 16/0195/RSP | Received: Thu 28 Jan 2016 | Validated: Thu 04 Feb 2016 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[First floor side extension, alterations to roof of garage and conversion of garage to habitable accommodation](#)

33 Canterbury Way Croxley Green Rickmansworth Hertfordshire WD3 3SS

Ref. No: 16/0232/FUL | Received: Tue 02 Feb 2016 | Validated: Tue 02 Feb 2016 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[Replacement single storey rear extension](#)

43 Oakleigh Drive Croxley Green Hertfordshire WD3 3EE

Ref. No: 16/0259/FUL | Received: Fri 05 Feb 2016 | Validated: Fri 05 Feb 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**

[Prior Approval: Single storey rear extension \(depth 4 metres, maximum height 3.7 metres and eaves height 2.9 metres\)](#)

139 Winton Drive Croxley Green Rickmansworth Hertfordshire WD3 3QU

Ref. No: 16/0224/PDE | Received: Tue 02 Feb 2016 | Validated: Mon 08 Feb 2016 | Status: Pending Consideration

[Non material amendment to planning permission 15/1301/FUL: Provision of an additional velux window to side extension.](#)

106 Winton Drive Croxley Green Rickmansworth Hertfordshire WD3 3QT

Ref. No: 16/0226/NMA | Received: Thu 21 Jan 2016 | Validated: Mon 08 Feb 2016 | Status: Application Permitted

[Certificate of Lawfulness Proposed Development: Single storey side extension](#)

14 Frankland Close Croxley Green Rickmansworth Hertfordshire WD3 3AR

Ref. No: 16/0233/CLPD | Received: Tue 02 Feb 2016 | Validated: Tue 02 Feb 2016  
| Status: Pending Consideration

[Prior Approval: Single storey rear extension \(depth 5 metres, maximum height 3.99 metres and eaves height 2.95 metres\)](#)

25 Repton Way Croxley Green Rickmansworth Hertfordshire WD3 3PN

Ref. No: 16/0242/PDE | Received: Wed 03 Feb 2016 | Validated: Wed 03 Feb 2016  
| Status: Pending Consideration

[Prior Approval: Single storey rear extension \(depth 4.37 metres, maximum height 3 metres and eaves height 3 metres\)](#)

26 Dulwich Way Croxley Green Rickmansworth Hertfordshire WD3 3PY

Ref. No: 16/0262/PDE | Received: Fri 05 Feb 2016 | Validated: Fri 05 Feb 2016 |  
Status: Pending Consideration

[Prior Approval: Single storey rear extension \(depth 6 metres, maximum height 3.5 metres and eaves height 3.75 metres\)](#)

34 Winchester Way Croxley Green Rickmansworth Hertfordshire WD3 3QF

Ref. No: 16/0279/PDE | Received: Tue 09 Feb 2016 | Validated: Tue 09 Feb 2016 |  
Status: Pending Consideration

PD2687/16 [Recent Decisions by Three Rivers District Council](#)

**APPROVED**

**Application No:** 15/0878/FUL  
**Address:** 10 Sansom Close  
**Application:** Front porch  
**CGPC Decision** NGFO  
**TRDC Decision** Approved

**Application No:** 15/1228/FUL  
**Address:** 24 Links Way  
**Application:** Single storey side and rear extension  
**CGPC Decision** -  
**TRDC Decision** Approved

**Application No:** 15/1262/FUL  
**Address:** 2 Owens Way  
**Application:** Two storey side extension, internal alterations and alterations to fenestration  
**CGPC Decision** NGFO  
**TRDC Decision** Approved

**Application No:** 15/2491/FUL  
**Address:** 25 Yorke Road  
**Application:** Part single, part first floor side/rear extensions  
**CGPC Decision** NGFO  
**TRDC Decision** Approved

## **REFUSED**

None advised.

## **WITHDRAWN**

**Application No:** 15/0949/FUL  
**Address:** 38 Yorke Road  
**Application:** Single storey rear extension  
**CGPC Decision** NGFO

**Application No:** 15/1085/FUL  
**Address:** Hollowtree Mews  
**Application:** 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  
**CGPC 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.

**Application No:** 15/1165/RSP  
**Address:** 14 Imperial Way  
**Application:** Retrospective: Part conversion of garage to habitable accommodation  
**CGPC Decision** NGFO

**Application No:** 15/1168/FUL  
**Address:** 38 Owens Way  
**Application:** Demolition of existing porch and construction of replacement porch  
**CGPC Decision** NGFO

**Application No:** 15/1391/FUL  
**Address:** The Studio, Community Way  
**Application:** Change of use from dance studio (Use Class D2) to one 2-bedroom flat and one 1-bedroom maisonette including single storey extension to rear, addition of rooflights, alterations to fenestration and alterations to provide additional parking space  
**CGPC Decision** OBJECT. The proposal would provide insufficient off-street parking provision to meet the needs of the development. The failure to provide adequate off street parking is likely to result in parking elsewhere to serve the development and the community way car park with its restricted parking times would be considered wholly inappropriate. In addition, the parking provision included with the development creates a new vehicular access on to an access road and a public right of way, Public Footpath No.10, resulting in vehicular activity and manoeuvring detrimental to pedestrian safety and free flow of other vehicles.

**Application No:** 15/1935/FUL  
**Address:** Symbio Point - Units 3 And 4 Wolsey Business Park Tolpits Lane  
**Application:** Demolition of 2 x 3 storey office buildings (Units 3 and 4 Wolsey Business Park) and erection of 1 x 8 storey mixed use building (plus 3 storey basement) to include 401 residential units, leisure and communal facilities, crèche, coffee shop, retail, roof garden, internal arboretum and parking. Erection of 2 x 4 storey office (Class B1) buildings. Associated works.  
**CGPC Decision** It is noted that although the proposed development is marginally outside the Parish Council's south eastern boundary by approximately 50m, concern is expressed that the application had not been brought to the Council's attention given its proximity to the boundary and the Site of Special Scientific Interest which falls within the Parish boundary. The Parish Council OBJECTS to the proposed development by reason of its excessive size and bulk and

would have an unduly obtrusive and overbearing visual intrusion to the detriment of the surrounding area. It is considered that there would be excessive light pollution particularly given its proximity to Croxley Common Moor (SSSI). It is considered that the development would lead to an over intensive use of the site and would lead to levels of activity and vehicular movements that would cause noise and disturbance to the detriment to the surrounding area and cause significant vehicular congestion. In addition there would be additional footpath movements over Croxley Common Moor (SSSI) to the detriment of wildlife. The proposed development would result in a placing increasing strain on an overburdened infrastructure and is unsustainable. It is considered that the proposal would be contrary to Policies CP1, CP3, CP4 and CP12 and Policies DM1. It is requested that the application is discussed at the Development Control Committee.

**Application No:** 15/2144/FUL  
**Address:** Land to the rear of 163 - 169 New Road  
**Application:** Demolition of garages and erection of three two-storey dwellings with undercroft parking and vehicular access from New Road.  
**CGPC Decision** OBJECT. The proposed development would result in a poor and cramped layout, exacerbated by the plot sizes, building footprint, plot frontage width, height, gaps between buildings, poor parking layout and poor aspect of the dwellings.

**Application No:** 15/2158/FUL  
**Address:** Little Elms, 12 Green Lane  
**Application:** First storey side extension and single storey rear extension.  
**CGPC Decision** NGFO

PD2688/16 Appeals Against Planning Decisions

There were no Appeals to note.

PD2689/16 Closure

There being no further business, the Chairman closed the meeting at 8.34pm.