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Community Way
Croxley Green
Rickmansworth
Hertfordshire WD3 3SU

MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON WEDNESDAY 20 JANUARY 2016 at 8.00 PM

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

Cllrs Bains, Baldwin, Hobbs, Mitchell and Gallagher.

Voting Members: 6

PD2666/16 Apologies for Absence

Apologies were received from Cllrs Kaur and Wynne-Jones.

PD2667/16 Declarations of Interest

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

PD2668/16 Representations from the Public

There were no public present at the meeting.

PD2669/16 Planning Applications

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

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

4 Green Lane Croxley Green Hertfordshire WD3 3HR

Ref. No: 15/2496/FUL | Received: Fri 11 Dec 2015 | Validated: Fri 08 Jan 2016 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Single storey front, side and rear extension, two storey side extension and raised decking to rear](#)

8 Canterbury Way Croxley Green Rickmansworth Hertfordshire WD3 3SS

Ref. No: 15/2572/FUL | Received: Tue 22 Dec 2015 | Validated: Mon 04 Jan 2016 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Loft conversion including flank dormer and front and rear rooflights](#)

43 Hastings Way Croxley Green Hertfordshire WD3 3SQ

Ref. No: 15/2618/FUL | Received: Thu 31 Dec 2015 | Validated: Thu 07 Jan 2016 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

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

72 Repton Way Croxley Green Rickmansworth Hertfordshire WD3 3PP

Ref. No: 16/0015/FUL | Received: Mon 04 Jan 2016 | Validated: Mon 04 Jan 2016 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Single storey rear extension; loft conversion including hip-to-gable alteration, rear dormer and front rooflights; and additional hardstanding to frontage](#)

41 Ludlow Way Croxley Green Rickmansworth Hertfordshire WD3 3SJ

Ref. No: 16/0038/FUL | Received: Fri 08 Jan 2016 | Validated: Fri 08 Jan 2016 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Two storey front porch infill extension and single storey and part two storey rear extension](#)

66 Winton Drive Croxley Green Hertfordshire WD3 3RA

Ref. No: 16/0049/FUL | Received: Mon 11 Jan 2016 | Validated: Mon 18 Jan 2016 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Two storey side extension, first floor rear extension roof alterations and loft conversion including increase in ridge height, rear dormer and front and flank rooflights](#)

49 Durrants Drive Croxley Green Rickmansworth Hertfordshire WD3 3NZ

Ref. No: 16/0075/FUL | Received: Thu 14 Jan 2016 | Validated: Thu 14 Jan 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

None advised.

PD2670/16

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

APPROVED

Application No: 15/2251/FUL
Application: Part single and part two storey rear extension, two storey side and rear extension, single storey front extension to garage and internal alterations
Address: 120 Watford Road Croxley Green Rickmansworth
CGPC Decision NGFO
TRDC Decision Approved

Application No: 15/2342/FUL
Application: Single storey rear conservatory
Address: 19 Manor Way Croxley Green Hertfordshire
CGPC Decision NGFO
TRDC Decision Approved

Application No: 15/2368/FUL
Application: Demolition of garage and construction of single storey side and rear extension
Address: 25 Norwich Way Croxley Green Rickmansworth
CGPC Decision NGFO
TRDC Decision Approved

Application No: 15/2372/FUL
Application: Single storey side and rear extension
Address: 1 Scarborough Drive Croxley Green Hertfordshire
CGPC Decision NFGO
TRDC Decision Approved

Application No: 15/2474/FUL
Application: Part single, part two storey rear extension
Address: 45 Repton Way Croxley Green Rickmansworth
CGPC Decision NGFO
TRDC Decision Approved

REFUSED

None advised.

WITHDRAWN

Application No: 15/2156/FUL
Application: Two storey side extension, single storey rear extension, canopy to front; loft conversion including rear dormer and front rooflight; conversion of garage, internal alterations and alterations to fenestration
Address: 72 Repton Way Croxley Green Rickmansworth Hertfordshire
WD3 3PP
CGPC Decision NGFO

PD2672/16 Neighbourhood Plan

The Chairman introduced this item and gave background to the development of the Neighbourhood Plan following the Localism Act in 2011. The Chairman explained that the Neighbourhood Plan once approved by referendum will become part of the TRDC statutory planning framework documentation that will have to be taken into account in regard to future planning applications in Croxley Green. The Chairman added that the Neighbourhood Plan is running in parallel with the Community Plan but the Neighbourhood Plan once in place would mean that the Parish Council would benefit from any Community Infrastructure Levies (CIL) from housing developments that may take place which in turn would have to be spent by the Parish Council on specific identified infrastructure projects within Croxley Green.

The Chairman stated that the Neighbourhood Plan has identified a number of 'Character Areas' to maintain the built environment and to potentially protect these areas from inappropriate developments which would not be in keeping with that area. The Chairman highlighted one of the key Policies, CA1, and also highlighted the Appendices document.

The Chairman explained that a final draft consultation document would be presented to Council at their next meeting for their views prior to wider external consultation.

The Chairman concluded that the consultation process is extensive and comments may lead to modifications and ultimately the Plan would be scrutinised by an external inspector prior to it being put by referendum to the residents of Croxley Green for the Plan's adoption.

Members noted the current position.

PD2673/16 Closure

There being no further business, the Chairman closed the meeting at 8.50pm.