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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 1 NOVEMBER 2018 at 8.00 PM

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

Cllr Bains, Baldwin, Gallagher & Wallington

Voting Members: 5

Note Present: Cllr Hobbs

Members of the Public: 4

PD3257/18 Apologies for Absence

Apologies were received from Cllr Saxon.

PD3258/18 Declarations of Interest

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

PD3259/18 Representations from the Public

Representations were made by three people in respect of the TRDC proposed car parking scheme for Croxley Green. One resident stated that the proposals put forward by TRDC were confusing and lacked clarity. It was suggested that there be a public meeting at which representatives from TRDC should attend to explain the proposals in greater depth.

Another resident stated that the proposals were 'driving a wedge' into local street communities as there were mixed opinions on the need for the proposals particularly resident parking permits and the associated cost to the residents. It was also pointed out that some residents in the same street knew nothing of the proposals and when it was drawn to their attention were not in favour.

The Chairman proposed that under Standing Order 9.1.6 Agenda item PD3266/18 TRDC Proposed Car Parking Scheme be moved up the Agenda. The proposal was seconded.

PD3266/18 TRDC Proposed Car Parking Scheme for Croxley Green

The Chairman thanked the members of the public for their views and invited comment from members of the Committee.

Members expressed their concerns from their own experiences and those they represent in their own location and whilst there was a view that there should be some additional restrictions to inhibit commuter parking, the current proposals were probably too complex.

The Clerk commented that a Councillor, who was unable to attend the meeting, had sent him an email which he thought contained pertinent comment. It mentioned that some people had received the parking scheme consultation letter from Three Rivers and had said that they felt the approach taken didn't give them a fair say on the matter. Namely, that if they selected 'No', they weren't then able to express their preference as to whether any such parking scheme should be in enforcement for the entire day, for an hour only and so on. They felt that unless you say yes to the proposal, you don't get a vote as to preference on how the scheme should operate.

Members supported the need for a public meeting.

PD3260/18 Highways and Road Safety

The Chairman introduced this item and asked the Clerk to elaborate.

The Clerk advised that no matters regarding road safety had been formally brought to his attention other than the proposed parking scheme which has already been discussed.

PD3261/18 Minutes

Resolved:

- That the minutes of the meetings held on Thursday 4 October 2018 be approved and signed by the Chairman and it noted that the meeting scheduled for Thursday 18 October was cancelled.

PD3262/18 Matters Arising

There were no matters arising.

PD3263/18 Planning Applications

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Croxley Green Parish Council Decision: NGFO

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[Single storey rear extension and conversion of garage into habitable accommodation](#)

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Variation of Conditions 2 (Approved Plans), 8 (Permanent Access) and 32 (Construction Management Plan) and removal of Condition 11 (Temporary School Structures) of planning permission 17/2204/FUL to enable the construction of a permanent access prior to the first occupation of the school and the implementation of a temporary construction access from Baldwins Lane

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Croxley Green Parish Council Decision: NGFO

First floor extension to existing bungalow, including increase in ridge height to create two storey dwelling and installation of lantern style rooflights to existing rear extension roof

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Part single, part two storey rear infill extension and loft conversion including increase in ridge height, hip to gable roof alteration and alterations to roof form of first floor rear projection

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Croxley Green Parish Council Decision: NGFO

Certificate of Lawfulness Existing Development: Roof extension including L-Shaped dormer, front rooflights, first floor flank window and removal of chimney stack to rear.

86 New Road Croxley Green WD3 3EP

Ref. No: 18/2123/CLED | Received: Mon 22 Oct 2018 | Validated: Mon 22 Oct 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: Noted

First floor and single storey side extension, loft conversion including increase in ridge and eaves height, hip to gable extensions, addition of front and rear rooflights, alterations to fenestration detail and external materials.

34 Watford Road Croxley Green WD3 3BJ

Ref. No: 18/2137/FUL | Received: Tue 23 Oct 2018 | Validated: Tue 23 Oct 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: Object. The proposed development is considered excessively prominent in relation to adjacent properties and the general street scene and does not respect the character of the street in respect of roof form. Accordingly it is considered not to comply with the design criteria of the Local Development Plan.

Demolition of existing garage and construction of two storey front, side and rear extensions and single storey rear extension

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Ref. No: 18/2064/FUL | Received: Thu 11 Oct 2018 | Validated: Thu 25 Oct 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

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Ref. No: 18/2077/LBC | Received: Mon 15 Oct 2018 | Validated: Fri 26 Oct 2018 | Status:

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Pre-Planning Application Consultation for telecoms replacement installation at Grass Verge Outside Premier Inn, Ascot Road, Watford, WD18 7DA

Croxley Green Parish Council Decision: No comment.

PD3264/18 Recent Decisions by Thee Rivers District Council

Approved

Application No: 18/1550/FUL

Application: Demolition of existing dwelling and erection of replacement detached dwelling with basement

Address: Whitestocks Farm Loudwater Lane Loudwater

CGPC NGFO

TRDC Approved

Application No: 18/1738/LBC

Application: Listed Building Consent: Reconstruction and repairs to boundary wall

Address: Croxley House The Green Croxley Green

CGPC Croxley Green Parish Council are fully supportive of this application

TRDC Approved

Application No: 18/1774/FUL

Application: Two storey side and rear extension, single storey rear extension, internal

alterations and increase in hardstanding to frontage (Amendment to planning permission 18/1273/FUL).

Address: 11 Lancing Way Croxley Green WD3 3LW

CGPC NGFO

TRDC Approved

Application No: 18/1676/FUL

Application: Single storey rear extension and loft conversion including hip-to-gable extension, rear dormer and front roof windows

Address: 51 Bateman Road Croxley Green WD3 3BL

CGPC NGFO

TRDC Approved

Application No: 18/1619/FUL

Application: Single storey front extension and conversion of garage to habitable accomodation.

Address: 1 Longmans Close Croxley Green WD18 8WP

CGPC Croxley Green Parish Council would like see that it is made clear that the materials chosen for the construction must match those already in place in order to maintain the character of the area.

TRDC Approved

Application No: 18/1717/FUL

Application: Part single, part two storey front extension, first floor side extension and single storey rear extension

Address: 13 Norwich Way Croxley Green Rickmansworth

CGPC NGFO

TRDC Approved

Application No: 18/1698/FUL

Application: Variation of Condition 6 (Sustainability) of planning permission 17/2039/FUL to make reference to a new sustainability and energy statement

Rickmansworth School Scots Hill Croxley Green

CGPC This application was noted by the committee

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Application No: 18/1657/FUL

Application: New front dormer window in existing roof slope and single storey rear extension

Address: 70 Sherborne Way Croxley Green Rickmansworth

CGPC NGFO

TRDC Approved

Application No: 18/1757/FUL

Application: Erection of single storey front extension, conversion of garage into habitable room and single storey rear extension

Address: 100 Valley Walk Croxley Green Rickmansworth

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Application No: 18/1718/FUL

Application: Single storey rear extension

Address: 5 Dickinson Square Croxley Green Rickmansworth

CGPC Comments were previously submitted

TRDC Approved

Application No: 18/1787/FUL

Application: Single rear extension and alterations to fenestration detail.

Address: 43 Ludlow Way Croxley Green WD3 3SJ

CGPC NGFO

TRDC Approved

Application No: 18/1597/FUL

Application: Part Retrospective: Part single storey and part two storey side and rear extensions, creation of new vehicular access from The Green and alterations to drive, alterations to landscaping including replacement boundary wall and gates

Address: 13 The Green Croxley Green Rickmansworth

CGPC CGPC would like this application to be called into the TRDC Planning Committee due to questions of over massing of the site and whether the location of the potential 'cross over' is safe.

TRDC Approved

Application No: 18/1609/FUL

Application: Replacement of current skate park with new skate park facility

Address: Croxley Green Skate Board Park Baldwins Lane Recreation Ground
Baldwins Lane

CGPC NGFO

TRDC Approved

Application No: 18/1822/FUL

Application: Conversion of garage into habitable accommodation

Address: 215 Baldwins Lane Croxley Green WD3 3LH

CGPC NGFO

TRDC Approved

REFUSED

None advised.

PD3265/18 Appeals Against Planning Applications

None advised

PD3266/18 TRDC Proposed Car Parking Scheme for Croxley Green

This matter was discussed earlier in the meeting – see above.

PD3267/18 P&D Budget 2019/20

The Clerk informed Members that no budget proposals had been received at present for the Committee. He reminded Members that proposals need to be received by him no later than 1 December.

The Clerk brought members attention to the Street Trees and Signage items in the P&D Budget and commented that at the last Council meeting when budgets were discussed a comment had been made as to whether Street Trees and signage should fall under the auspices of the Environment and Amenity Committee rather than P&D.

Resolved

- That the Street Tree and Signage budget items be moved from P&D to E&A.

PD3268/18 Closure

There being no further business, the Chairman closed the meeting at 9:19pm.

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PD3259/18 Representations from the Public

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PD3260/18 Highways and Road Safety

The Chairman introduced this item and asked the Clerk to elaborate.

