

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE  
**PLANNING AND DEVELOPMENT COMMITTEE**  
HELD IN THE COUNCIL CHAMBER  
ON WEDNESDAY 3 APRIL 2013 at 8.00 PM

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

Cllrs Baldwin, Bennett, Getkahn, Martin, Mitchell and Wynne-Jones.

Voting Members: 7

PD2043/13 Apologies for Absence

Apologies had been received from Cllr Isard-Brown.

PD2044/13 Declarations of Interest

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

PD2045/13 Representations from the Public

There were no public present.

PD2046/13 Minutes

**Resolved:**

- that the Minutes of the meetings held on Wednesday 6 March 2013 and Wednesday 20 March 2013 be approved and be signed by the Chairman.

PD2047/13 Matters Arising

PD2037.1/13 Yorke Mead School Expansion. The Clerk was asked whether the letter to HCC had been sent to which the Clerk replied that it had. A Cllr also asked whether there had been any feed back to the Council regarding the outcome of the Governors meeting to discuss the expansion. The Clerk advised that he was not aware of the outcome of their meeting.

PD2048/13 Planning Applications

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

[Single storey rear extension](#)

156 Links Way Croxley Green Rickmansworth WD3 3RN

Ref. No: 13/0349/FUL | Received: Sat 23 Feb 2013 | Validated: Fri 15 Mar 2013 |  
Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[Loft conversion including hip to Dutch-hip gable conversion, and front and rear facing dormer windows and rooflight](#)

117 Frankland Road Croxley Green Rickmansworth WD3 3AS

Ref. No: 13/0434/FUL | Received: Thu 07 Mar 2013 | Validated: Wed 20 Mar 2013 |  
Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[Single and part two storey rear extension](#)

42 Winchester Way Croxley Green Rickmansworth WD3 3QF

Ref. No: 13/0458/FUL | Received: Sat 09 Mar 2013 | Validated: Fri 15 Mar 2013 |  
Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[Variation of Condition 2 of planning permission 12/1341/RSP: To remove the words "and to ensure that the development provides inclusive access and egress to the general public" from the reason for condition](#)

1 Sansom Close Croxley Green Rickmansworth Hertfordshire WD3 3GL

Ref. No: 13/0481/FUL | Received: Thu 14 Mar 2013 | Validated: Thu 14 Mar 2013 |  
Status: Pending Consideration

**Croxley Green Parish Council Decision: OBJECT.** There is no plausible reason for removal of the words in the Condition and indeed they should remain in the interests of public safety particularly as there is no on site security personnel in the event of an emergency. The Parish Council maintain that the installation of gates is out of keeping with the street scene and inappropriate by creating a barrier to community cohesion by cutting off the development from the village and creating an isolated anti social mini community. The provision of gates could potentially cause traffic congestion from the main highway whilst the gates are opened.

[Conversion of garage to habitable space, installation of pitched roof to extension and false pitch roof to front elevation, additional hardstanding for another vehicle to front](#)

25 Sycamore Road Croxley Green Rickmansworth Hertfordshire WD3 3TB

Ref. No: 13/0484/FUL | Received: Thu 14 Mar 2013 | Validated: Fri 22 Mar 2013 |  
Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

Cllr Mitchell declared a non pecuniary interest in the following application and took no part in the discussions:

[Single storey side extension](#)

193 Baldwins Lane Croxley Green Rickmansworth Hertfordshire WD3 3LH

Ref. No: 13/0487/FUL | Received: Thu 14 Mar 2013 | Validated: Thu 14 Mar 2013 |  
Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[Demolition of detached garage and replacement with detached building incorporating garaging, stores and room in roofspace served by dormer windows and rooflights](#)

Streeters The Green Croxley Green Rickmansworth WD3 3HJ

Ref. No: 13/0506/FUL | Received: Mon 18 Mar 2013 | Validated: Mon 18 Mar 2013 |  
Status: Pending Consideration

**Croxley Green Parish Council Decision: OBJECT.** The proposed development is considered to be 'backland' development and would result in overdevelopment and intensification of residential use of the site. The Parish Council wish this application to be considered by the Planning Control Committee.

