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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 1 FEBRUARY 2018 at 8.00 PM

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

Cllr Hobbs, Mitchell & Wallington

Voting Members: 4

PD3099/18 Apologies for Absence

Apologies were received from Cllrs Bains & Baldwin.

PD3100/18 Declarations of Interest

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

PD3101/18 Representations from the Public

There were no public present at the meeting.

PD3102/18 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

PD3103/18 Minutes

Resolved:

- That the minutes of the meeting held on Thursday 18 January 2018 be approved and be signed by the Chairman.

PD3104/18 Matters Arising

PD3097/18 Budgets 2018-19 - The Chairman stated that having had a very useful discussion with the Clerk and Admin Assistant regarding the P&D budgeted items, he had produced a note about the issues – see attached. The Chairman added that future meetings will look at these issues.

PD3105/18 Planning Applications

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

Listed Building Consent: Part change of use of residential stable cottages to boiler and laundry rooms to serve the care facilities on the Croxley House site

Planning Application

1 The Old Stables Croxley House The Green Croxley Green WD3 3JB

Ref. No: 18/0095/LBC Received: Mon 15 Jan 2018 Validated: Tue 16 Jan 2018

Croxley Green Parish Council Decision: NGFO

Part change of use of residential stable cottages to boiler and laundry rooms to serve the care facilities on the Croxley House site

Planning Application

1 The Old Stables Croxley House The Green Croxley Green WD3 3JB

Ref. No: 18/0096/FUL Received: Mon 15 Jan 2018 Validated: Tue 16 Jan 2018

Croxley Green Parish Council Decision: NGFO

Repair works to South boundary wall and piers directly adjacent to the site entrance (on the East side) and repairs to a further section of the East boundary wall which has collapsed

Planning Application

Croxley House The Green Croxley Green WD3 3JB

Ref. No: 18/0127/LBC Received: Wed 17 Jan 2018 Validated: Wed 17 Jan 2018

Croxley Green Parish Council Decision: NGFO. However, CGPC hold concerns over the visual impact that the colour chosen for the materials of the supports will have on the development.

Loft conversion including hip to gable extension with front dormers, two storey rear extension with Juliet balcony and single storey side extension

Planning Application

74 Links Way Croxley Green WD3 3RJ

Ref. No: 18/0130/FUL Received: Wed 17 Jan 2018 Validated: Wed 17 Jan 2018

Croxley Green Parish Council Decision: NGFO

Erection of an attached three bedroom dwelling.

Planning Application

188 Links Way Croxley Green WD3 3RN

Ref. No: 18/0115/FUL Received: Tue 16 Jan 2018 Validated: Thu 18 Jan 2018

Croxley Green Parish Council Decision: NGFO

Proposed two storey front and side extension, single storey front porch extension and single storey rear extension

Planning Application

16 Gonville Avenue Croxley Green WD3 3BY

Ref. No: 18/0195/FUL Received: Fri 26 Jan 2018 Validated: Fri 26 Jan 2018

Croxley Green Parish Council Decision: NGFO

PD3106/18 Recent Decisions by Three Rivers District Council

APPROVED

Application:	Part Retrospective: Removal of existing buildings and hard surfacing area for open storage purposes, re-positioning of earth bund, resurfacing and re-orientation of access track and extension to existing building
Address:	Green Tye Loudwater Lane Loudwater WD3 4AL
Application No:	17/2487/RSP
CGPC Decision	NGFO
TRDC Decision	Approved

Application: Demolition of the existing rear extension and rear outbuilding, erection of single storey front/side porch extension, single storey rear extension, detached outbuilding and extension to raised terrace to rear
Address: 44 Oakleigh Drive Croxley Green WD3 3EF
Application No: 17/2455/FUL
CGPC Decision NGFO
TRDC Decision Approved

Application: Single storey side and rear extension and conversion of garage into habitable accommodation.
Address: 44 Kenilworth Drive Croxley Green WD3 3NW
Application No: 17/2279/FUL
CGPC Decision NGFO
TRDC Decision Approved

Application: Demolition of existing detached garage, construction of single storey side and rear extension and loft conversion including hip to gable extension, rear dormer and front rooflights
Address: 12 Frankland Close Croxley Green WD3 3AR
Application No: 17/2450/FUL
CGPC Decision NGFO
TRDC Decision Approved

Application: Single storey rear extension (Amendment to previous planning 17/1945/FUL)
Address: 71 Links Way Croxley Green Rickmansworth Hertfordshire WD3 3RW
Application No: 17/2540/FUL
CGPC Decision NGFO
TRDC Decision Approved

Application: Proposed ground floor side and rear extension with part first floor rear extension
Address: 13 Gonville Avenue Croxley Green Rickmansworth Hertfordshire WD3 3BY
Application No: 17/2588/FUL
CGPC Decision NGFO
TRDC Decision Approved

REFUSED

None advised.