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First floor extension to existing bungalow, including increase in ridge height to create two storey dwelling and installation of lantern style rooflights to existing rear extension roof

53 Rugby Way Croxley Green WD3 3PD

Ref. No: 18/2093/FUL | Received: Wed 17 Oct 2018 | Validated: Thu 18 Oct 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Part single, part two storey rear infill extension and loft conversion including increase in ridge height, hip to gable roof alteration and alterations to roof form of first floor rear projection

Island Home 27 New Road Croxley Green WD3 3EJ

Ref. No: 18/2099/FUL | Received: Wed 17 Oct 2018 | Validated: Fri 19 Oct 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Single storey side and rear extension

81 Watford Road Croxley Green WD3 3DT

Ref. No: 18/2092/FUL | Received: Wed 17 Oct 2018 | Validated: Thu 18 Oct 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Certificate of Lawfulness Existing Development: Roof extension including L-Shaped dormer, front rooflights, first floor flank window and removal of chimney stack to rear.

86 New Road Croxley Green WD3 3EP

Ref. No: 18/2123/CLED | Received: Mon 22 Oct 2018 | Validated: Mon 22 Oct 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: Noted

First floor and single storey side extension, loft conversion including increase in ridge and eaves height, hip to gable extensions, addition of front and rear rooflights, alterations to fenestration detail and external materials.

34 Watford Road Croxley Green WD3 3BJ

Ref. No: 18/2137/FUL | Received: Tue 23 Oct 2018 | Validated: Tue 23 Oct 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: Object. The proposed development is considered excessively prominent in relation to adjacent properties and the general street scene and does not respect the character of the street in respect of roof form. Accordingly it is considered not to comply with the design criteria of the Local Development Plan.

Demolition of existing garage and construction of two storey front, side and rear extensions and single storey rear extension

65 Repton Way Croxley Green Rickmansworth Hertfordshire WD3 3PN
Ref. No: 18/2064/FUL | Received: Thu 11 Oct 2018 | Validated: Thu 25 Oct 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Re-building and repair of damaged structure

Coach And Horses Public House The Green Croxley Green WD3 3HX
Ref. No: 18/2077/LBC | Received: Mon 15 Oct 2018 | Validated: Fri 26 Oct 2018 | Status:

Requests for consultation

Croxley Green Parish Council Decision: NGFO

Pre-Planning Application Consultation for telecoms replacement installation at Grass Verge Outside Premier Inn, Ascot Road, Watford, WD18 7DA

Croxley Green Parish Council Decision: No comment.

PD3264/18 Recent Decisions by Thee Rivers District Council

Approved

Application No: 18/1550/FUL

Application: Demolition of existing dwelling and erection of replacement detached dwelling with basement

Address: Whitestocks Farm Loudwater Lane Loudwater

CGPC NGFO

TRDC Approved

Application No: 18/1738/LBC

Application: Listed Building Consent: Reconstruction and repairs to boundary wall

Address: Croxley House The Green Croxley Green

CGPC Croxley Green Parish Council are fully supportive of this application

TRDC Approved

Application No: 18/1774/FUL

Application: Two storey side and rear extension, single storey rear extension, internal

alterations and increase in hardstanding to frontage (Amendment to planning permission 18/1273/FUL).

Address: 11 Lancing Way Croxley Green WD3 3LW

CGPC NGFO

TRDC Approved

Application No: 18/1676/FUL

Application: Single storey rear extension and loft conversion including hip-to-gable extension, rear dormer and front roof windows

Address: 51 Bateman Road Croxley Green WD3 3BL

CGPC NGFO

TRDC Approved

Application No: 18/1619/FUL

Application: Single storey front extension and conversion of garage to habitable accomodation.

Address: 1 Longmans Close Croxley Green WD18 8WP

CGPC Croxley Green Parish Council would like see that it is made clear that the materials chosen for the construction must match those already in place in order to maintain the character of the area.

TRDC Approved

Application No: 18/1717/FUL

Application: Part single, part two storey front extension, first floor side extension and single storey rear extension

Address: 13 Norwich Way Croxley Green Rickmansworth

CGPC NGFO

TRDC Approved

Application No: 18/1698/FUL

Application: Variation of Condition 6 (Sustainability) of planning permission 17/2039/FUL to make reference to a new sustainability and energy statement

Rickmansworth School Scots Hill Croxley Green

CGPC This application was noted by the committee

TRDC Approved

Application No: 18/1699/FUL

Application: Variation of Condition 7 (Sustainability) of planning permission 17/2038/FUL to make reference to a new sustainability and energy statement

Address: Rickmansworth School Scots Hill Croxley Green

CGPC This application was noted by the committee

TRDC Approved

Application No: 18/1657/FUL

Application: New front dormer window in existing roof slope and single storey rear extension

Address: 70 Sherborne Way Croxley Green Rickmansworth

CGPC NGFO

TRDC Approved

Application No: 18/1757/FUL

Application: Erection of single storey front extension, conversion of garage into habitable room and single storey rear extension

Address: 100 Valley Walk Croxley Green Rickmansworth

CGPC NGFO

TRDC Approved

Application No: 18/1718/FUL

Application: Single storey rear extension

Address: 5 Dickinson Square Croxley Green Rickmansworth

CGPC Comments were previously submitted

TRDC Approved

Application No: 18/1787/FUL

Application: Single rear extension and alterations to fenestration detail.

Address: 43 Ludlow Way Croxley Green WD3 3SJ

CGPC NGFO

TRDC Approved

Application No: 18/1597/FUL

Application: Part Retrospective: Part single storey and part two storey side and rear extensions, creation of new vehicular access from The Green and alterations to drive, alterations to landscaping including replacement boundary wall and gates

Address: 13 The Green Croxley Green Rickmansworth

CGPC CGPC would like this application to be called into the TRDC Planning Committee due to questions of over massing of the site and whether the location of the potential 'cross over' is safe.

TRDC Approved

Application No: 18/1609/FUL

Application: Replacement of current skate park with new skate park facility

Address: Croxley Green Skate Board Park Baldwins Lane Recreation Ground
Baldwins Lane

CGPC NGFO

TRDC Approved

Application No: 18/1822/FUL

Application: Conversion of garage into habitable accommodation

Address: 215 Baldwins Lane Croxley Green WD3 3LH

CGPC NGFO

TRDC Approved

REFUSED

None advised.

PD3265/18 Appeals Against Planning Applications

None advised

PD3266/18 TRDC Proposed Car Parking Scheme for Croxley Green

This matter was discussed earlier in the meeting – see above.

PD3267/18 P&D Budget 2019/20

The Clerk informed Members that no budget proposals had been received at present for the Committee. He reminded Members that proposals need to be received by him no later than 1 December.

The Clerk brought members attention to the Street Trees and Signage items in the P&D Budget and commented that at the last Council meeting when budgets were discussed a comment had been made as to whether Street Trees and signage should fall under the auspices of the Environment and Amenity Committee rather than P&D.

Resolved

- That the Street Tree and Signage budget items be moved from P&D to E&A.

PD3268/18 Closure

There being no further business, the Chairman closed the meeting at 9:19pm.

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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 1 NOVEMBER 2018 at 8.00 PM

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

Cllr Bains, Baldwin, Gallagher & Wallington

Voting Members: 5

Note Present: Cllr Hobbs

Members of the Public: 4

PD3257/18 Apologies for Absence

Apologies were received from Cllr Saxon.

PD3258/18 Declarations of Interest

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

PD3259/18 Representations from the Public

Representations were made by three people in respect of the TRDC proposed car parking scheme for Croxley Green. One resident stated that the proposals put forward by TRDC were confusing and lacked clarity. It was suggested that there be a public meeting at which representatives from TRDC should attend to explain the proposals in greater depth.

Another resident stated that the proposals were 'driving a wedge' into local street communities as there were mixed opinions on the need for the proposals particularly resident parking permits and the associated cost to the residents. It was also pointed out that some residents in the same street knew nothing of the proposals and when it was drawn to their attention were not in favour.

The Chairman proposed that under Standing Order 9.1.6 Agenda item PD3266/18 TRDC Proposed Car Parking Scheme be moved up the Agenda. The proposal was seconded.

PD3266/18 TRDC Proposed Car Parking Scheme for Croxley Green

The Chairman thanked the members of the public for their views and invited comment from members of the Committee.

Members expressed their concerns from their own experiences and those they represent in their own location and whilst there was a view that there should be some additional restrictions to inhibit commuter parking, the current proposals were probably too complex.

The Clerk commented that a Councillor, who was unable to attend the meeting, had sent him an email which he thought contained pertinent comment. It mentioned that some people had received the parking scheme consultation letter from Three Rivers and had said that they felt the approach taken didn't give them a fair say on the matter. Namely, that if they selected 'No', they weren't then able to express their preference as to whether any such parking scheme should be in enforcement for the entire day, for an hour only and so on. They felt that unless you say yes to the proposal, you don't get a vote as to preference on how the scheme should operate.

Members supported the need for a public meeting.

PD3260/18 Highways and Road Safety

The Chairman introduced this item and asked the Clerk to elaborate.

The Clerk advised that no matters regarding road safety had been formally brought to his attention other than the proposed parking scheme which has already been discussed.

PD3261/18 Minutes

Resolved:

- That the minutes of the meetings held on Thursday 4 October 2018 be approved and signed by the Chairman and it noted that the meeting scheduled for Thursday 18 October was cancelled.