[Single storey rear extension, alteration of roof profile to form side gable and rear dormer roof with front rooflights to provide new bedroom at first floor](#)

78 Links Way Croxley Green Rickmansworth Hertfordshire WD3 3RJ

Ref. No: 13/0509/FUL | Received: Mon 18 Mar 2013 | Validated: Mon 18 Mar 2013 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[Two storey side extension including alterations to / conversion of existing garage](#)

4 Norwich Way Croxley Green Rickmansworth Hertfordshire WD3 3SP

Ref. No: 13/0512/FUL | Received: Tue 19 Mar 2013 | Validated: Tue 19 Mar 2013 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[Single storey rear extension](#)

57 Repton Way Croxley Green Rickmansworth Hertfordshire WD3 3PN

Ref. No: 13/0528/FUL | Received: Thu 21 Mar 2013 | Validated: Wed 27 Mar 2013 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[Single/two storey side to rear extension, single storey rear extension, single storey front extension and alterations to side elevations, extended hardstanding to front garden](#)

13 Dorchester Court Mayfare Croxley Green Rickmansworth Hertfordshire WD3 3DQ

Ref. No: 13/0563/FUL | Received: Tue 26 Mar 2013 | Validated: Tue 26 Mar 2013 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

PD2049/13 [Recent Decisions by Three Rivers District Council](#)

The following decisions were noted.

**APPROVED**

**Application No:** 13/0049/FUL  
**Address:** 4 Pevensey Way Croxley Green Hertfordshire  
**Application:** Garage conversion to make a habitable room  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Application No:** 13/0093/FUL  
**Address:** 106 Durrants Drive Croxley Green Rickmansworth  
**Application:** Single storey rear extension, side canopy, car port to rear of garden replacing existing garage  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Reference No:** 13/0102/FUL  
**Address:** 137 Malvern Way Croxley Green Rickmansworth  
**Application:** Two storey front extension  
**CGPC Decision:** Object: the proposed front extension appears to protrude beyond the building line of the property and is out of character with the street scene  
**TRDC Decision:** Approved

**Application No:** 13/0159/FUL  
**Address:** 4 Old Barn Mews The Green Croxley Green  
**Application:** Proposed loft conversion incorporating two roof lights to rear roof slope  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Application No:** 13/0193/FUL  
**Address:** 25 Bateman Road Croxley Green Rickmansworth  
**Application:** Proposed single storey side and rear extension.  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Application No:** 13/0198/FUL  
**Address:** 26 Bateman Road Croxley Green Rickmansworth  
**Application:** Hip to gable loft conversion with front and rear dormer windows and roof window to front roof slope  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Application No:** 13/0280/FUL  
**Address:** 94 Winton Drive Croxley Green Rickmansworth  
**Application:** Single storey rear extension  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

## REFUSED

**Reference No:** 13/0009/FUL  
**Address:** 125 Watford Road Croxley Green Rickmansworth  
**Application:** Dropped kerb  
**CGPC Decision:** NGFO  
**TRDC Decision:** Refused:  
1 The creation of a new access would unnecessarily increase the level of inconvenience and danger caused to highway users and pedestrians. Vehicles manoeuvring to and from the proposed access would result in a situation detrimental to road safety and the free and safe

flow of traffic along Watford Road, and would put pedestrians in danger of conflict, contrary to Core Strategy Policy CP10 and Saved Policy T7 of the Three Rivers Local Plan 1996 – 2011.

**INFORMATIVES** :-

- 0 In line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 the Local Planning Authority has considered, in a positive and proactive manner, whether the planning objections to this proposal could be satisfactorily resolved within the statutory period for determining the application. However, for the reasons set out in this decision notice, the proposal is not considered to be acceptable.

**WITHDRAWN**

**Application No:** 13/0149/ADV

**Address:** Fox & Hounds 216 New Road Croxley Green

**Application:** Advertisement Consent: Replacement free standing totem sign (Illuminated)

PD2050/13 Appeals Against Planning Decisions

There were no appeals to note.

PD2051/13 Village Centre Project

The Chairman introduced this item and advised that further to briefing at the Council meeting on 28 March 2013 (Minute CC1212/13 refers), Cllr Mitchell added that there is a meeting with the architect tomorrow (4 April) where it is likely that some very rough ideas as to what could be done would be presented.

PD2052/13 Highways

There were no works to report. A Cllr reported that an opportunity had arisen to have a meeting with Highways (Ringway) to discuss the condition of New Road with an endeavour to the necessary resurfacing onto their works schedule. The date of the meeting had not yet been fixed.

PD2053/13 Closure

There being no further business, the Chairman closed the meeting at 8.57pm.