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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 18 MAY 2016 at 8.00 PM

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

Cllrs Baldwin, Hobbs and Gallagher,
Voting Members: 4

PD2735/16 Apologies for Absence

Apologies were received from Cllrs Kaur, Saxon and Wynne-Jones.

PD2736/16 Declarations of Interest

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

PD2737/16 Representations from the Public

There were no public present at the meeting.

PD2738/16 Planning Applications

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

[Part Retrospective: Single storey front extension, roof alterations to garage and part conversion of garage into habitable accommodation and addition of front dormer](#)

43 Harvey Road Croxley Green WD3 3BS

Ref. No: 16/0821/RSP | Received: Wed 13 Apr 2016 | Validated: Wed 04 May 2016
| Status: Pending Consideration

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

[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](#)

1- 3 Hollowtree Mews Croxley Green Hertfordshire

Ref. No: 16/0901/RSP | Received: Thu 21 Apr 2016 | Validated: Tue 03 May 2016 |
Status: Pending Consideration

Croxley Green Parish Council 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Council wish to reiterate the comments made on 2 July 2015 regarding application 15/1085/FUL, which was subsequently withdrawn, that there were no grounds for objection subject to the planning officer being satisfied that there is no breach of planning guidelines given the conditions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.

[Single storey side extension and alterations to fenestration](#)

7 Durrants Drive Croxley Green Rickmansworth Hertfordshire WD3 3NL

Ref. No: 16/0929/FUL | Received: Mon 25 Apr 2016 | Validated: Fri 13 May 2016 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[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](#)

Croxley House The Green Croxley Green Rickmansworth Hertfordshire WD3 3JB

Ref. No: 16/0964/FUL | Received: Thu 28 Apr 2016 | Validated: Tue 10 May 2016 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Single storey rear extension to connect to existing detached garage and conversion of garage into habitable accommodation; first floor side extension; loft conversion including hip-to-gable roof enlargement, rear dormer window and rooflights; front porch canopy and landscaping alterations](#)

20 Repton Way Croxley Green Rickmansworth Hertfordshire WD3 3PW

Ref. No: 16/0978/FUL | Received: Tue 03 May 2016 | Validated: Fri 06 May 2016 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

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

5 Links Way Croxley Green Rickmansworth Hertfordshire WD3 3RG

Ref. No: 16/1009/FUL | Received: Fri 06 May 2016 | Validated: Fri 06 May 2016 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Conversion of garage into a habitable room and single storey rear extension](#)

91 Byewaters Croxley Green Watford Hertfordshire WD18 8WH

Ref. No: 16/1029/FUL | Received: Wed 11 May 2016 | Validated: Wed 11 May 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 applications:

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

5 Dorrofield Close Croxley Green WD3 3RZ

Ref. No: 16/0938/CLPD | Received: Tue 26 Apr 2016 | Validated: Tue 03 May 2016 | Status: Application Permitted

[Prior Approval: Single storey rear extension \(depth 6 metres, maximum height 3.14 metres and eaves height 3.14 metres\)](#)

63 Barton Way Croxley Green Rickmansworth Hertfordshire WD3 3PB

Ref. No: 16/0996/PDE | Received: Thu 05 May 2016 | Validated: Thu 05 May 2016 | Status: Pending Consideration

[Certificate of Lawfulness Proposed Development: Loft conversion including rear dormer](#)

4 Gonville Avenue Croxley Green Rickmansworth Hertfordshire WD3 3BY

Ref. No: 16/1010/CLPD | Received: Fri 06 May 2016 | Validated: Fri 06 May 2016 | Status: Pending Consideration

[Certificate of Lawfulness Proposed Development: Loft conversion including hip-to-gable roof extension, rear dormer, front rooflights and alterations to fenestration](#)

54 Baldwins Lane Croxley Green Rickmansworth Hertfordshire WD3 3LR

Ref. No: 16/1035/CLPD | Received: Wed 11 May 2016 | Validated: Wed 11 May 2016 | Status: Pending Consideration

[Discharge of conditions 15 \(Sewerage Disposal and Foul Water Drainage\), 16 \(Piling Method Statement\), 17 \(Contamination\), 18 \(Verification Report\), 19 \(Long Term Monitoring/Maintenance Plan\), 22 \(Piling\), 29 \(Ecological Assessment\), 34 \(Flood Risk Assessment/Drainage\) and 35 \(Maintenance Plan for Drainage System\) pursuant to planning permission 15/1427/FUL](#)

Building 1 And Building 2 Marlins Meadow Watford Hertfordshire

Ref. No: 16/1040/DIS | Received: Thu 12 May 2016 | Validated: Thu 12 May 2016 | Status: Pending Consideration

APPROVED

Application No: 16/0482/FUL
Address: 309 Baldwins Lane Croxley Green Rickmansworth
Application: Single storey side and rear extension
CGPC Decision NGFO
TRDC Decision Approved

Application No: 16/0510/FUL
Address: 27A Copthorne Road Croxley Green Hertfordshire
Application: Single storey rear extension
CGPC Decision NGFO
TRDC Decision Approved

Application No: 16/0589/FUL
Address: 40 Manor Way Croxley Green Rickmansworth
Application: Two storey side extension
CGPC Decision NGFO
TRDC Decision Approved

Application No: 16/0617/FUL
Address: 189 - 191 Watford Road Croxley Green Rickmansworth
Application: Variation of Conditions 2 (Approved Plans) and 15 (Landscaping) of planning permission 12/1968/FUL to allow relocation of bin store; additional ground floor storage sheds; alterations to fenestration; and internal alterations
CGPC Decision NGFO
TRDC Decision Approved

Application No: 16/0761/FUL
Address: 63 Frankland Road Croxley Green WD3 3AS
Application: Proposed single storey rear extension
CGPC Decision NGFO
TRDC Decision Approved

PD2740/16 Appeals Against Planning Decisions

There were no Appeals to note.

PD2741/16 Closure

There being no further business, the Chairman closed the meeting at 8.42pm.