PD3262/18 Matters Arising

There were no matters arising.

PD3263/18 Planning Applications

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

[Installation of replacement windows](#)

49 Evensyde Watford WD18 8WN

Ref. No: 18/1901/FUL | Received: Tue 18 Sep 2018 | Validated: Thu 27 Sep 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Installation of air conditioning unit](#)

156 Watford Road Croxley Green Rickmansworth Hertfordshire WD3 3BZ

Ref. No: 18/1914/FUL | Received: Wed 19 Sep 2018 | Validated: Mon 01 Oct 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Retrospective: Installation of a single storey rear canopy.](#)

50 Manor Way Croxley Green WD3 3LY

Ref. No: 18/1835/RSP | Received: Fri 07 Sep 2018 | Validated: Thu 04 Oct 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Single storey rear extension and conversion of garage into habitable accommodation](#)

52 Sycamore Road Croxley Green WD3 3TD

Ref. No: 18/1992/FUL | Received: Tue 02 Oct 2018 | Validated: Thu 04 Oct 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Single storey rear extension](#)

6 Sycamore Road Croxley Green WD3 3TD

Ref. No: 18/2079/FUL | Received: Mon 15 Oct 2018 | Validated: Mon 15 Oct 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Variation of Conditions 2 (Approved Plans), 8 (Permanent Access) and 32 (Construction Management Plan) and removal of Condition 11 (Temporary School Structures) of planning permission 17/2204/FUL to enable the construction of a permanent access prior to the first occupation of the school and the implementation of a temporary construction access from Baldwins Lane

Land North East Of Baldwins Lane Croxley Green Hertfordshire

Ref. No: 18/2040/FUL | Received: Mon 08 Oct 2018 | Validated: Fri 12 Oct 2018 | Status: Pending Decision

Croxley Green Parish Council Decision: NGFO

First floor extension to existing bungalow, including increase in ridge height to create two storey dwelling and installation of lantern style rooflights to existing rear extension roof

53 Rugby Way Croxley Green WD3 3PD

Ref. No: 18/2093/FUL | Received: Wed 17 Oct 2018 | Validated: Thu 18 Oct 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Part single, part two storey rear infill extension and loft conversion including increase in ridge height, hip to gable roof alteration and alterations to roof form of first floor rear projection

Island Home 27 New Road Croxley Green WD3 3EJ

Ref. No: 18/2099/FUL | Received: Wed 17 Oct 2018 | Validated: Fri 19 Oct 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Single storey side and rear extension

81 Watford Road Croxley Green WD3 3DT

Ref. No: 18/2092/FUL | Received: Wed 17 Oct 2018 | Validated: Thu 18 Oct 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Certificate of Lawfulness Existing Development: Roof extension including L-Shaped dormer, front rooflights, first floor flank window and removal of chimney stack to rear.

86 New Road Croxley Green WD3 3EP

Ref. No: 18/2123/CLED | Received: Mon 22 Oct 2018 | Validated: Mon 22 Oct 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: Noted

First floor and single storey side extension, loft conversion including increase in ridge and eaves height, hip to gable extensions, addition of front and rear rooflights, alterations to fenestration detail and external materials.

34 Watford Road Croxley Green WD3 3BJ

Ref. No: 18/2137/FUL | Received: Tue 23 Oct 2018 | Validated: Tue 23 Oct 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: Object. The proposed development is considered excessively prominent in relation to adjacent properties and the general street scene and does not respect the character of the street in respect of roof form. Accordingly it is considered not to comply with the design criteria of the Local Development Plan.

Demolition of existing garage and construction of two storey front, side and rear extensions and single storey rear extension

65 Repton Way Croxley Green Rickmansworth Hertfordshire WD3 3PN
Ref. No: 18/2064/FUL | Received: Thu 11 Oct 2018 | Validated: Thu 25 Oct 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Re-building and repair of damaged structure

Coach And Horses Public House The Green Croxley Green WD3 3HX
Ref. No: 18/2077/LBC | Received: Mon 15 Oct 2018 | Validated: Fri 26 Oct 2018 | Status:

Requests for consultation

Croxley Green Parish Council Decision: NGFO

Pre-Planning Application Consultation for telecoms replacement installation at Grass Verge Outside Premier Inn, Ascot Road, Watford, WD18 7DA

Croxley Green Parish Council Decision: No comment.

PD3264/18 Recent Decisions by Thee Rivers District Council

Approved

Application No: 18/1550/FUL

Application: Demolition of existing dwelling and erection of replacement detached dwelling with basement

Address: Whitestocks Farm Loudwater Lane Loudwater

CGPC NGFO

TRDC Approved

Application No: 18/1738/LBC

Application: Listed Building Consent: Reconstruction and repairs to boundary wall

Address: Croxley House The Green Croxley Green

CGPC Croxley Green Parish Council are fully supportive of this application

TRDC Approved

Application No: 18/1774/FUL

Application: Two storey side and rear extension, single storey rear extension, internal

alterations and increase in hardstanding to frontage (Amendment to planning permission 18/1273/FUL).

Address: 11 Lancing Way Croxley Green WD3 3LW

CGPC NGFO

TRDC Approved

Application No: 18/1676/FUL

Application: Single storey rear extension and loft conversion including hip-to-gable extension, rear dormer and front roof windows

Address: 51 Bateman Road Croxley Green WD3 3BL

CGPC NGFO

TRDC Approved

Application No: 18/1619/FUL

Application: Single storey front extension and conversion of garage to habitable accomodation.

Address: 1 Longmans Close Croxley Green WD18 8WP

CGPC Croxley Green Parish Council would like see that it is made clear that the materials chosen for the construction must match those already in place in order to maintain the character of the area.

TRDC Approved

Application No: 18/1717/FUL

Application: Part single, part two storey front extension, first floor side extension and single storey rear extension

Address: 13 Norwich Way Croxley Green Rickmansworth

CGPC NGFO

TRDC Approved

Application No: 18/1698/FUL

Application: Variation of Condition 6 (Sustainability) of planning permission 17/2039/FUL to make reference to a new sustainability and energy statement

Rickmansworth School Scots Hill Croxley Green

CGPC This application was noted by the committee

TRDC Approved

Application No: 18/1699/FUL

Application: Variation of Condition 7 (Sustainability) of planning permission 17/2038/FUL to make reference to a new sustainability and energy statement

Address: Rickmansworth School Scots Hill Croxley Green

CGPC This application was noted by the committee

TRDC Approved

Application No: 18/1657/FUL

Application: New front dormer window in existing roof slope and single storey rear extension

Address: 70 Sherborne Way Croxley Green Rickmansworth

CGPC NGFO

TRDC Approved

Application No: 18/1757/FUL

Application: Erection of single storey front extension, conversion of garage into habitable room and single storey rear extension

Address: 100 Valley Walk Croxley Green Rickmansworth

CGPC NGFO

TRDC Approved

Application No: 18/1718/FUL

Application: Single storey rear extension

Address: 5 Dickinson Square Croxley Green Rickmansworth

CGPC Comments were previously submitted

TRDC Approved

Application No: 18/1787/FUL

Application: Single rear extension and alterations to fenestration detail.

Address: 43 Ludlow Way Croxley Green WD3 3SJ

CGPC NGFO

TRDC Approved

Application No: 18/1597/FUL

Application: Part Retrospective: Part single storey and part two storey side and rear extensions, creation of new vehicular access from The Green and alterations to drive, alterations to landscaping including replacement boundary wall and gates

Address: 13 The Green Croxley Green Rickmansworth

CGPC CGPC would like this application to be called into the TRDC Planning Committee due to questions of over massing of the site and whether the location of the potential 'cross over' is safe.

TRDC Approved

Application No: 18/1609/FUL

Application: Replacement of current skate park with new skate park facility

Address: Croxley Green Skate Board Park Baldwins Lane Recreation Ground
Baldwins Lane

CGPC NGFO

TRDC Approved

Application No: 18/1822/FUL

Application: Conversion of garage into habitable accommodation

Address: 215 Baldwins Lane Croxley Green WD3 3LH

CGPC NGFO

TRDC Approved

REFUSED

None advised.

PD3265/18 Appeals Against Planning Applications

None advised

PD3266/18 TRDC Proposed Car Parking Scheme for Croxley Green

This matter was discussed earlier in the meeting – see above.

PD3267/18 P&D Budget 2019/20

The Clerk informed Members that no budget proposals had been received at present for the Committee. He reminded Members that proposals need to be received by him no later than 1 December.

The Clerk brought members attention to the Street Trees and Signage items in the P&D Budget and commented that at the last Council meeting when budgets were discussed a comment had been made as to whether Street Trees and signage should fall under the auspices of the Environment and Amenity Committee rather than P&D.

Resolved

- That the Street Tree and Signage budget items be moved from P&D to E&A.

PD3268/18 Closure

There being no further business, the Chairman closed the meeting at 9:19pm.

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Community Way
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Rickmansworth
Hertfordshire WD3 3SU

MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON THURSDAY 1 NOVEMBER 2018 at 8.00 PM

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

Cllr Bains, Baldwin, Gallagher & Wallington

Voting Members: 5

Note Present: Cllr Hobbs

Members of the Public: 4

PD3257/18 Apologies for Absence

Apologies were received from Cllr Saxon.

