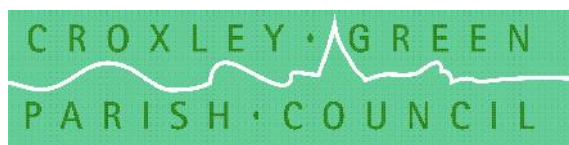


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Community Way  
Croxley Green  
Rickmansworth  
Hertfordshire WD3 3SU

MINUTES OF A MEETING OF THE  
**PLANNING AND DEVELOPMENT COMMITTEE**  
HELD IN THE COUNCIL CHAMBER  
ON WEDNESDAY 4 FEBRUARY 2015 at 8.00 PM

Present: Cllr Jordan - In the Chair Amanda Taft – Admin Officer

Cllrs Baldwin and Martin

Voting Members: 3

PD2453/15 Apologies for Absence

Apologies had been received from Cllrs Isard-Brown and Wynne-Jones.

PD2454/15 Declarations of Interest

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

PD2455/15 Representations from the Public

There were no public present.

PD2456/15 Minutes

**Resolved:**

- That the Minutes of the meeting held on Wednesday 7 January 2015 be approved and be signed by the Chairman;
- It was noted that the meeting scheduled for Wednesday 21 January 2015 was cancelled.

PD2457/15 Matters Arising

There were no matters arising.

PD2458/15 Planning Applications

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

[Part Retrospective: Construction of detached workshop and store outbuilding](#)

43 Frankland Close Croxley Green Hertfordshire WD3 3AR

Ref. No: 14/2436/RSP | Received: Fri 12 Dec 2014 | Validated: Mon 15 Dec 2014 |  
Status: Pending Consideration

**Croxley Green Parish Council Decision: Object: The building is very high and would overshadow the neighbours’ gardens plus it is out of character for a garden. We consider it to be overbearing and visually intrusive due to its excessive scale.**

[Single storey rear extension , first floor side extension and conversion of loft to habitable accommodation including front and rear rooflights](#)

42 Hastings Way Croxley Green Rickmansworth Hertfordshire WD3 3SG

Ref. No: 15/0038/FUL | Received: Thu 08 Jan 2015 | Validated: Thu 08 Jan 2015 |

Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[Demolition of existing sales building, car wash and car service centre, construction of new sales building, alterations to forecourt canopy and associated works](#)

Croxley Green Service Station 185-87 Watford Road Croxley Green Hertfordshire WD3 3ED

Ref. No: 15/0041/FUL | Received: Fri 09 Jan 2015 | Validated: Wed 21 Jan 2015 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO. However, we would request a 'no right turn' (onto Watford Road) sign is included as part of the alterations and also suggest that vehicles should enter from the left and leave from the right (when facing the service station).**

[Single storey side and front extension, conversion of garage/store to habitable accommodation and alterations to fenestration](#)

25 Longmans Close Croxley Green Hertfordshire WD18 8WP

Ref. No: 15/0043/FUL | Received: Fri 09 Jan 2015 | Validated: Fri 09 Jan 2015 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[Loft conversion including hip-to-gable alteration, front and rear dormers and front rooflight](#)

124 Links Way Croxley Green Rickmansworth Hertfordshire WD3 3RN

Ref. No: 15/0072/FUL | Received: Thu 15 Jan 2015 | Validated: Thu 15 Jan 2015 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[Single story side extension and alterations to fenestration](#)

315 Baldwins Lane Croxley Green Hertfordshire WD3 3LA

Ref. No: 15/0109/FUL | Received: Tue 20 Jan 2015 | Validated: Thu 22 Jan 2015 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[Replacement of existing doors with glazed double doors and side glazing to main entrance](#)

Building 4 Hatters Lane Watford Hertfordshire WD18 8YF

Ref. No: 15/0119/FUL | Received: Wed 21 Jan 2015 | Validated: Thu 22 Jan 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**

Members noted the following applications:

[Certificate of Lawfulness Existing Development: Single storey side extension](#)

18 Beechcroft Avenue Croxley Green Rickmansworth Hertfordshire WD3 3EQ

Ref. No: 14/2535/CLED | Received: Tue 30 Dec 2014 | Validated: Fri 09 Jan 2015 | Status: Pending Consideration

[Prior Approval: Single storey rear extension \(maximum depth 3.5 metres, maximum height 2.59 metres and eaves height 2.59 metres\)](#)

1C Winton Drive Croxley Green Rickmansworth Hertfordshire WD3 3RF

Ref. No: 15/0017/PDE | Received: Mon 05 Jan 2015 | Validated: Thu 08 Jan 2015 | Status:

[Prior Notification: Change of use from Office \(Class B1\) to 3 Residential units \(Class C3\)](#)

Suite 142 - 146 At 132 - 146 New Road Croxley Green Hertfordshire

Ref. No: 15/0045/PDR | Received: Fri 09 Jan 2015 | Validated: Fri 09 Jan 2015 | Status: Pending Consideration

[Prior Approval: Single storey rear extension \(maximum depth 4.5 metres, maximum height 3 metres and eaves height 3 metres\)](#)

