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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 4 JUNE 2014 at 8.00 PM

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

Cllrs Baldwin, Getkahn, Isard-Brown, Martin and Wynne-Jones

Voting Members: 6

Members of the Public: 2

PD2302/14 Apologies for Absence

Apologies had been received from Cllr Bennett

PD2303/14 Declarations of Interest

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

The Chairman of the Council proposed under Standing Order 9.1.6 that Agenda item PD2310/14 be moved up the Agenda after Public Representations. The proposal was seconded and agreed.

PD2304/14 Representations from the Public

A member of the public wish to make representations regarding Agenda item PD2310/14 Neighbourhood and Community Plan and stated that he has noted that the next stage from the Community Plan is the Neighbourhood Plan which is very much planning orientated. He continued that a lot of data had been collected during the Community Plan stage which can be put to good use and this needs to be finalised with a narrative leading to an action plan with priorities.

PD2310/14 Neighbourhood and Community Plan

The Chairman introduced this item and stated that two meetings had been held in the last week to further both plans and the Village Centre project. The Chairman continued that the meeting with TRDC officers was very constructive but there was little doubt that external professional planning help will be required to progress the Neighbourhood Plan.

The Chairman recapped that the Neighbourhood Plan area had now been designated as the whole of the Croxley within the Parish Boundary and that the Community Plan survey has provided significant data that can be put to good use not only in finalising the Community Plan but for input to the Neighbourhood Plan. The Chairman continued that the TRDC Officers had indicated that some additional resource data and statistics were also available through TRDC, particularly in respect of recreation and sport and open spaces which is based on national standards.

The Chairman added that the Neighbourhood Plan has to be evidence based so some further consultation may be needed. The Chairman continued that the Neighbourhood Plan can include aspects such as the Parker Norris standards, design guidelines, conservation and such things as commercial/business aspects.

As far as the Community Plan is concerned it was necessary to 'mine' the numbers

from the survey data from which a constructive narrative can be formed.

The Chairman commented that as far the Village Centre project was concerned this would be an aspect taken in conjunction with the Neighbourhood Plan and it is hoped that meetings will be taking place in the near future with the Red Cross and the Library.

It was stated that Cllr Shafe would look at the survey data relating to health and that Cllr Martin would look at the transport data with a view to formulating the narrative for these aspects.

PD2305/14 Minutes

**Resolved:**

- That the Minutes of the meeting held on Wednesday 7 May and Wednesday 21 May 2014 be approved and be signed by the Chairman.

PD2306/14 Matters Arising

PD2297/14 Planning Applications. It was asked whether there had been any clarity given regarding application 14/0749/FUL 188B Watford Road regarding the opening hours. The Clerk advised that soon after the Council's comments on the application were submitted, a TRDC Planning Officer had emailed to clarify that the property in question was the Farmhouse Pizza. The Clerk continued that planning permission had been originally granted in 1991 to allow a change of use of the building from a retail unit to a take away. At the time, the applicant appealed against the planning conditions imposed on the permission. The appeal decision varied the opening hours to be no later than 23.00hrs Monday to Friday and 23.30hrs on Saturdays and no later than 22.00hrs on Sundays and Public Holidays. However, as a result of recent complaints, TRDC had taken enforcement action and had recently successfully prosecuted the occupier of a neighbouring unit (202A Watford) regarding out of hours working. The Farmhouse Pizza had also been working out of hours and a Breach of Condition Notice was served by TRDC some months ago. As a result, the applicant had applied to increase the current working hours it was this to which the application referred.

PD2307/14 Planning Applications

In the following applications "NGFO" means No Grounds For Objection:

**Croxley Green Parish Council Decision: NGFO**

[Demolition of existing outbuilding and construction of single storey front, side and rear extensions](#)

179 Baldwins Lane Croxley Green Rickmansworth WD3 3LL

Ref. No: 14/0868/FUL | Received: Thu 01 May 2014 | Validated: Tue 20 May 2014 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[Demolition of garage, construction of two storey side and rear extensions and internal alterations](#)