PD3258/18 Declarations of Interest

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

PD3259/18 Representations from the Public

Representations were made by three people in respect of the TRDC proposed car parking scheme for Croxley Green. One resident stated that the proposals put forward by TRDC were confusing and lacked clarity. It was suggested that there be a public meeting at which representatives from TRDC should attend to explain the proposals in greater depth.

Another resident stated that the proposals were 'driving a wedge' into local street communities as there were mixed opinions on the need for the proposals particularly resident parking permits and the associated cost to the residents. It was also pointed out that some residents in the same street knew nothing of the proposals and when it was drawn to their attention were not in favour.

The Chairman proposed that under Standing Order 9.1.6 Agenda item PD3266/18 TRDC Proposed Car Parking Scheme be moved up the Agenda. The proposal was seconded.

PD3266/18 TRDC Proposed Car Parking Scheme for Croxley Green

The Chairman thanked the members of the public for their views and invited comment from members of the Committee.

Members expressed their concerns from their own experiences and those they represent in their own location and whilst there was a view that there should be some additional restrictions to inhibit commuter parking, the current proposals were probably too complex.

The Clerk commented that a Councillor, who was unable to attend the meeting, had sent him an email which he thought contained pertinent comment. It mentioned that some people had received the parking scheme consultation letter from Three Rivers and had said that they felt the approach taken didn't give them a fair say on the matter. Namely, that if they selected 'No', they weren't then able to express their preference as to whether any such parking scheme should be in enforcement for the entire day, for an hour only and so on. They felt that unless you say yes to the proposal, you don't get a vote as to preference on how the scheme should operate.

Members supported the need for a public meeting.

PD3260/18 Highways and Road Safety

The Chairman introduced this item and asked the Clerk to elaborate.

The Clerk advised that no matters regarding road safety had been formally brought to his attention other than the proposed parking scheme which has already been discussed.

PD3261/18 Minutes

Resolved:

- That the minutes of the meetings held on Thursday 4 October 2018 be approved and signed by the Chairman and it noted that the meeting scheduled for Thursday 18 October was cancelled.

PD3262/18 Matters Arising

There were no matters arising.

PD3263/18 Planning Applications

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

[Installation of replacement windows](#)

49 Evensyde Watford WD18 8WN

Ref. No: 18/1901/FUL | Received: Tue 18 Sep 2018 | Validated: Thu 27 Sep 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Installation of air conditioning unit](#)

156 Watford Road Croxley Green Rickmansworth Hertfordshire WD3 3BZ

Ref. No: 18/1914/FUL | Received: Wed 19 Sep 2018 | Validated: Mon 01 Oct 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Retrospective: Installation of a single storey rear canopy.](#)

50 Manor Way Croxley Green WD3 3LY

Ref. No: 18/1835/RSP | Received: Fri 07 Sep 2018 | Validated: Thu 04 Oct 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Single storey rear extension and conversion of garage into habitable accommodation](#)

52 Sycamore Road Croxley Green WD3 3TD

Ref. No: 18/1992/FUL | Received: Tue 02 Oct 2018 | Validated: Thu 04 Oct 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Single storey rear extension](#)

6 Sycamore Road Croxley Green WD3 3TD

Ref. No: 18/2079/FUL | Received: Mon 15 Oct 2018 | Validated: Mon 15 Oct 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Variation of Conditions 2 (Approved Plans), 8 (Permanent Access) and 32 (Construction Management Plan) and removal of Condition 11 (Temporary School Structures) of planning permission 17/2204/FUL to enable the construction of a permanent access prior to the first occupation of the school and the implementation of a temporary construction access from Baldwins Lane

Land North East Of Baldwins Lane Croxley Green Hertfordshire

Ref. No: 18/2040/FUL | Received: Mon 08 Oct 2018 | Validated: Fri 12 Oct 2018 | Status: Pending Decision

Croxley Green Parish Council Decision: NGFO

First floor extension to existing bungalow, including increase in ridge height to create two storey dwelling and installation of lantern style rooflights to existing rear extension roof

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Ref. No: 18/2093/FUL | Received: Wed 17 Oct 2018 | Validated: Thu 18 Oct 2018 | Status: Pending Consideration

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Part single, part two storey rear infill extension and loft conversion including increase in ridge height, hip to gable roof alteration and alterations to roof form of first floor rear projection

Island Home 27 New Road Croxley Green WD3 3EJ

Ref. No: 18/2099/FUL | Received: Wed 17 Oct 2018 | Validated: Fri 19 Oct 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Single storey side and rear extension

81 Watford Road Croxley Green WD3 3DT

Ref. No: 18/2092/FUL | Received: Wed 17 Oct 2018 | Validated: Thu 18 Oct 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Certificate of Lawfulness Existing Development: Roof extension including L-Shaped dormer, front rooflights, first floor flank window and removal of chimney stack to rear.

86 New Road Croxley Green WD3 3EP

Ref. No: 18/2123/CLED | Received: Mon 22 Oct 2018 | Validated: Mon 22 Oct 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: Noted

First floor and single storey side extension, loft conversion including increase in ridge and eaves height, hip to gable extensions, addition of front and rear rooflights, alterations to fenestration detail and external materials.

34 Watford Road Croxley Green WD3 3BJ

Ref. No: 18/2137/FUL | Received: Tue 23 Oct 2018 | Validated: Tue 23 Oct 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: Object. The proposed development is considered excessively prominent in relation to adjacent properties and the general street scene and does not respect the character of the street in respect of roof form. Accordingly it is considered not to comply with the design criteria of the Local Development Plan.

Demolition of existing garage and construction of two storey front, side and rear extensions and single storey rear extension

65 Repton Way Croxley Green Rickmansworth Hertfordshire WD3 3PN
Ref. No: 18/2064/FUL | Received: Thu 11 Oct 2018 | Validated: Thu 25 Oct 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Re-building and repair of damaged structure

Coach And Horses Public House The Green Croxley Green WD3 3HX
Ref. No: 18/2077/LBC | Received: Mon 15 Oct 2018 | Validated: Fri 26 Oct 2018 | Status:

Requests for consultation

Croxley Green Parish Council Decision: NGFO

Pre-Planning Application Consultation for telecoms replacement installation at Grass Verge Outside Premier Inn, Ascot Road, Watford, WD18 7DA

Croxley Green Parish Council Decision: No comment.

PD3264/18 Recent Decisions by Thee Rivers District Council

Approved

Application No: 18/1550/FUL

Application: Demolition of existing dwelling and erection of replacement detached dwelling with basement

Address: Whitestocks Farm Loudwater Lane Loudwater

CGPC NGFO

TRDC Approved

Application No: 18/1738/LBC

Application: Listed Building Consent: Reconstruction and repairs to boundary wall

Address: Croxley House The Green Croxley Green

CGPC Croxley Green Parish Council are fully supportive of this application

TRDC Approved

Application No: 18/1774/FUL

Application: Two storey side and rear extension, single storey rear extension, internal

alterations and increase in hardstanding to frontage (Amendment to planning permission 18/1273/FUL).

Address: 11 Lancing Way Croxley Green WD3 3LW

CGPC NGFO

TRDC Approved

Application No: 18/1676/FUL

Application: Single storey rear extension and loft conversion including hip-to-gable extension, rear dormer and front roof windows

Address: 51 Bateman Road Croxley Green WD3 3BL

CGPC NGFO

TRDC Approved

Application No: 18/1619/FUL

Application: Single storey front extension and conversion of garage to habitable accomodation.

Address: 1 Longmans Close Croxley Green WD18 8WP

CGPC Croxley Green Parish Council would like see that it is made clear that the materials chosen for the construction must match those already in place in order to maintain the character of the area.

TRDC Approved

Application No: 18/1717/FUL

Application: Part single, part two storey front extension, first floor side extension and single storey rear extension

Address: 13 Norwich Way Croxley Green Rickmansworth

CGPC NGFO

TRDC Approved

Application No: 18/1698/FUL

Application: Variation of Condition 6 (Sustainability) of planning permission 17/2039/FUL to make reference to a new sustainability and energy statement

Rickmansworth School Scots Hill Croxley Green

CGPC This application was noted by the committee

TRDC Approved

Application No: 18/1699/FUL

Application: Variation of Condition 7 (Sustainability) of planning permission 17/2038/FUL to make reference to a new sustainability and energy statement

Address: Rickmansworth School Scots Hill Croxley Green

CGPC This application was noted by the committee

TRDC Approved

Application No: 18/1657/FUL

Application: New front dormer window in existing roof slope and single storey rear extension

Address: 70 Sherborne Way Croxley Green Rickmansworth

CGPC NGFO

TRDC Approved

Application No: 18/1757/FUL

Application: Erection of single storey front extension, conversion of garage into habitable room and single storey rear extension

Address: 100 Valley Walk Croxley Green Rickmansworth

CGPC NGFO

TRDC Approved

Application No: 18/1718/FUL

Application: Single storey rear extension

Address: 5 Dickinson Square Croxley Green Rickmansworth

CGPC Comments were previously submitted

TRDC Approved

Application No: 18/1787/FUL

Application: Single rear extension and alterations to fenestration detail.

