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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 20 MAY 2015 at 8.00 PM

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

Cllrs Bains, Baldwin

Voting Members: 3

In Attendance: Cllr Kaur

Members of the Public: 1

PD2517/15 Apologies for Absence

Apologies were received from Cllr Wynne-Jones.

PD2518/15 Declarations of Interest

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

PD2519/15 Representations from the Public

There were no public present at the start of the meeting. A member of the public arrived after the Committee had considered the first planning application to make representations about planning application 15/0899/PDNT, Replacement telecommunications mast adjoining 191 Baldwins Lane.

The resident stated that the proposed replacement mast from 12.m to 15m high was totally unacceptable as was the intent to install another new base station. It was stated that the base station was detrimental to the visual quality of the landscape which was contrary to TRDC's Development Management policy DM7. The proposal also was contrary to DM14 (a)(i), (a)(ii), (a)(v) and in particular (a)(vii). It was explained that Baldwins Lane is a very busy road particularly during commuting and school run times and there was a serious risk to road and pedestrian safety with creation of blind spots due to the base stations.

The Chairman thanked the member of the public for the representations and proposed that this application should be the next application to be considered by the Committee. The proposal was agreed.

PD2520/15 Planning Applications

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

[Retrospective: Covered veranda/decking to rear](#)

13 Appleby Drive Croxley Green Hertfordshire WD3 3FP

Ref. No: 15/0660/RSP | Received: Mon 30 Mar 2015 | Validated: Thu 23 Apr 2015 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

The Committee then considered application 15/0899/PDNT – see Minute PD2519/15 above.

[Permitted Development Notice Telecommunications: Replacement of existing 12.5m pole with a new 15m high street works pole supporting 6 no antennas and the installation of 1 no new cabinets and ancillary works](#)

Communications Site Adjoining 191 Baldwins Lane Croxley Green Hertfordshire

Ref. No: 15/0899/PDNT | Received: Fri 01 May 2015 | Validated: Fri 01 May 2015 | Status: Pending Consideration

Croxley Green Parish Council Decision: OBJECT. The proposal would by virtue of its siting, design and appearance be particularly prominent within the street scene and would further clutter this street scene. This would be to the detriment of both the appearance and visual amenity of the area as well as the amenity of the adjacent residential properties. The proposal is also contrary to TRDC's policy DM14. It is requested that the application be considered at the Development Control Committee.

[Two storey side extension](#)

79 Manor Way Croxley Green Hertfordshire WD3 3LU

Ref. No: 15/0742/FUL | Received: Mon 13 Apr 2015 | Validated: Fri 17 Apr 2015 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Erection of part single storey and part two storey front extension](#)

37 Barton Way Croxley Green Rickmansworth Hertfordshire WD3 3PA

Ref. No: 15/0751/FUL | Received: Tue 14 Apr 2015 | Validated: Tue 14 Apr 2015 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[First floor side extension, conversion of garage into habitable accommodation and alterations to fenestration](#)

66 Byewaters Croxley Green Watford Hertfordshire WD18 8WJ

Ref. No: 15/0754/FUL | Received: Tue 14 Apr 2015 | Validated: Thu 16 Apr 2015 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Part single, part two storey rear extension, internal alterations and alterations to fenestration](#)

Gade Cottage 307 New Road Croxley Green Rickmansworth Hertfordshire WD3 3HE

Ref. No: 15/0772/FUL | Received: Thu 16 Apr 2015 | Validated: Tue 21 Apr 2015 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Construction of detached building to provide B1a \(Office\) meeting space and associated works including access path](#)

Building 7 Hatters Lane Watford Hertfordshire WD18 8PX

Ref. No: 15/0792/FUL | Received: Tue 21 Apr 2015 | Validated: Fri 24 Apr 2015 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Retrospective: Installation of front and rear rooflights](#)

14 Imperial Way Croxley Green Rickmansworth Hertfordshire WD3 3FL

Ref. No: 15/0802/RSP | Received: Tue 21 Apr 2015 | Validated: Mon 27 Apr 2015 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Retrospective: Outbuilding to provide annex](#)

45 Barton Way Croxley Green Rickmansworth Hertfordshire WD3 3PA

Ref. No: 15/0805/RSP | Received: Mon 20 Apr 2015 | Validated: Mon 20 Apr 2015 |
Status: Pending Consideration

Croxley Green Parish Council Decision: OBJECT. The proposed development fails to comply with the policies which set out to protect the character and residential amenity of existing areas of housing with long or extensive gardens from 'backland' or infill development which is considered inappropriate.

