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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 18 JANUARY 2018 at 8.00 PM

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

Cllrs Hobbs, Mitchell and Wallington.

Voting Members: 4

PD3088/18 Apologies for Absence

Apologies were received from Cllr Bains and Baldwin.

PD3089/18 Declarations of Interest

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

PD3090/18 Representations from the Public

There were no public present at the meeting.

PD3091/18 Highways and Road Safety

The Clerk advised that no matters regarding road safety had been formally brought to his attention.

PD3092/18 Minutes

Resolved:

- That the minutes of the meetings held on Thursday 7 December 2017 and Thursday 21 December 2017 be approved and be signed by the Chairman and it was noted that the meeting scheduled for Thursday 4 January 2018 was annulled.

PD3093/18 Matters Arising

PD3064/17, PD2329/17 - The Clerk advised that there has still been no response from HCC regarding the matter of installation of a barrier by the Watford Road/Harvey Road pelican crossing and to the question of who installed the solar powered speed limit indicator ('smiley face' speed camera) on Watford Road westbound near to the Harvester Restaurant. A further reminder has been sent.

PD3094/18 Planning Applications

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

Change of use from a retail unit (A1) to a dental surgery (D1)

144 Watford Road Croxley Green Rickmansworth Hertfordshire WD3 3BZ

Ref. No: 17/2651/FUL | Received: Thu 21 Dec 2017 | Validated: Wed 27 Dec 2017 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Proposed single storey rear extension, two storey side extension incorporating a garage conversion and loft conversion including a Dutch hip roof, rear dormer and front rooflights

41 Hastings Way Croxley Green WD3 3SQ

Ref. No: 17/2623/FUL | Received: Mon 18 Dec 2017 | Validated: Tue 02 Jan 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Replacement water feature

Pond Adj To Waterside Cafe Hatters Lane Watford Hertfordshire

Ref. No: 17/2652/FUL | Received: Fri 22 Dec 2017 | Validated: Fri 05 Jan 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Replacement roof to existing rear extension and erection of new canopy

21 Kenilworth Drive Croxley Green Rickmansworth Hertfordshire WD3 3NN

Ref. No: 18/0025/FUL | Received: Fri 05 Jan 2018 | Validated: Fri 05 Jan 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: OBJECT. The proposed development appears to exceed 6m from the original house.

Conversion of garage into ancillary annexe

2 Winton Drive Croxley Green WD3 3RE

Ref. No: 17/2685/FUL | Received: Wed 27 Dec 2017 | Validated: Mon 08 Jan 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: OBJECT. The proposed development creates an additional and separate dwelling within the curtilage of the existing property.

Variation of Condition 3 (Materials) of planning permission 17/2225/FUL to render the exterior of the dwellinghouse and extension with smooth white render

40 Harvey Road Croxley Green WD3 3BU

Ref. No: 18/0104/FUL | Received: Tue 16 Jan 2018 | Validated: Tue 16 Jan 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: OBJECT. Not in keeping with the street scene, the vast majority being pebbledashed.

Demolition of detached single garage; construction of part two storey part single storey side extension; single storey rear extension; and single storey glazed extension to rear of side extension

16 Appleby Drive Croxley Green WD3 3FP

Ref. No: 18/0088/FUL | Received: Mon 15 Jan 2018 | Validated: Tue 16 Jan 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Single storey front extension comprising mono-pitch roof to increase living space and provide porch area

24 Longmans Close Croxley Green WD18 8WP

Ref. No: 18/0099/FUL | Received: Mon 15 Jan 2018 | Validated: Tue 16 Jan 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: OBJECT. Not in keeping with the street scene. The proposed development at the front would extend beyond the building line of adjacent properties.

Proposed ground floor side and rear extension with part first floor rear extension

13 Gonville Avenue Croxley Green Rickmansworth Hertfordshire WD3 3BY

Ref. No: 17/2588/FUL | Received: Wed 13 Dec 2017 | Validated: Wed 13 Dec 2017 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

PD3095/18 Recent Decisions by Three Rivers District Council

APPROVED

Application: Two storey side extension and single storey rear extension
Address: 40 Harvey Road Croxley Green WD3 3BU
Application No: 17/2225/FUL
CGPC Decision NGFO
TRDC Decision Approved

Application: Construction of single storey outbuilding
Address: 24 Scarborough Drive Croxley Green WD3 3FW
Application No: 17/2319/FUL
CGPC Decision Objection. The installation of toilet facilities and its connection to a black water discharge risks the creation/conversion to habitable accommodation. It is considered that the scale of the outbuilding is disproportionate to the plot size.
TRDC Decision Approved

Application: Single storey side and rear extension and conversion of garage into habitable accommodation.
Address: 44 Kenilworth Drive Croxley Green WD3 3NW
Application No: 17/2279/FUL
CGPC Decision NGFO
TRDC Decision Approved

Application: Single-storey side extension, part single-storey part two-storey rear extension, two-storey front extension and the demolition of the existing outbuildings in the rear garden and the erection of a detached outbuilding/garage and associated external landscape works.

Address: 10 Hazelwood Road Croxley Green WD3 3EB

Application No: 17/2395/FUL

CGPC Decision NGFO

TRDC Decision Approved

Application: Variation of Condition 2 (Approved Plans) of planning permission 16/1260/FUL to amend the plans to allow alterations to fenestration including additional window and rooflights

Address: The Studio Community Way Croxley Green WD3 3FH

Application No: 17/2339/FUL

CGPC Decision NGFO

TRDC Decision Approved

Application: Variation of Condition 2 (Approved Plans) of planning permission 17/1248/FUL to allow alterations to single storey rear projections

Address: 30 Lincoln Drive Croxley Green WD3 3NH

Application No: 17/2374/FUL

CGPC Decision NGFO

TRDC Decision Approved

Application: Part Retrospective: Conversion of garage into habitable room

Address: 20 Evensyde Watford Hertfordshire WD18 8WQ

Application No: 17/2373/FUL

CGPC Decision NGFO

TRDC Decision Approved

Application: Loft conversion with front and rear dormers

Address: 14 Watford Road Croxley Green Rickmansworth Hertfordshire WD3 3BJ

Application No: 17/2491/FUL

CGPC Decision NGFO

TRDC Decision Approved

Application: Addition of lightweight amenity deck to upper level of car park and associated landscape works
Address: Car Deck Building 9 Hatters Lane Watford WD18 8WW
Application No: 17/2466/FUL
CGPC Decision NGFO
TRDC Decision Approved

Refused:

None advised

PD3096/18 Appeals Against Planning Decisions

No Appeals had been notified.

PD3097/18 Budgets 2018-19

The Chairman introduced this item and advised that he had had a very useful discussion with the Clerk and Admin Assistant during the day concerning the Planning and Development Committees budget particularly in regard to some of the background behind the budget items.

The Chairman suggested that it might be worthwhile for some of the budget items to be scheduled into forthcoming meeting Agendas so that if a lead Councillor on a matter was needed, for example on progressing street trees, this could be determined and agreed at a meeting.

PD3098/18 Closure

There being no further business, the Chairman closed the meeting at 9:11pm.