Address: 43 Ludlow Way Croxley Green WD3 3SJ

CGPC NGFO

TRDC Approved

Application No: 18/1597/FUL

Application: Part Retrospective: Part single storey and part two storey side and rear extensions, creation of new vehicular access from The Green and alterations to drive, alterations to landscaping including replacement boundary wall and gates

Address: 13 The Green Croxley Green Rickmansworth

CGPC CGPC would like this application to be called into the TRDC Planning Committee due to questions of over massing of the site and whether the location of the potential 'cross over' is safe.

TRDC Approved

Application No: 18/1609/FUL

Application: Replacement of current skate park with new skate park facility

Address: Croxley Green Skate Board Park Baldwins Lane Recreation Ground
Baldwins Lane

CGPC NGFO

TRDC Approved

Application No: 18/1822/FUL

Application: Conversion of garage into habitable accommodation

Address: 215 Baldwins Lane Croxley Green WD3 3LH

CGPC NGFO

TRDC Approved

REFUSED

None advised.

PD3265/18 Appeals Against Planning Applications

None advised

PD3266/18 TRDC Proposed Car Parking Scheme for Croxley Green

This matter was discussed earlier in the meeting – see above.

PD3267/18 P&D Budget 2019/20

The Clerk informed Members that no budget proposals had been received at present for the Committee. He reminded Members that proposals need to be received by him no later than 1 December.

The Clerk brought members attention to the Street Trees and Signage items in the P&D Budget and commented that at the last Council meeting when budgets were discussed a comment had been made as to whether Street Trees and signage should fall under the auspices of the Environment and Amenity Committee rather than P&D.

Resolved

- That the Street Tree and Signage budget items be moved from P&D to E&A.

PD3268/18 Closure

There being no further business, the Chairman closed the meeting at 9:19pm.

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Community Way
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Rickmansworth
Hertfordshire WD3 3SU

MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON THURSDAY 1 NOVEMBER 2018 at 8.00 PM

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

Cllr Bains, Baldwin, Gallagher & Wallington

Voting Members: 5

Note Present: Cllr Hobbs

Members of the Public: 4

PD3257/18 Apologies for Absence

Apologies were received from Cllr Saxon.

PD3258/18 Declarations of Interest

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

PD3259/18 Representations from the Public

Representations were made by three people in respect of the TRDC proposed car parking scheme for Croxley Green. One resident stated that the proposals put forward by TRDC were confusing and lacked clarity. It was suggested that there be a public meeting at which representatives from TRDC should attend to explain the proposals in greater depth.

Another resident stated that the proposals were 'driving a wedge' into local street communities as there were mixed opinions on the need for the proposals particularly resident parking permits and the associated cost to the residents. It was also pointed out that some residents in the same street knew nothing of the proposals and when it was drawn to their attention were not in favour.

The Chairman proposed that under Standing Order 9.1.6 Agenda item PD3266/18 TRDC Proposed Car Parking Scheme be moved up the Agenda. The proposal was seconded.

PD3266/18 TRDC Proposed Car Parking Scheme for Croxley Green

The Chairman thanked the members of the public for their views and invited comment from members of the Committee.

Members expressed their concerns from their own experiences and those they represent in their own location and whilst there was a view that there should be some additional restrictions to inhibit commuter parking, the current proposals were probably too complex.

The Clerk commented that a Councillor, who was unable to attend the meeting, had sent him an email which he thought contained pertinent comment. It mentioned that some people had received the parking scheme consultation letter from Three Rivers and had said that they felt the approach taken didn't give them a fair say on the matter. Namely, that if they selected 'No', they weren't then able to express their preference as to whether any such parking scheme should be in enforcement for the entire day, for an hour only and so on. They felt that unless you say yes to the proposal, you don't get a vote as to preference on how the scheme should operate.

Members supported the need for a public meeting.

PD3260/18 Highways and Road Safety

The Chairman introduced this item and asked the Clerk to elaborate.

The Clerk advised that no matters regarding road safety had been formally brought to his attention other than the proposed parking scheme which has already been discussed.

PD3261/18 Minutes

Resolved:

- That the minutes of the meetings held on Thursday 4 October 2018 be approved and signed by the Chairman and it noted that the meeting scheduled for Thursday 18 October was cancelled.

PD3262/18 Matters Arising

There were no matters arising.

PD3263/18 Planning Applications

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

[Installation of replacement windows](#)

49 Evensyde Watford WD18 8WN

Ref. No: 18/1901/FUL | Received: Tue 18 Sep 2018 | Validated: Thu 27 Sep 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Installation of air conditioning unit](#)

156 Watford Road Croxley Green Rickmansworth Hertfordshire WD3 3BZ

Ref. No: 18/1914/FUL | Received: Wed 19 Sep 2018 | Validated: Mon 01 Oct 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Retrospective: Installation of a single storey rear canopy.](#)

50 Manor Way Croxley Green WD3 3LY

Ref. No: 18/1835/RSP | Received: Fri 07 Sep 2018 | Validated: Thu 04 Oct 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Single storey rear extension and conversion of garage into habitable accommodation](#)

52 Sycamore Road Croxley Green WD3 3TD

Ref. No: 18/1992/FUL | Received: Tue 02 Oct 2018 | Validated: Thu 04 Oct 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Single storey rear extension](#)

6 Sycamore Road Croxley Green WD3 3TD

Ref. No: 18/2079/FUL | Received: Mon 15 Oct 2018 | Validated: Mon 15 Oct 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Variation of Conditions 2 (Approved Plans), 8 (Permanent Access) and 32 (Construction Management Plan) and removal of Condition 11 (Temporary School Structures) of planning permission 17/2204/FUL to enable the construction of a permanent access prior to the first occupation of the school and the implementation of a temporary construction access from Baldwins Lane

Land North East Of Baldwins Lane Croxley Green Hertfordshire

Ref. No: 18/2040/FUL | Received: Mon 08 Oct 2018 | Validated: Fri 12 Oct 2018 | Status: Pending Decision

Croxley Green Parish Council Decision: NGFO

First floor extension to existing bungalow, including increase in ridge height to create two storey dwelling and installation of lantern style rooflights to existing rear extension roof

53 Rugby Way Croxley Green WD3 3PD

Ref. No: 18/2093/FUL | Received: Wed 17 Oct 2018 | Validated: Thu 18 Oct 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Part single, part two storey rear infill extension and loft conversion including increase in ridge height, hip to gable roof alteration and alterations to roof form of first floor rear projection

Island Home 27 New Road Croxley Green WD3 3EJ

Ref. No: 18/2099/FUL | Received: Wed 17 Oct 2018 | Validated: Fri 19 Oct 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Single storey side and rear extension

81 Watford Road Croxley Green WD3 3DT

Ref. No: 18/2092/FUL | Received: Wed 17 Oct 2018 | Validated: Thu 18 Oct 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Certificate of Lawfulness Existing Development: Roof extension including L-Shaped dormer, front rooflights, first floor flank window and removal of chimney stack to rear.

86 New Road Croxley Green WD3 3EP

Ref. No: 18/2123/CLED | Received: Mon 22 Oct 2018 | Validated: Mon 22 Oct 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: Noted

First floor and single storey side extension, loft conversion including increase in ridge and eaves height, hip to gable extensions, addition of front and rear rooflights, alterations to fenestration detail and external materials.

34 Watford Road Croxley Green WD3 3BJ

Ref. No: 18/2137/FUL | Received: Tue 23 Oct 2018 | Validated: Tue 23 Oct 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: Object. The proposed development is considered excessively prominent in relation to adjacent properties and the general street scene and does not respect the character of the street in respect of roof form. Accordingly it is considered not to comply with the design criteria of the Local Development Plan.

Demolition of existing garage and construction of two storey front, side and rear extensions and single storey rear extension

65 Repton Way Croxley Green Rickmansworth Hertfordshire WD3 3PN
Ref. No: 18/2064/FUL | Received: Thu 11 Oct 2018 | Validated: Thu 25 Oct 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Re-building and repair of damaged structure

Coach And Horses Public House The Green Croxley Green WD3 3HX
Ref. No: 18/2077/LBC | Received: Mon 15 Oct 2018 | Validated: Fri 26 Oct 2018 | Status:

Requests for consultation

Croxley Green Parish Council Decision: NGFO

Pre-Planning Application Consultation for telecoms replacement installation at Grass Verge Outside Premier Inn, Ascot Road, Watford, WD18 7DA

Croxley Green Parish Council Decision: No comment.

PD3264/18 Recent Decisions by Thee Rivers District Council

Approved

Application No: 18/1550/FUL

Application: Demolition of existing dwelling and erection of replacement detached dwelling with basement

Address: Whitestocks Farm Loudwater Lane Loudwater

CGPC NGFO

TRDC Approved

Application No: 18/1738/LBC

Application: Listed Building Consent: Reconstruction and repairs to boundary wall

Address: Croxley House The Green Croxley Green

CGPC Croxley Green Parish Council are fully supportive of this application

TRDC Approved

Application No: 18/1774/FUL

Application: Two storey side and rear extension, single storey rear extension, internal

alterations and increase in hardstanding to frontage (Amendment to planning permission 18/1273/FUL).

