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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 SEPTEMBER 2018 at 8.00 PM

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

Cllr Baldwin, Gallagher, Hobbs & Wallington

Voting Members: 5

Not Present: Cllr Bains

Members of the Public: 1

PD3226/18 Apologies for Absence

Apologies were received from Cllr Hollands.

PD3227/18 Declarations of Interest

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

PD3228/18 Representations from the Public

A resident gave their objections to planning application 18/1680/FUL.

PD3229/18 Highways and Road Safety

The Chairman introduced this item and asked the Clerk to elaborate.

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

PD3230/18 Minutes

Resolved:

- That the minutes of the meetings held on Thursday 2 & 16 August 2018 are approved and be signed by the Chairman.

PD3231/18 Matters Arising

There were no matters arising.

PD3232/18 Planning Applications

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

[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](#)

Planning Application

23 Lewes Way Croxley Green Rickmansworth Hertfordshire WD3 3SN

Ref. No: 18/1680/FUL | Received: Tue 14 Aug 2018 | Validated: Mon 20 Aug 2018 []

Croxley Green Parish Council Decision:

Croxley Green Parish Council (CGPC) objects to application 18/1680/FUL and would like it to be considered by the Three Rivers District Council Planning Committee.

CGPC objects for the following reasons:

1. In relation to the TRDC Local Development Document Appendix 2, 2.A. Croxley Green Parish Council believes that the development will :
 - 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.
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.
5. The plans indicate a potential infringement of the 45 degree rule.
6. CGPC believes that this construction will result in a total overdevelopment of the site. 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.

Replacement of current skate park with new skate park facility

Planning Application

Croxley Green Skate Board Park Baldwins Lane Recreation Ground Baldwins Lane
Croxley Green Hertfordshire

Ref. No: 18/1609/FUL | Received: Mon 06 Aug 2018 | Validated: Thu 23 Aug 2018 |

Croxley Green Parish Council Decision: NGFO

Single storey front extension

Planning Application

1 Longmans Close Croxley Green WD18 8WP

Ref. No: 18/1619/FUL | Received: Mon 06 Aug 2018 | Validated: Thu 16 Aug 2018 |

Croxley Green Parish Council Decision: Croxley Green Parish Council would like see that it is made clear that the materials chosen for the construction must match those already in place in order to maintain the character of the area.

Single storey rear extension and loft conversion including hip-to-gable extension, rear dormer and front roof windows

Planning Application

51 Bateman Road Croxley Green WD3 3BL

Ref. No: 18/1676/FUL | Received: Tue 14 Aug 2018 | Validated: Thu 16 Aug 2018 |

Croxley Green Parish Council Decision: NGFO

Listed Building Consent: Reconstruction and repairs to boundary wall

Planning Application

Croxley House The Green Croxley Green WD3 3JB

Ref. No: 18/1738/LBC | Received: Thu 23 Aug 2018 | Validated: Thu 23 Aug 2018 |

Croxley Green Parish Council Decision: Croxley Green Parish Council is fully supportive of this application.

First floor rear extension and single storey rear extension

Planning Application

5 Dickinson Square Croxley Green Rickmansworth Hertfordshire WD3 3HA

Ref. No: 18/1718/FUL | Received: Tue 21 Aug 2018 | Validated: Tue 28 Aug 2018 |

Croxley Green Parish Council Decision: CGPC would like to see that the conservation officer studies the application to make sure that the materials chosen, and the style of the development, are in keeping with that already existing in the conservation area.

Part single, part two storey front extension, first floor side extension and single storey rear extension

Planning Application

13 Norwich Way Croxley Green Rickmansworth Hertfordshire WD3 3SP

Ref. No: 18/1717/FUL | Received: Tue 21 Aug 2018 | Validated: Wed 29 Aug 2018 |

Croxley Green Parish Council Decision: NGFO

Erection of single storey front extension, conversion of garage into habitable room and single storey rear extension

Planning Application

100 Valley Walk Croxley Green Rickmansworth Hertfordshire WD3 3TG

Ref. No: 18/1757/FUL | Received: Wed 29 Aug 2018 | Validated: Thu 30 Aug 2018 |

Croxley Green Parish Council Decision: NGFO

New front dormer window in existing roof slope and single storey rear extension

Planning Application

70 Sherborne Way Croxley Green Rickmansworth Hertfordshire WD3 3PG

Ref. No: 18/1657/FUL | Received: Fri 10 Aug 2018 | Validated: Thu 30 Aug 2018 |

Croxley Green Parish Council Decision: NGFO

For Information Only

Members noted an application from Waldon Telecom LTD. The application proposes a 4m increase in height (13.5m to 17.5m) to the Vodafone telecommunications pole situated on Baldwins Lane.

PD3233/18

Recent Decisions by Thee Rivers District Council

Approved

- Application:** Erection of detached garage
- Address:** The Old House 3 Watford Road Croxley Green
Rickmansworth Hertfordshire WD3 3DL
- Application No:** 18/1139/FUL
- CGPC Decision** **Objection.** CGPC feel that the height of this proposal is inappropriate & as such object to the scale of the building in this setting. As the proposal sits within the conservation area we would like to see this application considered by the TRDC Planning Committee.
- TRDC Decision** Approved
- Application:** Single storey side and rear extension
- Address:** 13 Gonville Avenue Croxley Green WD3 3BY
- Application No:** 18/1352/FUL
- CGPC Decision** NGFO
- TRDC Decision** Approved

Application: First floor side extension and part single, part two storey rear extension
Address: 18A Copthorne Road Croxley Green WD3 4AE
Application No: 18/1425/FUL
CGPC Decision NGFO
TRDC Decision Approved

Application: Demolition of conservatory and garage and construction of single storey side extension and two storey rear extension
Address: 26 Copthorne Road Croxley Green Rickmansworth Hertfordshire WD3 4AQ
Application No: 18/1386/FUL
CGPC Decision NGFO
TRDC Decision Approved

Application: Conversion of garage to habitable accommodation and single storey rear extension.
Address: 12 Hertford Close Croxley Green WD3 3FY
Application No: 18/1458/FUL
CGPC Decision NGFO
TRDC Decision Approved

REFUSED

Application: Outline Application: Demolition of offices and erection of new development of 33 flats with underground parking (matters of appearance, landscaping and scale reserved)
Address: Scotsbridge House Scots Hill Croxley Green Rickmansworth Hertfordshire WD3 3BB
Application No: 18/1110/OUT
CGPC Decision Croxley Green Parish Council is fully supportive of this application, most notably the desire to incorporate green aspects into its design and an aim to reduce the property's carbon footprint.
TRDC Decision Refused

PD3234/18 Appeals Against Planning Decisions

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

PD3235/18 P&D Budget 2018/19

Members made no changes to the budget progress sheet that was supplied with the Agenda.

PD3236/18 Closure

There being no further business, the Chairman closed the meeting at 9:31pm.