

CROXLEY GREEN PARISH COUNCIL

MINUTES OF A MEETING OF THE  
**PLANNING AND DEVELOPMENT COMMITTEE**  
HELD IN THE COUNCIL CHAMBER  
ON WEDNESDAY 7 SEPTEMBER 2011 at 8.00 PM

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

Cllrs Bennett, Isard-Brown, Jordan, Martin

Voting Members: 5

Members of the Public: 4

PD1658/11 Apologies for Absence

Apologies were received from Cllrs Baldwin and Mitchell.

PD1659/11 Declarations of Interest

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

PD1660/11 Representations from the Public

Representations were made by residents of Green Lane and Elmcote Way against planning application 11/1765/FUL and 11/1766/CAC Proposed redevelopment of site at Elmcote House and associated Conservation Area Consent. Concerns were expressed regarding the fact that a single story unit was being replaced with a 2+storey multi-occupancy building, which in itself introduces flats into an area of single occupancy property; the resultant loss of privacy to adjacent house owners; increased traffic; and impact on local wildlife including, it is believed, badgers.

The Clerk advised that the Parish Council had received a copy of a letter residents have sent to TRDC objecting to the proposals.

The Chairman thanked those present for their representations and suggested to the Committee that this particular planning application be considered at this point. Members agreed.

PD1663/11 Planning Applications

**Proposed redevelopment of site for a residential development of 6 flats, parking and amenity space.**

Elmcote House The Green Croxley Green Rickmansworth Hertfordshire WD3 3HN

Ref. No: 11/1765/FUL | Received: Wed 17 Aug 2011 | Validated: Tue 23 Aug 2011 | Status: Pending Consideration

**Croxley Green Parish Council Decision:**

**OBJECT on the following grounds:-**

- 1. The proposed development fails to comply with policies that provide protection from ‘backland’ development and failure to preserve or enhance the character and appearance of the conservation area;**
- 2. The proposed development is out of character with the street scene by the provision of a multi-occupancy building in an area of single occupancy property;**

3. **The first and second floor windows on the northern and southern elevations and proposed balconies, by reason of siting, design and layout would result in the overlooking and unacceptable loss of privacy and amenity to the occupiers of Green Lane and Elmcote Way;**
4. **The development has inadequate narrow vehicular access/egress (single vehicle width) and would not be suitable for the increase in traffic volume generated by the proposal nor provide ease of accessibility for service vehicles.**

**Conservation Area Consent: Proposed redevelopment of site for a residential development of 6 flats, parking and amenity space.**

Elmcote House The Green Croxley Green Rickmansworth Hertfordshire WD3 3HN

Ref. No: 11/1766/CAC | Received: Wed 17 Aug 2011 | Validated: Fri 19 Aug 2011 | Status: Pending Consideration

**Croxley Green Parish Council Decision: OBJECT on the grounds that a viable proposal has not been forthcoming for the site – see Objections to Planning Application 11/1765/FUL.**

See below for comments on remaining Applications reviewed.

PD1661/11 Minutes

**Resolved:**

- that the Minutes of the meetings held on Wednesday 3 August 2011 and Wednesday 17 August 2011 be approved and be signed by the Chairman.

PD1662/11 Matters Arising

PD1654/11 (Recent Decisions) - 11/1305/FUL, Little Gillions. The matter of TRDC Approval to Little Gillions proposals was raised given the objections raised by the Parish Council but the Planning Officer had confirmed that the application was for residential use despite rumours to the contrary. The Officer had explained that the term classroom in this case means a hide / nature room.

PD1654/11 (Recent Decisions) – 11/1301/FUL, Clarendon Cottage. The matter of the fencing was raised as it was understood that there should have been a hedge rather than fencing.

PD1663/11 Planning Applications

See above for Comments on Application 11/1765/FUL and 11/1766/CAC Proposed redevelopment of site, Elmcote House.

