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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 NOVEMBER 2015 at 8.00 PM

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

Cllrs Bains (arrived 8.03pm), Baldwin, Gallagher, Hobbs and Wynne-Jones.

Voting Members: 6 increasing to 7

PD2629/15 Apologies for Absence

Apologies were received from Cllr Kaur

PD2630/15 Declarations of Interest

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

PD2631/15 Representations from the Public

There were no public present at the meeting.

PD2632/15 Planning Applications

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

[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.](#)

Symbio Point - Units 3 And 4 Wolsey Business Park Tolpits Lane Watford
Rickmansworth Hertfordshire WD18 9BL

Ref. No: 15/1935/FUL | Received: Tue 22 Sep 2015 | Validated: Fri 16 Oct 2015 | Status: Pending Consideration

Croxley Green Parish Council 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 **OBJECT S** 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.

[Two storey side extension, single storey rear extension, canopy to front; loft conversion including rear dormer and front rooflight; conversion of garage, internal alterations and alterations to fenestration](#)

72 Repton Way Croxley Green Rickmansworth Hertfordshire WD3 3PP

Ref. No: 15/2156/FUL | Received: Fri 23 Oct 2015 | Validated: Thu 05 Nov 2015 | Status: Pending Consideration

Croxley Green Parish Council Decision: No grounds for objection

[Single storey rear extension](#)

59 Links Way Croxley Green Hertfordshire WD3 3RH

Ref. No: 15/2209/FUL | Received: Fri 30 Oct 2015 | Validated: Tue 10 Nov 2015 | Status: Pending Consideration

Croxley Green Parish Council Decision: No grounds for objection

[Demolition of existing rear conservatory and construction of ground floor side and rear extension](#)

55 Dickinson Avenue Croxley Green Hertfordshire WD3 3EU

Ref. No: 15/2221/FUL | Received: Tue 03 Nov 2015 | Validated: Tue 10 Nov 2015 | Status: Pending Consideration

Croxley Green Parish Council Decision: No grounds for objection

[Single storey infill rear extension](#)

13 Hedges Way Croxley Green Rickmansworth Hertfordshire WD3 3FA

Ref. No: 15/2247/FUL | Received: Wed 04 Nov 2015 | Validated: Tue 10 Nov 2015 | Status: Pending Consideration

Croxley Green Parish Council Decision: No grounds for objection

[Part single and part two storey rear extension, two storey side and rear extension, single storey front extension to garage and internal alterations](#)

120 Watford Road Croxley Green Rickmansworth Hertfordshire WD3 3BZ

Ref. No: 15/2251/FUL | Received: Wed 04 Nov 2015 | Validated: Thu 12 Nov 2015 | Status: Pending Consideration

Croxley Green Parish Council Decision: No grounds for objection

[Single storey side extension](#)

175 Winton Drive Croxley Green Hertfordshire WD3 3QU

Ref. No: 15/2301/FUL | Received: Wed 11 Nov 2015 | Validated: Wed 11 Nov 2015
| Status: Pending Consideration

Croxley Green Parish Council Decision: No grounds for objection

Certificates of Lawfulness, Discharge of Conditions and Non-Material Amendments to planning applications – for Members information only

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

65 Manor Way Croxley Green Hertfordshire WD3 3LU

Ref. No: 15/2151/CLPD | Received: Wed 21 Oct 2015 | Validated: Mon 09 Nov 2015 | Status: Pending Consideration

[Certificate of Lawfulness Proposed Development: Loft conversion including rear dormer, front rooflights and extension to soil vent pipe](#)

39 Owens Way Croxley Green Rickmansworth Hertfordshire WD3 3PU

Ref. No: 15/2302/CLPD | Received: Wed 11 Nov 2015 | Validated: Wed 11 Nov 2015 | Status: Pending Consideration

PD2633/15 [Recent Decisions by Three Rivers District Council](#)

APPROVED

Application: Replacement shopfront and internally illuminated signage
Address: 156 Watford Road Croxley Green Hertfordshire
Application No: 15/1968/FUL
CGPC Decision: NGFO
TRDC Decision: Approved

Application: Advertisement Consent: Internally illuminated signage
Address: 156 Watford Road Croxley Green Hertfordshire
Application No: 15/1969/ADV
CGPC Decision: NGFO
TRDC Decision: Approved

Application: Two storey front extension and conversion of existing garage into habitable accommodation
Address: 9 Lewes Way Croxley Green Hertfordshire
Application No: 15/2063/FUL
CGPC Decision: NGFO
TRDC Decision: Approved

REFUSED

None advised.

WITHDRAWN

None advised.

PD2634/15 Appeals Against Planning Decisions

There were no Appeals to note.

PD2635/15 Closure

There being no further business, the Chairman closed the meeting at 8.43pm.