Address: 11 Lancing Way Croxley Green WD3 3LW

CGPC NGFO

TRDC Approved

Application No: 18/1676/FUL

Application: Single storey rear extension and loft conversion including hip-to-gable extension, rear dormer and front roof windows

Address: 51 Bateman Road Croxley Green WD3 3BL

CGPC NGFO

TRDC Approved

Application No: 18/1619/FUL

Application: Single storey front extension and conversion of garage to habitable accomodation.

Address: 1 Longmans Close Croxley Green WD18 8WP

CGPC Croxley Green Parish Council would like see that it is made clear that the materials chosen for the construction must match those already in place in order to maintain the character of the area.

TRDC Approved

Application No: 18/1717/FUL

Application: Part single, part two storey front extension, first floor side extension and single storey rear extension

Address: 13 Norwich Way Croxley Green Rickmansworth

CGPC NGFO

TRDC Approved

Application No: 18/1698/FUL

Application: Variation of Condition 6 (Sustainability) of planning permission 17/2039/FUL to make reference to a new sustainability and energy statement

Rickmansworth School Scots Hill Croxley Green

CGPC This application was noted by the committee

TRDC Approved

Application No: 18/1699/FUL

Application: Variation of Condition 7 (Sustainability) of planning permission 17/2038/FUL to make reference to a new sustainability and energy statement

Address: Rickmansworth School Scots Hill Croxley Green

CGPC This application was noted by the committee

TRDC Approved

Application No: 18/1657/FUL

Application: New front dormer window in existing roof slope and single storey rear extension

Address: 70 Sherborne Way Croxley Green Rickmansworth

CGPC NGFO

TRDC Approved

Application No: 18/1757/FUL

Application: Erection of single storey front extension, conversion of garage into habitable room and single storey rear extension

Address: 100 Valley Walk Croxley Green Rickmansworth

CGPC NGFO

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Application No: 18/1718/FUL

Application: Single storey rear extension

Address: 5 Dickinson Square Croxley Green Rickmansworth

CGPC Comments were previously submitted

TRDC Approved

Application No: 18/1787/FUL

Application: Single rear extension and alterations to fenestration detail.

Address: 43 Ludlow Way Croxley Green WD3 3SJ

CGPC NGFO

TRDC Approved

Application No: 18/1597/FUL

Application: Part Retrospective: Part single storey and part two storey side and rear extensions, creation of new vehicular access from The Green and alterations to drive, alterations to landscaping including replacement boundary wall and gates

Address: 13 The Green Croxley Green Rickmansworth

CGPC CGPC would like this application to be called into the TRDC Planning Committee due to questions of over massing of the site and whether the location of the potential 'cross over' is safe.

TRDC Approved

Application No: 18/1609/FUL

Application: Replacement of current skate park with new skate park facility

Address: Croxley Green Skate Board Park Baldwins Lane Recreation Ground
Baldwins Lane

CGPC NGFO

TRDC Approved

Application No: 18/1822/FUL

Application: Conversion of garage into habitable accommodation

Address: 215 Baldwins Lane Croxley Green WD3 3LH

CGPC NGFO

TRDC Approved

REFUSED

None advised.

PD3265/18 Appeals Against Planning Applications

None advised

PD3266/18 TRDC Proposed Car Parking Scheme for Croxley Green

This matter was discussed earlier in the meeting – see above.

PD3267/18 P&D Budget 2019/20

The Clerk informed Members that no budget proposals had been received at present for the Committee. He reminded Members that proposals need to be received by him no later than 1 December.

The Clerk brought members attention to the Street Trees and Signage items in the P&D Budget and commented that at the last Council meeting when budgets were discussed a comment had been made as to whether Street Trees and signage should fall under the auspices of the Environment and Amenity Committee rather than P&D.

Resolved

- That the Street Tree and Signage budget items be moved from P&D to E&A.

PD3268/18 Closure

There being no further business, the Chairman closed the meeting at 9:19pm.

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MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON THURSDAY 1 NOVEMBER 2018 at 8.00 PM

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

Cllr Bains, Baldwin, Gallagher & Wallington

Voting Members: 5

Note Present: Cllr Hobbs

Members of the Public: 4

PD3257/18 Apologies for Absence

Apologies were received from Cllr Saxon.

PD3258/18 Declarations of Interest

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

PD3259/18 Representations from the Public

Representations were made by three people in respect of the TRDC proposed car parking scheme for Croxley Green. One resident stated that the proposals put forward by TRDC were confusing and lacked clarity. It was suggested that there be a public meeting at which representatives from TRDC should attend to explain the proposals in greater depth.

Another resident stated that the proposals were 'driving a wedge' into local street communities as there were mixed opinions on the need for the proposals particularly resident parking permits and the associated cost to the residents. It was also pointed out that some residents in the same street knew nothing of the proposals and when it was drawn to their attention were not in favour.

The Chairman proposed that under Standing Order 9.1.6 Agenda item PD3266/18 TRDC Proposed Car Parking Scheme be moved up the Agenda. The proposal was seconded.

PD3266/18 TRDC Proposed Car Parking Scheme for Croxley Green

The Chairman thanked the members of the public for their views and invited comment from members of the Committee.

Members expressed their concerns from their own experiences and those they represent in their own location and whilst there was a view that there should be some additional restrictions to inhibit commuter parking, the current proposals were probably too complex.

The Clerk commented that a Councillor, who was unable to attend the meeting, had sent him an email which he thought contained pertinent comment. It mentioned that some people had received the parking scheme consultation letter from Three Rivers and had said that they felt the approach taken didn't give them a fair say on the matter. Namely, that if they selected 'No', they weren't then able to express their preference as to whether any such parking scheme should be in enforcement for the entire day, for an hour only and so on. They felt that unless you say yes to the proposal, you don't get a vote as to preference on how the scheme should operate.

Members supported the need for a public meeting.

PD3260/18 Highways and Road Safety

The Chairman introduced this item and asked the Clerk to elaborate.

The Clerk advised that no matters regarding road safety had been formally brought to his attention other than the proposed parking scheme which has already been discussed.

PD3261/18 Minutes

Resolved:

- That the minutes of the meetings held on Thursday 4 October 2018 be approved and signed by the Chairman and it noted that the meeting scheduled for Thursday 18 October was cancelled.

PD3262/18 Matters Arising

There were no matters arising.

PD3263/18 Planning Applications

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

[Installation of replacement windows](#)

49 Evensyde Watford WD18 8WN

Ref. No: 18/1901/FUL | Received: Tue 18 Sep 2018 | Validated: Thu 27 Sep 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Installation of air conditioning unit](#)

156 Watford Road Croxley Green Rickmansworth Hertfordshire WD3 3BZ

Ref. No: 18/1914/FUL | Received: Wed 19 Sep 2018 | Validated: Mon 01 Oct 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Retrospective: Installation of a single storey rear canopy.](#)

50 Manor Way Croxley Green WD3 3LY

Ref. No: 18/1835/RSP | Received: Fri 07 Sep 2018 | Validated: Thu 04 Oct 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Single storey rear extension and conversion of garage into habitable accommodation](#)

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Ref. No: 18/1992/FUL | Received: Tue 02 Oct 2018 | Validated: Thu 04 Oct 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Single storey rear extension](#)

6 Sycamore Road Croxley Green WD3 3TD

Ref. No: 18/2079/FUL | Received: Mon 15 Oct 2018 | Validated: Mon 15 Oct 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Variation of Conditions 2 (Approved Plans), 8 (Permanent Access) and 32 (Construction Management Plan) and removal of Condition 11 (Temporary School Structures) of planning permission 17/2204/FUL to enable the construction of a permanent access prior to the first occupation of the school and the implementation of a temporary construction access from Baldwins Lane

Land North East Of Baldwins Lane Croxley Green Hertfordshire

Ref. No: 18/2040/FUL | Received: Mon 08 Oct 2018 | Validated: Fri 12 Oct 2018 | Status: Pending Decision

Croxley Green Parish Council Decision: NGFO

First floor extension to existing bungalow, including increase in ridge height to create two storey dwelling and installation of lantern style rooflights to existing rear extension roof

53 Rugby Way Croxley Green WD3 3PD

Ref. No: 18/2093/FUL | Received: Wed 17 Oct 2018 | Validated: Thu 18 Oct 2018 | Status: Pending Consideration

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Part single, part two storey rear infill extension and loft conversion including increase in ridge height, hip to gable roof alteration and alterations to roof form of first floor rear projection

Island Home 27 New Road Croxley Green WD3 3EJ

Ref. No: 18/2099/FUL | Received: Wed 17 Oct 2018 | Validated: Fri 19 Oct 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Single storey side and rear extension

81 Watford Road Croxley Green WD3 3DT

Ref. No: 18/2092/FUL | Received: Wed 17 Oct 2018 | Validated: Thu 18 Oct 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Certificate of Lawfulness Existing Development: Roof extension including L-Shaped dormer, front rooflights, first floor flank window and removal of chimney stack to rear.

86 New Road Croxley Green WD3 3EP

Ref. No: 18/2123/CLED | Received: Mon 22 Oct 2018 | Validated: Mon 22 Oct 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: Noted

First floor and single storey side extension, loft conversion including increase in ridge and eaves height, hip to gable extensions, addition of front and rear rooflights, alterations to fenestration detail and external materials.

