

Tel: 01923 710250
Fax: 01923 896425
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 WEDNESDAY 20 APRIL 2016 at 8.00 PM

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

Cllrs Bains, Kaur and Wynne-Jones

Voting Members: 4

PD2718/16 Apologies for Absence

Apologies were received from Cllrs Baldwin, Hobbs and Gallagher

PD2719/16 Declarations of Interest

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

PD2720/16 Representations from the Public

There were no public present at the meeting.

PD2721/16 Planning Applications

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

[Demolition of existing garage and construction of part two and part single storey side extension, including extension to existing rear conservatory](#)

Pendeen Copthorne Close Croxley Green Rickmansworth Hertfordshire WD3 4AJ

Ref. No: 16/0648/FUL | Received: Tue 22 Mar 2016 | Validated: Mon 04 Apr 2016 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Single storey side and rear extension and extension to rear patio](#)

11 Richmond Way Croxley Green Rickmansworth Hertfordshire WD3 3SF

Ref. No: 16/0685/FUL | Received: Thu 31 Mar 2016 | Validated: Mon 04 Apr 2016 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Single storey front and first floor side extensions](#)

9 Dover Way Croxley Green Rickmansworth Hertfordshire WD3 3SL

Ref. No: 16/0704/FUL | Received: Wed 30 Mar 2016 | Validated: Wed 13 Apr 2016
| Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Proposed single storey rear extension](#)

63 Frankland Road Croxley Green WD3 3AS

Ref. No: 16/0761/FUL | Received: Thu 07 Apr 2016 | Validated: Tue 12 Apr 2016 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[First floor side extension](#)

8 Fuller Way Croxley Green Rickmansworth Hertfordshire WD3 3PJ

Ref. No: 16/0794/FUL | Received: Fri 08 Apr 2016 | Validated: Thu 14 Apr 2016 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Single storey rear extension](#)

88 New Road Croxley Green Rickmansworth Hertfordshire WD3 3EP

Ref. No: 16/0834/FUL | Received: Wed 13 Apr 2016 | Validated: Wed 13 Apr 2016 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Partial demolition of existing single storey rear extension, replacement two storey side infill extension and alterations to roof of existing single storey rear extension to be retained](#)

39 New Road Croxley Green Hertfordshire WD3 3EN

Ref. No: 16/0837/FUL | Received: Thu 14 Apr 2016 | Validated: Thu 14 Apr 2016 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Single storey front extension and part single storey, part two storey side and rear extension and alterations to fenestration and addition of rear solar panels](#)

40 Winchester Way Croxley Green WD3 3QF

Ref. No: 16/0859/FUL | Received: Mon 18 Apr 2016 | Validated: Mon 18 Apr 2016 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

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

Members noted the following applications:

[Prior Notification of Demolition: Demolition of existing office building](#)

Building 1 Marlins Meadow Watford Hertfordshire

Ref. No: 16/0732/PDND | Received: Mon 04 Apr 2016 | Validated: Mon 04 Apr 2016 | Status: Pending Consideration

[Certificate of Lawfulness Proposed Development: Single storey side extension and front porch extension](#)

8 Ludlow Way Croxley Green WD3 3SH

Ref. No: 16/0737/CLPD | Received: Wed 06 Apr 2016 | Validated: Mon 11 Apr 2016 | Status: Pending Consideration

[Prior Approval: Single storey rear extension \(depth 5 metres, maximum height 2.75 metres and eaves height 2.6 metres\)](#)

8 Ludlow Way Croxley Green Rickmansworth Hertfordshire WD3 3SH

Ref. No: 16/0752/PDE | Received: Wed 06 Apr 2016 | Validated: Wed 06 Apr 2016 | Status: Pending Consideration

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

6 Dulwich Way Croxley Green WD3 3PY

Ref. No: 16/0818/CLPD | Received: Wed 13 Apr 2016 | Validated: Wed 13 Apr 2016 | Status: Pending Consideration

