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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 THURSDAY 6 DECEMBER 2018 at 8.00 PM

Present: Cllr Mitchell - In the Chair
David Allison – Clerk to the Council
Ryan Bennett – Administrative Assistant

Cllr Birch, Gallagher, Hobbs & Wallington

Voting Members: 5

Members of the Public: 1

PD3277/18 Apologies for Absence

Apologies were received from Cllr Bains, Baldwin & Hollands.

PD3278/18 Declarations of Interest

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

PD3279/18 Representations from the Public

PD3287/18 – The Chairman of the Croxley Green Residents Association made representation on this item. They mentioned that the CGRA had produced a form which will be delivered to every household to make sure that all residents were aware of the consultation and had a chance to give their views.

PD3287/18 *[This item was moved up the Agenda under Standing Order 9.1.6]*

TRDC Local Plan Site Allocation Consultation

The Chairman opened the item and explained to members that TRDC were undertaking a voluntarily consultation on the results of their Call for Sites.

A Cllr spoke that it was frustrating that no indication of what type of development was planned for each of the sites was included in the document.

There was agreement amongst Cllrs that the Council should seek the advice of external organisations to find out their views on the proposed developments.

Members viewed the draft response letter produced by the Clerk. It was suggested that a request be included in the letter outlining the Council desire that the area around Croxley Danes school should only ever be used for the purposes of education.

Resolved:

- That the Clerk sends the formal Council response to TRDC.
- That the Clerk liaises with the other parish councils in Three Rivers to discuss potential further joint actions.
- That Cllr Mitchell contacts the Campaign to Protect Rural England to seek advice.
- That Cllr Birch contacts the Woodland Trust to seek advice on the sites situated close to existing woodland.
- That the Council endorses the form produced by the CGRA.

PD3280/18 Highways and Road Safety

The Clerk advised that no matters regarding road safety had been formally brought to his attention.

PD3281/18 Minutes

Resolved:

- That the minutes of the meetings held on Thursday 1 & 15 November 2018 are approved and be signed by the Chairman.

PD3282/18 Matters Arising

There were no matters arising.

PD3283/18 Planning Applications

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

[Demolition of the existing building and erection of two storey building to accommodate one two-bed flat at ground floor and one, one-bed maisonette at first floor level](#)

Planning Application

The Studio Community Way Croxley Green WD3 3FH

Ref. No: 18/1995/FUL | Received: Tue 02 Oct 2018 | Validated: Wed 21 Nov 2018 |

Croxley Green Parish Council Decision: CGPC would like to draw attention to the concerns raised by the resident of 177 New Road. We would like to raise concerns about the lack of adequate parking for the location and feel that the proposed development would result in a total over-massing of the site.

[Erection of single storey rear extension, garage conversion into habitable room](#)

Planning Application

2 Longmans Close Croxley Green Watford Hertfordshire WD18 8WP

Ref. No: 18/2299/FUL | Received: Fri 16 Nov 2018 | Validated: Thu 22 Nov 2018 |

Croxley Green Parish Council Decision: NGFO

[Demolition of existing conservatory and construction of single storey rear extension and front porch canopy](#)

Planning Application

12 Hazelwood Road Croxley Green WD3 3EB

Ref. No: 18/2310/FUL | Received: Tue 20 Nov 2018 | Validated: Fri 23 Nov 2018 |

Croxley Green Parish Council Decision: NGFO

[Installation of vehicular access](#)

Planning Application

75 Durrants Drive Croxley Green WD3 3NY

Ref. No: 18/2252/FUL | Received: Mon 12 Nov 2018 | Validated: Mon 26 Nov 2018 |

Croxley Green Parish Council Decision: Members had no comment regarding the application.

[First floor front extension above existing porch](#)

Planning Application

40 Winton Drive Croxley Green Rickmansworth Hertfordshire WD3 3RD

Ref. No: 18/2335/FUL | Received: Thu 22 Nov 2018 | Validated: Mon 26 Nov 2018 |

Croxley Green Parish Council Decision: NGFO

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

27 Rochester Way Croxley Green WD3 3NE

Ref. No: 18/2347/FUL | Received: Fri 23 Nov 2018 | Validated: Tue 27 Nov 2018 |

Croxley Green Parish Council Decision: NGFO

Single storey rear extension

Planning Application

128 Watford Road Croxley Green WD3 3BZ

Ref. No: 18/2375/FUL | Received: Tue 27 Nov 2018 | Validated: Tue 27 Nov 2018

Croxley Green Parish Council Decision: CGPC would like to express its concerns that the proposal goes beyond the dimensions allowed in permitted development rights.