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

**Ground floor rear extension**

15 Winton Crescent Croxley Green Rickmansworth Hertfordshire WD3 3QX

Ref. No: 11/1580/FUL | Received: Tue 26 Jul 2011 | Validated: Tue 16 Aug 2011 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

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| <b>Change of use of first floor from residential to leisure use</b>   |
| The Studio Community Way Croxley Green Rickmansworth Hertfordshire WD3 3FH                                    |
| Ref. No: 11/1650/FUL   Received: Wed 03 Aug 2011   Validated: Wed 31 Aug 2011   Status: Pending Consideration |
| Cllr Martin declared an interest.   |
| <b>Croxley Green Parish Council Decision: NGFO</b>  |

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| <b>Extensions at ground level to create a sunroom and a utility room. Extension at roof level to convert attic to habitable space with rear dormer window.</b> |
| 41 Winton Crescent Croxley Green Rickmansworth WD3 3QX   |
| Ref. No: 11/1654/FUL   Received: Thu 04 Aug 2011   Validated: Thu 11 Aug 2011   Status: Pending  |
| <b>Croxley Green Parish Council Decision: NGFO</b>   |

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| <b>First floor side extension including extension to roof and loft conversion with front rooflights and rear dormer window</b> |
| 75 Byewaters Croxley Green Watford Hertfordshire WD18 8WH  |
| Ref. No: 11/1665/FUL   Received: Fri 05 Aug 2011   Validated: Mon 05 Sep 2011   Status: Pending Consideration                  |
| <b>Croxley Green Parish Council Decision: NGFO</b>   |

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| <b>Proposed single storey rear extension with sliding doors and rooflights &amp; alteration to landscaping &amp; garden.</b> |
| 29 Lewes Way Croxley Green Rickmansworth WD3 3SW   |
| Ref. No: 11/1752/FUL   Received: Wed 17 Aug 2011   Validated: Wed 17 Aug 2011   Status: Pending Consideration                |
| <b>Croxley Green Parish Council Decision: NGFO</b>   |

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| <b>Renewal of extant planning permission 08/1365/FUL dated 1st September 2008 - Single storey front garage extension, single storey infill extension to front elevation, changes to fenestration and front door details on front elevation. Raise in roof level to create loft conversion with two dormer windows to rear and three rooflights</b> |
| 57 Copthorne Road Croxley Green Rickmansworth Hertfordshire WD3 4AH  |
| Ref. No: 11/1771/FUL   Received: Thu 18 Aug 2011   Validated: Thu 18 Aug 2011   Status: Pending Consideration  |
| <b>Croxley Green Parish Council Decision: NGFO</b>   |

**Renewal of extant planning permission 09/0111/FUL dated 24th March 2009 - Proposed alterations to the existing pool area to create a pool complex with alterations to land levels**

57 Copthorne Road Croxley Green Rickmansworth Hertfordshire WD3 4AH

Ref. No: 11/1772/FUL | Received: Thu 18 Aug 2011 | Validated: Thu 18 Aug 2011 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

**New shop front windows and doors with refurbished signs**

4 Scots Hill Croxley Green Rickmansworth WD3 3AD

Ref. No: 11/1782/FUL | Received: Fri 19 Aug 2011 | Validated: Tue 30 Aug 2011 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

**Removal of existing concrete structure garage and construction of new garage**

213 New Road Croxley Green Rickmansworth Hertfordshire WD3 3HE

Ref. No: 11/1803/FUL | Received: Tue 23 Aug 2011 | Validated: Wed 24 Aug 2011 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

**Single storey rear extension**

April Cottage 309 New Road Croxley Green Rickmansworth Hertfordshire WD3 3HE

Ref. No: 11/1850/FUL | Received: Wed 31 Aug 2011 | Validated: Wed 31 Aug 2011 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

**Two storey and single storey side and rear extensions, new window and 2 new rooflights over kitchen, access from garden to public footpath re-located**

35 New Road Croxley Green Rickmansworth Hertfordshire WD3 3EN

Ref. No: 11/1869/FUL | Received: Fri 02 Sep 2011 | Validated: Fri 02 Sep 2011 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

**Listed Building Consent: Demolition of 1960s squash court extension to Grade II Old Merchant Taylor's (Durrants House)**

Durrants Lincoln Way Croxley Green Rickmansworth Hertfordshire WD3 3ND

Ref. No: 11/1872/LBC | Received: Mon 05 Sep 2011 | Validated: Mon 05 Sep 2011 | Status: Pending Consideration

**Croxley Green Parish Council Decision: The Committee considered that this matter should rest with the Planning Officers to determine.**