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

4 Rugby Way Croxley Green Rickmansworth Hertfordshire WD3 3PH

Ref. No: 16/0824/CLPD | Received: Tue 12 Apr 2016 | Validated: Tue 12 Apr 2016 | Status: Pending Consideration

[Prior Approval: Single storey rear extension \(depth 4 metres, maximum height 3.5 metres and eaves height 2.4 metres\)](#)

33 Barton Way Croxley Green Rickmansworth Hertfordshire WD3 3PA

Ref. No: 16/0833/PDE | Received: Wed 13 Apr 2016 | Validated: Wed 13 Apr 2016
| Status: Pending Consideration

PD2722/16 [Recent Decisions by Three Rivers District Council](#)

APPROVED

Application No: 15/0721/NMA
Address: Cherry Tree Cottage Copthorne Close
Application: Non Material Amendment pursuant to planning permission 14/2191/FUL: Omission of first floor balcony on east elevation and construction of pitched roof over ground floor bay window.
CGPC Decision Noted
TRDC Decision Permitted

Application No: 15/0722/CLPD
Address: 16 Gill Close
Application: Certificate of Lawfulness Proposed Development: Loft conversion including rear and flank dormers and front and flank rooflights and front cabrio rooflight
CGPC Decision Noted
TRDC Decision Permitted

Application No: 15/0906/CLPD
Address: 9 Manor Way
Application: Certificate of Lawfulness Proposed Development: Loft conversion including hip to gable alteration, rear dormer and front rooflights and single storey rear extension
CGPC Decision Noted
TRDC Decision Permitted

Application No: 15/1119/CLPD
Address: 12 Girton Way
Application: Certificate of Lawfulness Proposed Development: Single storey rear extension and detached outbuilding
CGPC Decision Noted
TRDC Decision Permitted

Application No: 15/1147/PDE
Address: 43 Dickinson Avenue
Application: Prior Approval: Single storey rear extension (maximum depth 4.43 metres, maximum height 2.9 metres and eaves height 2.1 metres)
CGPC Decision Noted
TRDC Decision Permitted

Application No: 15/1460/NMA
Address: Cherry Tree Cottage Copthorne Close
Application: Non Material Amendment pursuant to planning permission 14/2191/FUL: Alterations to fenestration detail.
CGPC Decision Noted
TRDC Decision Permitted

Application No: 15/1781/PDNT
Address: Junction Of Manor Way And Baldwins Lane
Application: Permitted Development Notice Telecommunications: Replacement of existing 8m monopole with a new 12m high monopole, installation of 1 additional cabinet and ancillary works
CGPC Decision OBJECT. The points made by Highways are agreed with and fully endorsed.
TRDC Decision No objection

Application No: 15/1915/PDNT
Address: Lampost 297 Watford Road
Application: Permitted Development Notice Telecommunications: Removal of existing 13.5m high monopole and replacement with 15 metre high monopole supporting 6 no antennas and development works ancillary thereto
CGPC Decision NGFO
TRDC Decision No Objection

Application No: 15/2151/CLPD
Address: 65 Manor Way
Application: Certificate of Lawfulness Proposed Development: Single storey rear extension
CGPC Decision Noted
TRDC Decision Permitted

Application No: 15/2152/CLPD
Address: 76 Barton Way
Application: Certificate of Lawfulness Proposed Development: Single storey rear extension and removal of chimney
CGPC Decision NGFO
TRDC Decision Permitted

Application No: 15/2302/CLPD
Address: 39 Owens Way
Application: Certificate of Lawfulness Proposed Development: Loft conversion including rear dormer, front rooflights and extension to soil vent pipe
CGPC Decision Noted
TRDC Decision Permitted

Application No: 16/0118/FUL
Address: 183 Watford Road Croxley Green Hertfordshire
Application: Conversion of three-bedroom house to two one-bedroom flats with associated works to garden
CGPC Decision NGFO
TRDC Decision Approved