Variation of Conditions 11 (Hard and Soft Landscaping), 13 (No Felling or Lopping) and 14 (Tree Protection Measures) pursuant to planning permission 15/1427/FUL (Demolition of two existing two storey Use Class B1 office buildings and erection of two Use Class B1 (Office) buildings of three and four storeys, decked car park, surface level parking and associated works) to revise the landscaping scheme

Planning Application

Building 1 And 2 Marlins Meadow Watford Hertfordshire

Ref. No: 18/2365/FUL | Received: Tue 27 Nov 2018 | Validated: Tue 27 Nov 2018 |

Croxley Green Parish Council Decision: Council noted the application.

PD3284/18 Recent Decisions by Thee Rivers District Council

Approved

Application:	Demolish existing garage and construction of single storey and two storey front, side and rear extensions, first floor rear extension and alterations to roof to include increase in ridge height
Address:	23 Lewes Way Croxley Green Rickmansworth Hertfordshire WD3 3SN
Application No:	18/1680/FUL
CGPC Decision	<p>Croxley Green Parish Council (CGPC) object to application 18/1680/FUL and would like it to be considered by the Three Rivers District Council Planning Committee.</p> <p>CGPC objects for the following reasons:</p> <ol style="list-style-type: none"> 1. In relation to the TRDC Local Development Document Appendix 2, 2.A. Croxley Green Parish Council believes that the development will : <ul style="list-style-type: none"> o Be excessively prominent in relation to adjacent properties o Not have the appropriate number of car parking spaces for the size of the property o Not respect the character of the property & street scene o Result in a loss of light to the windows of neighbouring properties 2. The change in materials, especially the bright white rendering of the property, will completely unbalance the Lewes Way street scene therefore not respecting the character of the area. 3. The development will be directly overlooking neighbouring properties resulting in a loss of privacy.

	<p>4. The increase in ridge height will again not respect the character of the street scene, most notably the properties roof form, and should be resisted.</p> <p>5. The plans indicate a potential infringement of the 45 degree rule.</p> <p>6. CGPC believes that this construction will result in a total overdevelopment of the site.</p> <p>Croxley Green Parish Council would also like to draw the Case Officer's attention to the comments submitted by 21 Lewes Way, whom hold serious and legitimate concerns about the application.</p>
TRDC Decision	Approved

Application:	Retrospective: Installation of a single storey rear canopy.
Address:	50 Manor Way Croxley Green WD3 3LY
Application No:	18/1835/RSP
CGPC Decision	NGFO
TRDC Decision	Approved

Application:	Variation of Conditions 2 (Approved Plans), 8 (Permanent Access) and 32 (Construction Management Plan) and removal of Condition 11 (Temporary School Structures) of planning permission 17/2204/FUL to enable the construction of a permanent access prior to the first occupation of the school and the implementation of a temporary construction access from Baldwins Lane
Address:	Land North East Of Baldwins Lane Croxley Green Hertfordshire
Application No:	18/2040/FUL
CGPC Decision	The Parish Council have noted the variation of conditions.
TRDC Decision	Approved

Application:	Single storey side and rear extension
Address:	81 Watford Road Croxley Green WD3 3DT
Application No:	18/2092/FUL
CGPC Decision	NGFO
TRDC Decision	Approved

Application:	Single storey front extension
Address:	30 Links Way Croxley Green WD3 3RQ

Application No:	18/2131/FUL
CGPC Decision	NGFO
TRDC Decision	Approved

Application:	Single storey rear extension
Address:	6 Sycamore Road Croxley Green WD3 3TD
Application No:	18/2079/FUL
CGPC Decision	NGFO
TRDC Decision	Approved

Refused

None advised.

PD3285/18 Appeals Against Planning Decisions

The Clerk advised that no appeals had been formally brought to his attention.

PD3286/18 TRDC Proposed Car Parking Scheme for Croxley Green

The Clerk gave a verbal update to Members regarding TRDC's proposed car parking scheme.

Resolved:

- That the Clerk sends the Council's response to TRDC.

PD3287/18 TRDC Local Plan Site Allocation Consultation

[This item was considered after item PD3279/18]

PD3288/18 P&D Budget 2019/20

Members made no changes to the Budget which was supplied with the Agenda.

Resolved:

- That the P&D Budget for 2019/20 is put forward to the Finance & Administration committee for consideration.

PD3289/18 Closure

There being no further business, the Chairman closed the meeting at 9:35pm.