PD3107/18 Appeals Against Planning Decisions

The Clerk advised that there were no Appeals to note.

PD3108/18 Three Rivers Validation Requirements for Planning Applications

Members noted the documents relating to the Three Rivers District Council validation requirements for planning applications.

PD3109/18 TRDC Proposed Car Parking Changes

Members discussed the proposed car parking changes which may affect the current conditions of the Community Way Car Park. Members had concerns over whether the new restrictions would have too detrimental impact on those residents wishing to visit the shops along New Road and the employees of the business based in the area.

The Clerk also raised concerns over what impact that the changes would have on the Barton Way allotment holders.

Resolved:

- That Croxley Green Parish Council raises a formal objection with TRDC about the planned changes to the Community Way car park. CGPC are particularly concerned that there is not a sufficiently retained amount of long-term parking bays to meet local demand. CGPC acknowledge that there is a significant problem with the car park being used by commuters using the Metropolitan Line station to the detriment of other users.

PD3110/18 Closure

There being no further business, the Chairman closed the meeting at 9:00pm.

P&D Budget Items

4042 Equipment maintenance

Historic item allows for miscellaneous equipment maintenance – for example a salt spreader for spreading salt on footways.

[Risk assessment issue here?]

4043 Salt bins and salt

Croxley looks after a number of salt bins which are available for residents to spread salt on public footways or the roads, by hand.

Not intended for private use on driveways, etc.

Parish “owns” some of the bins, others provided by Herts CC (?)

Herts CC resupplies the bins, also provides a stockpile which is at the Parish Offices (bagged)

4047 Footpaths

Twenty six public footpaths on the list. Recorded on a spreadsheet by length, and on definitive Parish map (online)

Number of other footways (called “pavements”) adjacent to roads, maintained by Herts CC

Number of other footways on private land within developments, some maintained by Herts CC, some maintained by TRDC.

If work is carried out on the Right of Way footpaths, done by Herts CC RoW contractors & refunded to the PC.

4056 Street Trees

Steve Drury (Herts CC & TRDC councillor) has some funding in locality budget but no one has come back to ther Parish Council to request trees.

S96 of the Highways Act can be used to delegate powers to PC, but not so far.

Need a programme to install and maintain street trees. PC does already maintain some replacement trees (e.g. on Dover Way)

4702 Community Bus

Information on the website.

Volunteers, patronage, etc. ?

[un-numbered] Road Safety Works

Moribund

4965 Neighbourhood Plan

Working Group led by Cllr Chris Mitchell

4965 Community Plan publication

Working Group wound up Feb 2017

4966 Neighbourhood Plan (CDF)

Independent account for paying consultants fees from a grant (expended)

[un-numbered] Roadside clutter removal

Moribund

4968 Carbon footprint reduction / sustainability

Cllr Mitchell initiative

4971 Cycle hire project

Cllr Nick Bennett initiated. Picking up on London cycle hire

4977 CIL receipts

Working Group to be led by Cllr Chris Mitchell

Note that receipts MUST be spent within 4 years or they revert to TRDC

[un-numbered] Tow path cyclists speed reduction

Cllr David Bains initiated.

Ebury Way and tow path.

Parish Council sponsors from Lot Mead to Cassiobury

Limited involvement – volunteer litter picking & tidying

Footpath maintenance project with Canal & River Trust

Outstanding commitments

Watford Road / Harvey Road

Safety concerns – letter to Herts CC, no reply yet

Watford Road smiley face speed device

Consultation & funding enquiry – letter to Herts CC, no reply yet

Road safety statistics

Outstanding written report from Cllr Andrew Gallagher for website

TRDC parking study

Being led by Cllr Peter Getkahn & Peter Simons at TRDC

Lack of information / consultation with Parish Council

What is going on?

Speeding on Barton Way

Possibility of installing a “smiley face”

PCSOs informed but no action so far.