34 Watford Road Croxley Green WD3 3BJ

Ref. No: 18/2137/FUL | Received: Tue 23 Oct 2018 | Validated: Tue 23 Oct 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: Object. The proposed development is considered excessively prominent in relation to adjacent properties and the general street scene and does not respect the character of the street in respect of roof form. Accordingly it is considered not to comply with the design criteria of the Local Development Plan.

Demolition of existing garage and construction of two storey front, side and rear extensions and single storey rear extension

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PD3264/18 Recent Decisions by Thee Rivers District Council

Approved

Application No: 18/1550/FUL

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alterations and increase in hardstanding to frontage (Amendment to planning permission 18/1273/FUL).

Address: 11 Lancing Way Croxley Green WD3 3LW

CGPC NGFO

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Application No: 18/1676/FUL

Application: Single storey rear extension and loft conversion including hip-to-gable extension, rear dormer and front roof windows

Address: 51 Bateman Road Croxley Green WD3 3BL

CGPC NGFO

TRDC Approved

Application No: 18/1619/FUL

Application: Single storey front extension and conversion of garage to habitable accomodation.

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Application No: 18/1717/FUL

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Address: 13 Norwich Way Croxley Green Rickmansworth

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Application No: 18/1698/FUL

Application: Variation of Condition 6 (Sustainability) of planning permission 17/2039/FUL to make reference to a new sustainability and energy statement

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Application No: 18/1757/FUL

Application: Erection of single storey front extension, conversion of garage into habitable room and single storey rear extension

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Application: Single rear extension and alterations to fenestration detail.

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TRDC Approved

Application No: 18/1597/FUL

Application: Part Retrospective: Part single storey and part two storey side and rear extensions, creation of new vehicular access from The Green and alterations to drive, alterations to landscaping including replacement boundary wall and gates

Address: 13 The Green Croxley Green Rickmansworth

CGPC CGPC would like this application to be called into the TRDC Planning Committee due to questions of over massing of the site and whether the location of the potential 'cross over' is safe.

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Application No: 18/1609/FUL

Application: Replacement of current skate park with new skate park facility

Address: Croxley Green Skate Board Park Baldwins Lane Recreation Ground
Baldwins Lane

CGPC NGFO

TRDC Approved

Application No: 18/1822/FUL

Application: Conversion of garage into habitable accommodation

Address: 215 Baldwins Lane Croxley Green WD3 3LH

CGPC NGFO

TRDC Approved

REFUSED

None advised.

PD3265/18 Appeals Against Planning Applications

None advised

PD3266/18 TRDC Proposed Car Parking Scheme for Croxley Green

This matter was discussed earlier in the meeting – see above.

PD3267/18 P&D Budget 2019/20

The Clerk informed Members that no budget proposals had been received at present for the Committee. He reminded Members that proposals need to be received by him no later than 1 December.

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Resolved

- That the Street Tree and Signage budget items be moved from P&D to E&A.

PD3268/18 Closure

There being no further business, the Chairman closed the meeting at 9:19pm.

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MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON THURSDAY 1 NOVEMBER 2018 at 8.00 PM

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

Cllr Bains, Baldwin, Gallagher & Wallington

Voting Members: 5

Note Present: Cllr Hobbs

Members of the Public: 4

PD3257/18 Apologies for Absence

Apologies were received from Cllr Saxon.

PD3258/18 Declarations of Interest

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

PD3259/18 Representations from the Public

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The Chairman proposed that under Standing Order 9.1.6 Agenda item PD3266/18 TRDC Proposed Car Parking Scheme be moved up the Agenda. The proposal was seconded.

PD3266/18 TRDC Proposed Car Parking Scheme for Croxley Green

The Chairman thanked the members of the public for their views and invited comment from members of the Committee.

Members expressed their concerns from their own experiences and those they represent in their own location and whilst there was a view that there should be some additional restrictions to inhibit commuter parking, the current proposals were probably too complex.

The Clerk commented that a Councillor, who was unable to attend the meeting, had sent him an email which he thought contained pertinent comment. It mentioned that some people had received the parking scheme consultation letter from Three Rivers and had said that they felt the approach taken didn't give them a fair say on the matter. Namely, that if they selected 'No', they weren't then able to express their preference as to whether any such parking scheme should be in enforcement for the entire day, for an hour only and so on. They felt that unless you say yes to the proposal, you don't get a vote as to preference on how the scheme should operate.

Members supported the need for a public meeting.

PD3260/18 Highways and Road Safety

The Chairman introduced this item and asked the Clerk to elaborate.

The Clerk advised that no matters regarding road safety had been formally brought to his attention other than the proposed parking scheme which has already been discussed.

PD3261/18 Minutes

Resolved:

- That the minutes of the meetings held on Thursday 4 October 2018 be approved and signed by the Chairman and it noted that the meeting scheduled for Thursday 18 October was cancelled.

PD3262/18 Matters Arising

There were no matters arising.

PD3263/18 Planning Applications

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

[Installation of replacement windows](#)

49 Evensyde Watford WD18 8WN

Ref. No: 18/1901/FUL | Received: Tue 18 Sep 2018 | Validated: Thu 27 Sep 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Installation of air conditioning unit](#)

156 Watford Road Croxley Green Rickmansworth Hertfordshire WD3 3BZ

Ref. No: 18/1914/FUL | Received: Wed 19 Sep 2018 | Validated: Mon 01 Oct 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Retrospective: Installation of a single storey rear canopy.](#)

50 Manor Way Croxley Green WD3 3LY

Ref. No: 18/1835/RSP | Received: Fri 07 Sep 2018 | Validated: Thu 04 Oct 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Single storey rear extension and conversion of garage into habitable accommodation](#)

52 Sycamore Road Croxley Green WD3 3TD

Ref. No: 18/1992/FUL | Received: Tue 02 Oct 2018 | Validated: Thu 04 Oct 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Single storey rear extension](#)

6 Sycamore Road Croxley Green WD3 3TD

Ref. No: 18/2079/FUL | Received: Mon 15 Oct 2018 | Validated: Mon 15 Oct 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Variation of Conditions 2 (Approved Plans), 8 (Permanent Access) and 32 (Construction Management Plan) and removal of Condition 11 (Temporary School Structures) of planning permission 17/2204/FUL to enable the construction of a permanent access prior to the first occupation of the school and the implementation of a temporary construction access from Baldwins Lane

Land North East Of Baldwins Lane Croxley Green Hertfordshire

Ref. No: 18/2040/FUL | Received: Mon 08 Oct 2018 | Validated: Fri 12 Oct 2018 | Status: Pending Decision

Croxley Green Parish Council Decision: NGFO

First floor extension to existing bungalow, including increase in ridge height to create two storey dwelling and installation of lantern style rooflights to existing rear extension roof

53 Rugby Way Croxley Green WD3 3PD

Ref. No: 18/2093/FUL | Received: Wed 17 Oct 2018 | Validated: Thu 18 Oct 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Part single, part two storey rear infill extension and loft conversion including increase in ridge height, hip to gable roof alteration and alterations to roof form of first floor rear projection

Island Home 27 New Road Croxley Green WD3 3EJ

Ref. No: 18/2099/FUL | Received: Wed 17 Oct 2018 | Validated: Fri 19 Oct 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Single storey side and rear extension

81 Watford Road Croxley Green WD3 3DT

Ref. No: 18/2092/FUL | Received: Wed 17 Oct 2018 | Validated: Thu 18 Oct 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Certificate of Lawfulness Existing Development: Roof extension including L-Shaped dormer, front rooflights, first floor flank window and removal of chimney stack to rear.

86 New Road Croxley Green WD3 3EP

Ref. No: 18/2123/CLED | Received: Mon 22 Oct 2018 | Validated: Mon 22 Oct 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: Noted

First floor and single storey side extension, loft conversion including increase in ridge and eaves height, hip to gable extensions, addition of front and rear rooflights, alterations to fenestration detail and external materials.

34 Watford Road Croxley Green WD3 3BJ

Ref. No: 18/2137/FUL | Received: Tue 23 Oct 2018 | Validated: Tue 23 Oct 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: Object. The proposed development is considered excessively prominent in relation to adjacent properties and the general street scene and does not respect the character of the street in respect of roof form. Accordingly it is considered not to comply with the design criteria of the Local Development Plan.

Demolition of existing garage and construction of two storey front, side and rear extensions and single storey rear extension

65 Repton Way Croxley Green Rickmansworth Hertfordshire WD3 3PN
Ref. No: 18/2064/FUL | Received: Thu 11 Oct 2018 | Validated: Thu 25 Oct 2018 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Re-building and repair of damaged structure

Coach And Horses Public House The Green Croxley Green WD3 3HX
Ref. No: 18/2077/LBC | Received: Mon 15 Oct 2018 | Validated: Fri 26 Oct 2018 | Status:

Requests for consultation

Croxley Green Parish Council Decision: NGFO

Pre-Planning Application Consultation for telecoms replacement installation at Grass Verge Outside Premier Inn, Ascot Road, Watford, WD18 7DA

Croxley Green Parish Council Decision: No comment.

