

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE  
**PLANNING AND DEVELOPMENT COMMITTEE**  
HELD IN THE COUNCIL CHAMBER  
ON WEDNESDAY 20 JULY 2011 at 8.00 PM

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

Cllrs Baldwin, Isard-Brown and Martin

Voting Members: 4

PD1629/11 Apologies for Absence

Apologies had been received from Cllr Wynne-Jones.

PD1630/11 Declarations of Interest

The Chairman recommended that any declarations be made throughout the meeting as necessary.

PD1631/11 Representations from the Public

There were no public present.

PD1632/11 Planning Applications

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

- [Dropped kerb](#)  
316 Baldwins Lane Croxley Green Rickmansworth Hertfordshire WD3 3LB  
Ref. No: 11/1121/FUL | Received: Fri 27 May 2011 | Validated: Tue 12 Jul 2011  
| Status: Pending Consideration  
**Croxley Green Parish Council Decision: NGFO**
- [Replacement of timber front door and frame with similar timber construction](#)  
54 Dickinson Square Croxley Green Rickmansworth Hertfordshire WD3 3EY  
Ref. No: 11/1197/FUL | Received: Fri 03 Jun 2011 | Validated: Thu 30 Jun 2011  
| Status: Pending Consideration  
**Croxley Green Parish Council Decision: NGFO**
- [Two storey and single storey rear extension](#)  
42 Kenilworth Drive Croxley Green Rickmansworth Hertfordshire WD3 3NW  
Ref. No: 11/1260/FUL | Received: Fri 10 Jun 2011 | Validated: Mon 27 Jun 2011  
| Status: Pending Consideration  
**Croxley Green Parish Council Decision: NGFO**
- [Proposed vehicular access to Clarendon Cottage, proposed pedestrian access to Clarendon Cottage](#)  
Clarendon Cottage The Green Croxley Green Rickmansworth Hertfordshire  
WD3 3JA  
Ref. No: 11/1301/FUL | Received: Thu 16 Jun 2011 | Validated: Thu 30 Jun  
2011 | Status: Pending Consideration  
**Croxley Green Parish Council Decision: OBJECT – The proposal for new  
crossovers would cause material harm to the appearance of the  
Conservation Area in that it fails to preserve the appearance of the**

Conservation Area in this location. Accordingly, the proposals would be out of character and set an unwelcome and unnecessary precedent for further new crossovers in the Conservation Area. There also appears to be a contradiction between the Plans, which showed the proposed crossovers to be 'grasscrete', and the written application which states that the pedestrian access would be shingle.

- [Revisions to approved planning application 10/2150/FUL \(Alterations and extensions to existing dwelling house, cottage and outbuildings including demolition of single storey extensions to main house, garage block, stables, and various other outbuildings. Retention of existing lean-to and detached green houses. Erection of new single storey extensions to main house, rear dormers to house and cottage, glazed link, new garages, stables, internal alterations, hard and soft landscape alterations including creation of wildlife pond in adjoining field and new external swimming pool and tennis court at rear of house. Window omitted from North wall of cottage, spiral stair access added to rear balcony, refurbishment of existing large greenhouse, lean-to green house replace with new alitex greenhouse to match style and incorporate refurbished entrance door feature from original. Relocated along wall with entrance centrally located. Plant room relocated, front drive area layout revised with yew hedge retained and bin store relocated. Pv array on garage indicated. Wall and hedge/fence between stable yard and rear added. New nature centre/hide to replace derelict barn, wildlife pond at rear of house added](#)

Little Gillions The Green Croxley Green Rickmansworth Hertfordshire WD3 3HY  
Ref. No: 11/1305/FUL | Received: Thu 16 Jun 2011 | Validated: Thu 16 Jun 2011 | Status: Pending Consideration

**Croxley Green Parish Council Decision: OBJECT – The proposals appear to be going beyond residential development given the proposal for a classroom with no change of use being indicated and the nature of the overall proposals makes it unclear as to the long term future of the site. As such, concern is expressed in regard to the potential loss or conversion of a dwelling to other uses and the potential of backland development occurring.**

- [Conservation Area Consent: Revision to approved application 10/2179/CAC: Demolition of lean-to greenhouse at rear, but with feature entrance retained and refurbished and incorporated centrally in new greenhouse, detached metal framed greenhouse to be refurbished. Derelict barn to be demolished and new timber nature centre/hide constructed in its place](#)

Little Gillions The Green Croxley Green Rickmansworth Hertfordshire WD3 3HY  
Ref. No: 11/1306/CAC | Received: Thu 16 Jun 2011 | Validated: Thu 16 Jun 2011 | Status: Pending Consideration

**Croxley Green Parish Council Decision: OBJECT – The Committee were unable to piece together the proposals, see comments made under Application 11/1305/FUL, and therefore are concerned regarding any conservation impact.**