11 Harvey Road Croxley Green Rickmansworth WD3 3BN

Ref. No: 14/0885/FUL | Received: Tue 06 May 2014 | Validated: Thu 15 May 2014 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[Part single, part two storey side and rear extension](#)

32 Winchester Way Croxley Green Rickmansworth Hertfordshire WD3 3QF

Ref. No: 14/0934/FUL | Received: Mon 12 May 2014 | Validated: Fri 23 May 2014 |  
Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[Part single and part two storey side extension](#)

Harborne Copthorne Road Croxley Green Rickmansworth Hertfordshire WD3 4AE

Ref. No: 14/0941/FUL | Received: Tue 13 May 2014 | Validated: Wed 21 May 2014 |  
Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[Listed Building Consent: Alterations to reduce height and add stability piers to northern wall adjacent to Little Green Lane](#)

Durrants House Gloucester Court Lincoln Way Croxley Green Hertfordshire

Ref. No: 14/0965/LBC | Received: Fri 16 May 2014 | Validated: Fri 16 May 2014 |  
Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[Single storey rear extension](#)

77 Sycamore Road Croxley Green Rickmansworth WD3 3TE

Ref. No: 14/0968/FUL | Received: Sat 17 May 2014 | Validated: Mon 19 May 2014 |  
Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[Single storey rear extension](#)

20 Barton Way Croxley Green Rickmansworth Hertfordshire WD3 3QA

Ref. No: 14/0980/FUL | Received: Mon 19 May 2014 | Validated: Mon 19 May 2014 |  
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**

The following applications were noted by Members:

[Prior Approval: Single storey rear extension \(maximum depth 4.35 metres, maximum height 3.75 metres and eaves height 2.53 metres\)](#)

Grenaleigh Copthorne Close Croxley Green Rickmansworth Hertfordshire WD3 4AJ

Ref. No: 14/1017/PDE | Received: Fri 23 May 2014 | Validated: Fri 23 May 2014 |  
Status: Pending Consideration

PD2308/14 Recent Decisions by Three Rivers District Council

**Application No:** 14/0614/FUL  
**Address:** Lovatts Cottage The Green Croxley Green  
**Application:** Single storey side and rear extension, additional window to flank elevation of dwelling and internal alterations  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Application No:** 14/0615/LBC  
**Address:** Lovatts Cottage The Green Croxley Green  
**Application:** Listed Building Consent: Single storey side and rear extension, additional window to flank elevation of dwelling and internal alterations  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Application No:** 14/0616/FUL  
**Address:** 7 Hedges Way Croxley Green Rickmansworth  
**Application:** Rear conservatory  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Application No:** 14/0718/FUL  
**Address:** 35 Springfield Close Croxley Green Rickmansworth  
**Application:** Demolition of existing and construction of replacement front porch and proposed timber and concrete fencing  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Application No:** 14/0712/FUL  
**Application:** Part single, part two storey side and rear extensions  
**Address:** 34 Springfield Close Croxley Green Rickmansworth  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Application No:** 14/0669/FUL  
**Application:** Demolition of existing detached garage and construction of single storey side and rear extension  
**Address:** 13 Frankland Close Croxley Green Rickmansworth  
**CGPC Decision:** OBJECT. The proposed development and close proximity to adjoining property would be detrimental to the adjoining property boundary and should be stepped in from the boundary line to accommodate width of roof drainage.  
**TRDC Decision:** Approved

**Application No:** 14/0731/FUL  
**Application:** Single storey side and rear extension  
**Address:** 17 Rousebarn Lane Croxley Green Rickmansworth  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Application:** Demolition of conservatory and construction of single storey rear extension  
**Address:** 6 Bateman Road Croxley Green Rickmansworth  
**Application No:** 14/0776/FUL  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

PD2309/14 Appeals Against Planning Decisions

There were no appeals to note. However, the Clerk clarified the matter regarding application 13/0409/FUL 23A New Road in that the appeal for this application has now allowed subject to conditions but there is also a planning application 13/0346/FUL which was pending a planning decision.

PD2310/14 Neighbourhood and Community Plan

See above after item PD2304/14.

PD2311/14 Highways

There were no highways works to note.

PD2312/14 Closure

There being no further business, the Chairman closed the meeting at 8.54pm.