120 Links Way Croxley Green Rickmansworth Hertfordshire WD3 3RN

Ref. No: 15/0059/PDE | Received: Tue 13 Jan 2015 | Validated: Tue 13 Jan 2015 | Status: Pending Consideration

[Certificate of Lawfulness Proposed Development: Single storey rear extension](#)

43 Durrants Drive Croxley Green Hertfordshire WD3 3NZ

Ref. No: 15/0091/CLPD | Received: Mon 19 Jan 2015 | Validated: Mon 19 Jan 2015 | Status: Pending Consideration

[Works to Ash Tree](#)

28 Copthorne Road Croxley Green Rickmansworth Hertfordshire WD3 4AQ

Ref. No: 15/0115/TPO | Received: Tue 13 Jan 2015 | Validated: Tue 13 Jan 2015 | Status: Pending Decision

[Reduce Silver Birch in front garden by 25%](#)

Little Simbles The Green Croxley Green Rickmansworth Hertfordshire WD3 3HN

Ref. No: 15/0127/TCA | Received: Fri 16 Jan 2015 | Validated: Fri 16 Jan 2015 | Status: Pending Decision

[Various Treeworks](#)

Driftwood Lodge Parrotts Close Croxley Green Rickmansworth Hertfordshire WD3 3JZ

Ref. No: 15/0168/TCA | Received: Mon 26 Jan 2015 | Validated: Mon 26 Jan 2015 | Status: Pending Decision

[3 Beech trees in from garden we would like to reduce by 30% on going maintenance and to allow more light to the property as the trees are over grown, removal of deadwood.](#)

Woodlands Copthorne Road Croxley Green Hertfordshire WD3 4AE

Ref. No: 15/0214/TPO | Received: Fri 30 Jan 2015 | Validated: Fri 30 Jan 2015 | Status: Pending Consideration

[Works to Eucalyptus Tree](#)

12 Dickinson Square Croxley Green Rickmansworth Hertfordshire WD3 3HA

Ref. No: 15/0254/TCA | Received: Fri 30 Jan 2015 | Validated: Fri 30 Jan 2015 |  
Status: Pending Consideration

PD2459/15 [Recent Decisions by Three Rivers District Council](#)

**APPROVED**

**Application No:** 14/2142/LBC  
**Address:** Croxley House The Green Croxley Green  
**Application:** Listed Building Consent: Internal alterations to Croxley House resulting in a loss of 9 bedrooms, construction of new purpose built single storey care block within the adjacent walled garden to include 40 additional bedrooms and creation of additional parking  
**CGPC Decision:** No grounds for objection but see comments under application 14/2141/FUL  
**TRDC Decision:** Approved

**Application No:** 14/2188/FUL  
**Address:** 14 Appleby Drive Croxley Green Rickmansworth  
**Application:** Re-siting of boundary fence and change of use of land to residential curtilage  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Application No:** 14/2191/FUL  
**Address:** Cherry Tree Cottage Copthorne Close Croxley Green  
**Application:** Two storey rear extension  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Address:** 23 Windmill Drive Croxley Green Rickmansworth  
**Application No:** 14/2268/FUL  
**Application:** Single storey rear extension, front porch, conversion of garage to habitable accommodation including increase in height of roof and creation of additional hardstanding to frontage  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Address:** 41 Valley Walk Croxley Green Hertfordshire  
**Application No:** 14/2303/FUL  
**Application:** Single storey rear extension and conversion of garage to habitable accommodation including alterations to roof  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Application No:** 14/2331/FUL  
**Address:** 16 Kenilworth Drive Croxley Green Rickmansworth  
**Application:** Single storey rear extension  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Address:** 46 Malvern Way Croxley Green Rickmansworth  
**Application No:** 14/2337/FUL  
**Application:** Single storey rear extension and front porch  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Application No:** 14/2396/FUL  
**Address:** 46 Dickinson Avenue Croxley Green Hertfordshire  
**Application:** Single storey side and rear extension  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Application No:** 14/2398/FUL  
**Address:** 9 The Green Croxley Green Hertfordshire  
**Application:** Two storey rear extension (amendment to permission 08/0756/FUL) to include alterations to fenestration  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Application No:** 14/2413/FUL  
**Address:** 31 Valley Walk Croxley Green Rickmansworth  
**Application:** Single storey rear extension  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Application No:** 14/2421/FUL  
**Address:** 25 Scots Hill Croxley Green Hertfordshire  
**Application:** Part demolish existing ground floor rear extension and construction of new ground floor rear extension  
**CGPC Decision:** NGFO  
**TRDC Decision:** Approved

**Address:** 17 Claremont Crescent Croxley Green Rickmansworth  
**Application No:** 14/2449/PDE  
**Application:** Prior Approval: Single storey rear extension (maximum depth 6 metres, maximum height 3.8 metres and eaves height 2.5 metres)  
**CGPC Decision:** Noted  
**TRDC Decision:** Approved

PD2460/15 Appeals Against Planning Decisions

None notified.

PD2461/15 Highways

There were no highways works to note.

PD2462/15 Closure

There being no further business, the Chairman closed the meeting at 8.53pm.