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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 19 SEPTEMBER 2019 at 8.00 PM

Present: Cllr Hobbs - In the Chair
Ryan Bennett – Clerk to the Council
Amanda Gardiner – Administrative Assistant

Cllrs Birch, Taylor and Walker

In Attendance: Cllrs Gallagher and Wallington

Voting Members: 5

Members of the Public: 0

PD3436/19 Apologies for Absence

Apologies were received from Cllrs Mitchell and Jacob.

PD3437/19 Declarations of Interest

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

PD3438/19 Representations from the Public

No representations were made.

PD3439/19 Highways and Road Safety

None advised.

PD3440/19 Planning Applications

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

Single storey rear extension with raised platform and steps

Planning Application

54 Beechcroft Avenue Croxley Green WD3 3EQ

Ref. No: 19/1628/FUL | Received: Thu 29 Aug 2019 | Validated: Thu 05 Sep 2019 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Part Retrospective: Construction of detached building

Planning Application

23 Lewes Way Croxley Green Rickmansworth Hertfordshire WD3 3SN

Ref. No: 19/1691/RSP | Received: Wed 04 Sep 2019 | Validated: Thu 05 Sep 2019 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC objects to the application for the following reasons:

- Concerns on the scale, height and potential use of the building as the plans submitted do not show height measurements.
- CGPC feel that this development represents an overdevelopment of a site on which a very large extension has already been built.
- Concerns that the building is or could be connected to mains drainage and could be used as a separate dwelling.
- It appears that the site has been built up with excavated earth from a previous

extension. Clarification is requested on whether the building conforms to the requirement that it is no higher than 2.5 meters as it is within 2 meters of the boundary.

- If the planning officer is minded to approve the application then CGPC would like it to be called into committee.

Two storey front extension

Planning Application

214 Baldwins Lane Croxley Green WD3 3LQ

Ref. No: 19/1655/FUL | Received: Mon 02 Sep 2019 | Validated: Fri 06 Sep 2019 | Status: Pending Consideration

Croxley Green Parish Council Decision: Members do not object, but would draw the Planning Officers attention to CA2 in the Neighbourhood Plan.

Demolition of existing single storey rear extension, construction of part single, part two storey rear extension including extension to roof and replacement rear dormer, insertion of additional rooflights, conversion of garage into habitable accommodation and alterations to fenestration

Planning Application

247 Baldwins Lane Croxley Green WD3 3LH

Ref. No: 19/1686/FUL | Received: Thu 05 Sep 2019 | Validated: Fri 06 Sep 2019 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Single storey extension to rear at ground floor, with replacement pitched roof to single storey elements at rear.

Planning Application

10 Dickinson Square Croxley Green Rickmansworth Hertfordshire WD3 3HA

Ref. No: 19/1708/FUL | Received: Fri 06 Sep 2019 | Validated: Fri 06 Sep 2019 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Single storey rear extension, part conversion of existing garage to habitable accommodation, front porch and alterations to fenestration including new window in first floor front bedroom and new door to ground floor rear elevation.

Planning Application

6 Copthorne Road Croxley Green WD3 4AE

Ref. No: 19/1720/FUL | Received: Mon 09 Sep 2019 | Validated: Tue 10 Sep 2019 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Outline Application: Demolition of offices and erection of new development of 59 flats with underground parking (matters of appearance and landscaping reserved)

Planning Application

Scotsbridge House Scots Hill Croxley Green Rickmansworth Hertfordshire WD3 3BB

Ref. No: 19/1684/OUT | Received: Thu 05 Sep 2019 | Validated: Mon 09 Sep 2019 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC welcomes the sustainable development

Outline Application: Demolition of offices and erection of new development of 63 flats with underground parking (matters of appearance and landscaping reserved)

Planning Application

Scotsbridge House Scots Hill Croxley Green Rickmansworth Hertfordshire WD3 3BB

Ref. No: 19/1685/OUT | Received: Thu 05 Sep 2019 | Validated: Wed 11 Sep 2019 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC welcomes the sustainable development

PD3441/19 Recent Decisions by Three Rivers District Council

Approved

Application: Single storey rear and side extensions

Address: 85 Baldwins Lane Croxley Green WD3 3LT

Application No: 19/1240/FUL

CGPC Decision NGFO

TRDC Decision Approved

Application: Demolition of the existing side extension and rear extensions and erection of single storey side and rear extensions and associated external landscape works.
Address: 13 Bateman Road Croxley Green WD3 3BL

Application No: 19/1358/FUL

CGPC Decision NGFO

TRDC Decision Approved

Application: Single storey rear extension and conversion of garage to habitable accommodation.

Address: 9 Norwich Way Croxley Green Rickmansworth Hertfordshire WD3 3SP

Application No: 19/1429/FUL

CGPC Decision NGFO

TRDC Decision Approved

Application: Single storey side and rear extension

Address: 25 Durrants Drive Croxley Green WD3 3NL

Application No: 19/1312/FUL

CGPC Decision NGFO

TRDC Decision Approved

Refused

None advised

Withdrawn

Application: Demolition of outbuilding, and erection of part single storey, part three storey extensions and conversion of building to four flats (3 x one bed and 1 x two bed)

Address: 197 Watford Road Croxley Green WD3 3EH

Application No: 19/1293/FUL

CGPC Decision

CGPC objects to the application for the following reasons:

Impact to neighbour - loss of light
Parking proposed is not sufficient for 5 units
Over development of site, we believe that 3 units is more appropriate

If the officer is minded to approve the application then CGPC wish for it to be discussed by the TRDC planning committee.

TRDC Decision

Withdrawn

PD3442/19 Appeals Against Planning Decisions

No appeals had been received.

PD3443/19 Update on Recent Objections

Cllr Walker provided an update on Grove Crescent called into TRDC Committee. He advised that representation was made by residents of Grove Crescent and Manor Way. Full Light Survey has been requested by the TRDC Committee for report back. CGPC Committee did not object to the application.

PD3444/19 Closure

There being no further business, the Chairman closed the meeting at 9:27 pm