[Single storey rear extension and alterations to roof of existing rear extension](#)

18 Ludlow Way Croxley Green Rickmansworth Hertfordshire WD3 3SH

Ref. No: 15/0808/FUL | Received: Tue 21 Apr 2015 | Validated: Tue 21 Apr 2015 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Two storey side extension to replace existing garage](#)

15 New Road Croxley Green Hertfordshire WD3 3EJ

Ref. No: 15/0841/FUL | Received: Mon 27 Apr 2015 | Validated: Wed 29 Apr 2015 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Outbuilding to provide gym](#)

16 Durrants Drive Croxley Green Rickmansworth Hertfordshire WD3 3NP

Ref. No: 15/0846/FUL | Received: Mon 27 Apr 2015 | Validated: Mon 27 Apr 2015 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Demolition of garage, part single, part two-storey side extension, single storey rear extension and internal alterations](#)

16 Durrants Drive Croxley Green Rickmansworth Hertfordshire WD3 3NP

Ref. No: 15/0848/FUL | Received: Mon 27 Apr 2015 | Validated: Thu 07 May 2015 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Front porch](#)

10 Sansom Close Croxley Green Hertfordshire WD3 3GL

Ref. No: 15/0878/FUL | Received: Thu 30 Apr 2015 | Validated: Fri 01 May 2015 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Part Retrospective: Part single, part two storey rear extension, rear dormers and front porch](#)

10 Gonville Avenue Croxley Green Hertfordshire WD3 3BY

Ref. No: 15/0886/RSP | Received: Fri 01 May 2015 | Validated: Wed 06 May 2015 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Part single, part two storey and part first floor rear extension; replacement canopy; internal alterations; alterations to fenestration; alterations to landscaping to provide garden and conversion of detached store to garage.](#)

12 Scots Hill Croxley Green Rickmansworth Hertfordshire WD3 3AD

Ref. No: 15/0913/FUL | Received: Tue 05 May 2015 | Validated: Tue 12 May 2015 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Single storey rear extension and first floor rear dormer](#)

10 Yorke Road Croxley Green Hertfordshire WD3 3DN

Ref. No: 15/0917/FUL | Received: Wed 06 May 2015 | Validated: Wed 06 May 2015 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Loft conversion including roof extensions and hip to gable extension and insertion of rear and front dormer windows](#)

33 Winton Drive Croxley Green Rickmansworth Hertfordshire WD3 3RF

Ref. No: 15/0925/FUL | Received: Wed 06 May 2015 | Validated: Mon 11 May 2015 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Two storey front extension](#)

16 Beechcroft Avenue Croxley Green Hertfordshire WD3 3EQ

Ref. No: 15/0946/FUL | Received: Fri 08 May 2015 | Validated: Thu 14 May 2015 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Single storey rear extension](#)

38 Yorke Road Croxley Green Rickmansworth Hertfordshire WD3 3DN

Ref. No: 15/0949/FUL | Received: Fri 08 May 2015 | Validated: Thu 14 May 2015 | 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:

[Certificate of Lawfulness Proposed Development: Loft conversion including hip to gable alteration, rear dormer and front rooflights and single storey rear extension](#)

9 Manor Way Croxley Green Hertfordshire WD3 3LU

Ref. No: 15/0906/CLPD | Received: Tue 05 May 2015 | Validated: Mon 11 May 2015 | Status: Pending Consideration

[Prior Approval: Single storey rear extension \(maximum depth 4 metres, maximum height 3 metres and eaves height 2.5 metres\)](#)

99 Durrants Drive Croxley Green Rickmansworth Hertfordshire WD3 3NY

Ref. No: 15/0914/PDE | Received: Tue 05 May 2015 | Validated: Tue 05 May 2015 | Status: Pending Consideration

[Discharge of Condition 6 \(Access\) pursuant to planning application 13/2157/FUL](#)

Barn Cottage Loudwater Lane Loudwater Rickmansworth Hertfordshire WD3 3JD

Ref. No: 15/0962/DIS | Received: Mon 11 May 2015 | Validated: Mon 11 May 2015 | Status: Pending Consideration

PD2521/15 [Recent Decisions by Three Rivers District Council](#)

APPROVED

Application No: 15/0346/CLPD
Address: 17 Rochester Way
Application: Certificate of Lawfulness Proposed Development: Replacement roof to garage
CGPC Decision: Noted
TRDC Decision: Approved

Application No: 15/0547/FUL
Address: 1 The Green Croxley Green Rickmansworth
Application: Part single/part two storey rear extension to shop and residential flat including replacement extract fan flue and replacement shop front incorporating new entrance door to first floor flat
CGPC Decision: NGFO
TRDC Decision: Approved

Application No: 15/0566/FUL
Address: 9 Pevensey Way Croxley Green Hertfordshire
Application: Single storey rear extension
CGPC Decision: NGFO
TRDC Decision: Approved

Application No: 15/0602/RSP
Address: 18 Beechcroft Avenue Croxley Green Rickmansworth
Application: Retrospective: Single storey side extension
CGPC Decision: NGFO
TRDC Decision: Approved

Application No: 15/0685/FUL
Address: 17 Copthorne Road Croxley Green Rickmansworth
Application: Conversion of garage to habitable room including addition of front bay window
CGPC Decision: NGFO
TRDC Decision: Approved

WITHDRAWN

Application No: 15/0462/FUL
Address: 65 Beechcroft Avenue
Application: Two storey front extension and single storey rear extension
CGPC Decision: OBJECT. The proposed two storey development at the front of the property would be detrimental to the street scene and the vernacular architecture of surrounding properties

PD2522/15 Appeals Against Planning Decisions

There were no Appeals to note.

PD2523/15 Highways

There were no Highways works to note.

PD2524/15 Closure

There being no further business, the Chairman closed the meeting at 9.21pm.