**Certificates of Lawfulness, Discharge of Conditions and Non-Material Amendments to planning applications – for Members information only**

Members noted the following applications:

**Certificate of Lawfulness Proposed Development - Garden Outbuilding**

199 Watford Road Croxley Green Rickmansworth WD3 3RY

Ref. No: 11/1685/CLPD | Received: Tue 09 Aug 2011 | Validated: Tue 09 Aug 2011 | Status: Pending Consideration

**Discharge of Condition3 pursuant to planning permission 10/2470/FUL**

Old Merchant Taylors Sports Club Durrants Lincoln Way Croxley Green Rickmansworth Hertfordshire WD3 3ND

Ref. No: 11/1692/DIS | Received: Tue 09 Aug 2011 | Validated: Thu 11 Aug 2011 | Status: Pending Consideration

**Discharge of Conditions 3 , 4 , 5 and 6 pursuant to planning permission 11/0863/FUL**

Monopole Adjacent To Grand Union Canal Lavrock Lane Croxley Green Hertfordshire

Ref. No: 11/1713/DIS | Received: Wed 10 Aug 2011 | Validated: Wed 10 Aug 2011 | Status: Pending Consideration

**Certificate of Lawfulness Proposed Development: Single storey rear extension**

69 New Road Croxley Green Rickmansworth Hertfordshire WD3 3EN

Ref. No: 11/1868/CLPD | Received: Fri 02 Sep 2011 | Validated: Fri 02 Sep 2011 | Status: Pending Consideration

**Certificate of Lawfulness Proposed Development: Internal refurbishment of existing building and replacement of glazing at entrance to building (single glazed facade to be replaced with curtain walling including new revolving door, replacement of roof mounted equipment, new equipment to be similar in scale and located in the same position as existing equipment)**

Building 8 Hatters Lane Watford Hertfordshire

Ref. No: 11/1880/CLPD | Received: Mon 05 Sep 2011 | Validated: Mon 05 Sep 2011  
| Status: Pending Consideration

PD1664/11 Recent Decisions by Three Rivers District Council

## APPROVED

**Reference No:** 11/1121/FUL

**Address:** 316 Baldwins Lane Croxley Green Rickmansworth

**Application:** Dropped kerb

**CGPC Decision:** NGFO

**TRDC Decision:** Approved

**Reference No:** 11/1422/FUL

**Address:** Elmcote House The Green Croxley Green

**Application:** 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

**CGPC Decision:** NGFO

**TRDC Decision:** Approved

**Reference No:** 11/1423/FUL

**Address:** 147 New Road Croxley Green Rickmansworth

**Application:** Erection of a detached garage to rear following demolition of existing garage and car port

**CGPC Decision:** NGFO

**TRDC Decision:** Approved

**Reference No:** 11/1431/FUL

**Address:** 132 - 146 New Road Croxley Green Rickmansworth

**Application:** Installation of 2 replacement external mechanical plant units with acoustic screen

**CGPC Decision:** NGFO

**TRDC Decision:** Approved

**Reference No:** 11/1476/FUL

**Address:** 4 Lancing Way Croxley Green Rickmansworth

**Application:** Two storey rear extension

**CGPC 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

**TRDC Decision:** Approved

**Reference No:** 11/1514/FUL  
**Address:** 10 Gonville Avenue Croxley Green Rickmansworth  
**Application:** Proposed part single, part two storey rear extension, dormer windows to rear and new front porch  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Reference No:** 11/1526/FUL  
**Address:** 26 Frankland Close Croxley Green Rickmansworth  
**Application:** Loft conversion including hip to gable roof alteration, front and rear dormer windows.  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

PD1665/11 Appeals Against Planning Decisions

There were no Appeals to note.

PD1666/11 Village/Community Plan

The Chairman introduced this item and asked Cllr Jordan for an update. Cllr Jordan advised that that the Steering Committee had now established a number of working groups and progress was going well. Cllr Jordan stated that the next meeting of the Steering Committee was Wednesday 14 September at 8pm in the Village Hall at the Community Centre and that members of the public would be welcome to attend.

PD1667/11 Highways

There were no highways works to note.

PD166811 Closure

There being no further business, the Chairman closed the meeting at 9.15pm.