PD3264/18 Recent Decisions by Thee Rivers District Council

Approved

Application No: 18/1550/FUL

Application: Demolition of existing dwelling and erection of replacement detached dwelling with basement

Address: Whitestocks Farm Loudwater Lane Loudwater

CGPC NGFO

TRDC Approved

Application No: 18/1738/LBC

Application: Listed Building Consent: Reconstruction and repairs to boundary wall

Address: Croxley House The Green Croxley Green

CGPC Croxley Green Parish Council are fully supportive of this application

TRDC Approved

Application No: 18/1774/FUL

Application: Two storey side and rear extension, single storey rear extension, internal

alterations and increase in hardstanding to frontage (Amendment to planning permission 18/1273/FUL).

Address: 11 Lancing Way Croxley Green WD3 3LW

CGPC NGFO

TRDC Approved

Application No: 18/1676/FUL

Application: Single storey rear extension and loft conversion including hip-to-gable extension, rear dormer and front roof windows

Address: 51 Bateman Road Croxley Green WD3 3BL

CGPC NGFO

TRDC Approved

Application No: 18/1619/FUL

Application: Single storey front extension and conversion of garage to habitable accomodation.

Address: 1 Longmans Close Croxley Green WD18 8WP

CGPC Croxley Green Parish Council would like see that it is made clear that the materials chosen for the construction must match those already in place in order to maintain the character of the area.

TRDC Approved

Application No: 18/1717/FUL

Application: Part single, part two storey front extension, first floor side extension and single storey rear extension

Address: 13 Norwich Way Croxley Green Rickmansworth

CGPC NGFO

TRDC Approved

Application No: 18/1698/FUL

Application: Variation of Condition 6 (Sustainability) of planning permission 17/2039/FUL to make reference to a new sustainability and energy statement

Rickmansworth School Scots Hill Croxley Green

CGPC This application was noted by the committee

TRDC Approved

Application No: 18/1699/FUL

Application: Variation of Condition 7 (Sustainability) of planning permission 17/2038/FUL to make reference to a new sustainability and energy statement

Address: Rickmansworth School Scots Hill Croxley Green

CGPC This application was noted by the committee

TRDC Approved

Application No: 18/1657/FUL

Application: New front dormer window in existing roof slope and single storey rear extension

Address: 70 Sherborne Way Croxley Green Rickmansworth

CGPC NGFO

TRDC Approved

Application No: 18/1757/FUL

Application: Erection of single storey front extension, conversion of garage into habitable room and single storey rear extension

Address: 100 Valley Walk Croxley Green Rickmansworth

CGPC NGFO

TRDC Approved

Application No: 18/1718/FUL

Application: Single storey rear extension

Address: 5 Dickinson Square Croxley Green Rickmansworth

CGPC Comments were previously submitted

TRDC Approved

Application No: 18/1787/FUL

Application: Single rear extension and alterations to fenestration detail.

Address: 43 Ludlow Way Croxley Green WD3 3SJ

CGPC NGFO

TRDC Approved

Application No: 18/1597/FUL

Application: Part Retrospective: Part single storey and part two storey side and rear extensions, creation of new vehicular access from The Green and alterations to drive, alterations to landscaping including replacement boundary wall and gates

Address: 13 The Green Croxley Green Rickmansworth

CGPC CGPC would like this application to be called into the TRDC Planning Committee due to questions of over massing of the site and whether the location of the potential 'cross over' is safe.

TRDC Approved

Application No: 18/1609/FUL

Application: Replacement of current skate park with new skate park facility

Address: Croxley Green Skate Board Park Baldwins Lane Recreation Ground
Baldwins Lane

CGPC NGFO

TRDC Approved

Application No: 18/1822/FUL

Application: Conversion of garage into habitable accommodation

Address: 215 Baldwins Lane Croxley Green WD3 3LH

CGPC NGFO

TRDC Approved

REFUSED

None advised.

PD3265/18 Appeals Against Planning Applications

None advised

PD3266/18 TRDC Proposed Car Parking Scheme for Croxley Green

This matter was discussed earlier in the meeting – see above.

PD3267/18 P&D Budget 2019/20

The Clerk informed Members that no budget proposals had been received at present for the Committee. He reminded Members that proposals need to be received by him no later than 1 December.

The Clerk brought members attention to the Street Trees and Signage items in the P&D Budget and commented that at the last Council meeting when budgets were discussed a comment had been made as to whether Street Trees and signage should fall under the auspices of the Environment and Amenity Committee rather than P&D.

Resolved

- That the Street Tree and Signage budget items be moved from P&D to E&A.

PD3268/18 Closure

There being no further business, the Chairman closed the meeting at 9:19pm.

Tel: 01923 710250
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info@croxleygreen-pc.gov.uk
www.croxleygreen-pc.gov.uk



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 1 NOVEMBER 2018 at 8.00 PM

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

Cllr Bains, Baldwin, Gallagher & Wallington

Voting Members: 5

Note Present: Cllr Hobbs

Members of the Public: 4

PD3257/18 Apologies for Absence

Apologies were received from Cllr Saxon.

PD3258/18 Declarations of Interest

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

PD3259/18 Representations from the Public

Representations were made by three people in respect of the TRDC proposed car parking scheme for Croxley Green. One resident stated that the proposals put forward by TRDC were confusing and lacked clarity. It was suggested that there be a public meeting at which representatives from TRDC should attend to explain the proposals in greater depth.

Another resident stated that the proposals were 'driving a wedge' into local street communities as there were mixed opinions on the need for the proposals particularly resident parking permits and the associated cost to the residents. It was also pointed out that some residents in the same street knew nothing of the proposals and when it was drawn to their attention were not in favour.

The Chairman proposed that under Standing Order 9.1.6 Agenda item PD3266/18 TRDC Proposed Car Parking Scheme be moved up the Agenda. The proposal was seconded.

PD3266/18 TRDC Proposed Car Parking Scheme for Croxley Green

The Chairman thanked the members of the public for their views and invited comment from members of the Committee.

Members expressed their concerns from their own experiences and those they represent in their own location and whilst there was a view that there should be some additional restrictions to inhibit commuter parking, the current proposals were probably too complex.

The Clerk commented that a Councillor, who was unable to attend the meeting, had sent him an email which he thought contained pertinent comment. It mentioned that some people had received the parking scheme consultation letter from Three Rivers and had said that they felt the approach taken didn't give them a fair say on the matter. Namely, that if they selected 'No', they weren't then able to express their preference as to whether any such parking scheme should be in enforcement for the entire day, for an hour only and so on. They felt that unless you say yes to the proposal, you don't get a vote as to preference on how the scheme should operate.

Members supported the need for a public meeting.

PD3260/18 Highways and Road Safety

The Chairman introduced this item and asked the Clerk to elaborate.

The Clerk advised that no matters regarding road safety had been formally brought to his attention other than the proposed parking scheme which has already been discussed.

PD3261/18 Minutes

Resolved:

- That the minutes of the meetings held on Thursday 4 October 2018 be approved and signed by the Chairman and it noted that the meeting scheduled for Thursday 18 October was cancelled.

PD3262/18 Matters Arising

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PD3263/18 Planning Applications

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[Retrospective: Installation of a single storey rear canopy.](#)

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Single storey side and rear extension

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Croxley Green Parish Council Decision: NGFO

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Croxley Green Parish Council Decision: No comment.

PD3264/18 Recent Decisions by Thee Rivers District Council

Approved

Application No: 18/1550/FUL

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Application: Single storey rear extension and loft conversion including hip-to-gable extension, rear dormer and front roof windows

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CGPC This application was noted by the committee

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CGPC This application was noted by the committee

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Application: New front dormer window in existing roof slope and single storey rear extension

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CGPC NGFO

TRDC Approved

Application No: 18/1757/FUL

Application: Erection of single storey front extension, conversion of garage into habitable room and single storey rear extension

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Application: Single storey rear extension

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CGPC Comments were previously submitted

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Application No: 18/1787/FUL

Application: Single rear extension and alterations to fenestration detail.

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TRDC Approved

Application No: 18/1597/FUL

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Application No: 18/1609/FUL

Application: Replacement of current skate park with new skate park facility

Address: Croxley Green Skate Board Park Baldwins Lane Recreation Ground
Baldwins Lane

CGPC NGFO

TRDC Approved

Application No: 18/1822/FUL

Application: Conversion of garage into habitable accommodation

Address: 215 Baldwins Lane Croxley Green WD3 3LH

CGPC NGFO

TRDC Approved

REFUSED

None advised.

PD3265/18 Appeals Against Planning Applications

None advised

PD3266/18 TRDC Proposed Car Parking Scheme for Croxley Green

This matter was discussed earlier in the meeting – see above.

PD3267/18 P&D Budget 2019/20

The Clerk informed Members that no budget proposals had been received at present for the Committee. He reminded Members that proposals need to be received by him no later than 1 December.

The Clerk brought members attention to the Street Trees and Signage items in the P&D Budget and commented that at the last Council meeting when budgets were discussed a comment had been made as to whether Street Trees and signage should fall under the auspices of the Environment and Amenity Committee rather than P&D.

Resolved

- That the Street Tree and Signage budget items be moved from P&D to E&A.

PD3268/18 Closure

There being no further business, the Chairman closed the meeting at 9:19pm.