- [Single storey side infill extension with rooflights; new internal toilet layout](#)

Scout Hall 159 Watford Road Croxley Green Rickmansworth Hertfordshire  
WD3 3ED

Ref. No: 11/1381/FUL | Received: Tue 28 Jun 2011 | Validated: Mon 04 Jul 2011 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

- [Single storey and two storey side and rear extension](#)  
Braemar Little Green Lane Croxley Green Rickmansworth Hertfordshire WD3 3SR  
Ref. No: 11/1421/FUL | Received: Mon 04 Jul 2011 | Validated: Mon 04 Jul 2011 | Status: Pending Consideration  
**Croxley Green Parish Council Decision: NGFO. However, the Committee noted that this appeared to be a similar application to 11/1095/FUL and no information was available to explain why a fresh application was being made.**
- [Extension of time of planning permission 08/0125/FUL dated 25th March 2008 - Change of use from Class B1 Office to Class D1 Dental practice](#)  
Elmcote House The Green Croxley Green Rickmansworth Hertfordshire WD3 3HN  
Ref. No: 11/1422/FUL | Received: Mon 04 Jul 2011 | Validated: Mon 04 Jul 2011 | Status: Pending Consideration  
**Croxley Green Parish Council Decision: NGFO**
- [Erection of a detached garage to rear following demolition of existing garage and car port](#)  
147 New Road Croxley Green Rickmansworth Hertfordshire WD3 3HB  
Ref. No: 11/1423/FUL | Received: Fri 01 Jul 2011 | Validated: Fri 01 Jul 2011 | Status: Pending Consideration  
**Croxley Green Parish Council Decision: NGFO**
- [Construction of new pitched roof above derelict scaffolding office](#)  
27A New Road Croxley Green Hertfordshire  
Ref. No: 11/1426/FUL | Received: Fri 01 Jul 2011 | Validated: Mon 04 Jul 2011 | Status: Pending Consideration  
**Croxley Green Parish Council Decision: NGFO. However, given the nature and design of the proposal concern is expressed about its potential future use, particularly in respect of potential habitation.**
- [Installation of 2 replacement external mechanical plan units with acoustic screen](#)  
132 - 146 New Road Croxley Green Rickmansworth Hertfordshire WD3 3ER  
Ref. No: 11/1431/FUL | Received: Tue 05 Jul 2011 | Validated: Mon 18 Jul 2011 | Status: Pending Consideration  
**Croxley Green Parish Council Decision: No documents were available on the TRDC web site to review.**
- [Two storey rear extension](#)  
4 Lancing Way Croxley Green Rickmansworth Hertfordshire WD3 3LN  
Ref. No: 11/1476/FUL | Received: Thu 07 Jul 2011 | Validated: Thu 07 Jul 2011 | Status: Pending Consideration  
**Croxley Green Parish Council Decision: OBJECT - the proposal appears excessively prominent and may exceed guidelines for such development. It appears that there has been little change to the previous application 11/0940/FUL.**
- [Take out existing PVC-U windows to ground and first floor to front and end elevations and replace with double glazed softwood timber sliding sash windows.](#)  
54 Dickinson Square Croxley Green Rickmansworth WD3 3EY

**Croxley Green Parish Council Decision: No documents were available on the TRDC web site to review.**

PD1633/11 Recent Decisions by Three Rivers District Council

**APPROVED**

- Reference No:** 10/2002/OUT  
**Address:** Land Outside Rickmansworth School Scots Hill Croxley Green  
**Application:** The proposed erection of 3 no. terraced houses and vehicular access to Scots Hill  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved
- Reference No:** 11/1004/FUL  
**Address:** Malvern Way Junior Mixed Infants School Malvern Way Croxley Green  
**Application:** Erection of a freestanding aluminium framed mono-pitched roofed canopy to the part rear and part side elevations of the school to cover existing playground areas for dry play  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved
- Reference No:** 11/1039/FUL  
**Address:** 62 Winton Drive Croxley Green Rickmansworth  
**Application:** Part single, part two storey rear extension and two storey side/front extension  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**WITHDRAWN**

Withdrawn 18/07/2011

- Application No:** 11/0939/FUL  
**Address:** 18 Frankland Close, Croxley Green  
**Application:** Existing hip removed and roof extended to form new gable. New rear dormer added. Existing loft space layout amended. New single storey ground floor rear extension to existing living room

PD1634/11 Appeals Against Planning Decisions

There were no Appeals to note.

PD1635/11 Three Rivers Local Development Framework – Proposed Significant Changes to Core Strategy

The Chairman advised that the consultation period for this matter did not end until Friday 15 August. Having noted the time, the Chairman proposed and Members agreed that this matter be deferred until the next meeting on Wednesday 3 August.

PD1636/11 Highways

There were no highways works to note.

PD1637/11 Closure

There being no further business, the Chairman closed the meeting at 9.58pm.