Application No: 16/0333/FUL
Address: 29 Yorke Road Croxley Green Hertfordshire
Application: Single storey side extension
CGPC Decision NGFO
TRDC Decision Approved

Application No: 16/0340/FUL
Address: 55 Winton Drive Croxley Green Hertfordshire
Application: First floor front extension
CGPC Decision NGFO
TRDC Decision Approved

Application No: 16/0376/FUL
Address: 22 Barton Way Croxley Green Rickmansworth
Application: Single storey rear extension
CGPC Decision No plans were available for review
TRDC Decision Approved

Application No: 16/0387/FUL
Address: 19 Frankland Close Croxley Green Hertfordshire
Application: Single storey side and rear extension
CGPC Decision NGFO
TRDC Decision Approved

Application No: 16/0455/FUL
Address: 21 Scarborough Drive Croxley Green Rickmansworth
Application: Single storey rear extension
CGPC Decision NGFO
TRDC Decision Approved

Application No: 16/0457/FUL
Address: 12 Valley Walk Croxley Green Hertfordshire
Application: Single storey side and rear extension and roof alterations to existing single storey side extension
CGPC Decision NGFO
TRDC Decision Approved

Application No: 16/0484/FUL
Address: Little Elms 12 Green Lane Croxley Green
Application: First floor side extension and roof alterations to existing single storey garage
CGPC Decision NGFO
TRDC Decision Approved

Application No: 16/0522/PDE
Address: 9 Yorke Road
Application: Prior Approval: Single storey rear extension (depth 5.3 metres, maximum height 3.3 metres and eaves height 3.3 metres)
CGPC Decision Noted
TRDC Decision No objection

Application No: 16/0560/PDE
Address: 93 Durrants Drive
Application: Prior Approval: Single storey rear extension (depth 5 metres, maximum height 3.6 metres and eaves height 2.9 metres)
CGPC Decision Noted
TRDC Decision No objection

REFUSED

None advised.

WITHDRAWN

Application No: 15/0658/PDE
Address: 7 Cassiobridge Terrace Watford Road
Application: Prior Approval: Single storey rear extension (maximum depth 6 metres, maximum height 3.5 metres and eaves height 3.5 metres)
CGPC Decision Noted

Application No: 15/1544/CLPD
Address: 25 Norwich Way
Application: Certificate of Lawfulness Proposed Development: Construction of rear extension
CGPC Decision Noted

Application No: 15/1979/PDR
Address: Scotsbridge House Scots Hill
Application: Prior Notification: Change of use from Office (Class B1) to 30 Residential units (Class C3)
CGPC Decision NGFO

Application No: 15/2512/NMA
Address: 43 Hastings Way
Application: Non Material Amendments to planning permission 15/1770/FUL: To include loft conversion with side dormer window.
CGPC Decision Noted

Application No: 16/0485/RSP
Address: 1-3 Hollowtree Mews
Application: Part Retrospective: Increase ridge height of garage roofs on nos. 1 and 3; alterations to fenestration including replacement windows with French doors; installation of access hatches to roofs
CGPC Decision NGFO. Further to the Council's comment submitted on 17 March 2016 stating that there were no grounds for objection, it should be noted that this Council commented on the previously submitted application 15/1085/FUL, which was subsequently withdrawn, in 2015 on 18 June 2015 and following subsequent public interest on 2 July 2015. The Council wish

to reiterate the comments made on 2 July 2015 that there were no grounds for objection subject to the planning officer being satisfied that there is no breach of planning guidelines given the conditions under which the application 15/0212/FUL had been granted. It is evident from the current proposals that there is to be intensification in use of the properties from the granted planning application with all the associated implications and this was borne out by the concerns expressed by representations from the public. Condition number 6 is noted and it is essential that this condition is strictly applied. It is requested that this application be referred to the Development Control Committee for review.

PD2723/16 Appeals Against Planning Decisions

There were no Appeals to note.

PD2724/16 Closure

There being no further business, the Chairman closed the meeting at 8.22pm.