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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 MARCH 2015 at 8.00 PM

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

Cllrs Baldwin and Martin

Voting Members: 3

PD2471/15 Apologies for Absence

Apologies had been received from Cllrs Jordan and Wynne-Jones.

PD2472/15 Declarations of Interest

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

PD2473/15 Representations from the Public

There were no public present.

PD2474/15 Minutes

Resolved:

- That the Minutes of the meeting held on Wednesday 4 February 2015 be approved and be signed by the Chairman;
- It was noted that the meeting scheduled for Wednesday 18 February 2015 was cancelled.

PD2475/15 Matters Arising

There were no matters arising.

PD2476/15 Planning Applications

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

[Removal of existing scaffolding yard and creation of residential development of 3 dwellinghouses with accommodation in roofspace with roads and all ancillary works \(amendment to planning permission 14/0346/FUL \(Removal of existing scaffolding yard and creation of residential development of 3 dwellinghouses with accommodation in roofspace with roads and all ancillary works\) in respect of legal agreement under Section 106 of the Town and Country Planning Act\)](#)

Street Record Hollowtree Mews Croxley Green Hertfordshire

Ref. No: 15/0212/FUL | Received: Fri 30 Jan 2015 | Validated: Fri 30 Jan 2015 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO. It is noted that this application only refers to the changes due to revised S106 guidelines.

[Single storey rear extension and two storey side extension](#)

99 Winton Drive Croxley Green Rickmansworth Hertfordshire WD3 3QS

Ref. No: 15/0226/FUL | Received: Fri 30 Jan 2015 | Validated: Wed 11 Feb 2015 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Single storey rear extension](#)

8 Manor Way Croxley Green Hertfordshire WD3 3LY

Ref. No: 15/0238/FUL | Received: Tue 03 Feb 2015 | Validated: Fri 13 Feb 2015 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

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

12 Pevensey Way Croxley Green Hertfordshire WD3 3FX

Ref. No: 15/0277/FUL | Received: Mon 09 Feb 2015 | Validated: Mon 16 Feb 2015 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Installation of air conditioning condenser unit within timber enclosure](#)

Building 4 Hatters Lane Watford Hertfordshire WD18 8YF

Ref. No: 15/0299/FUL | Received: Wed 11 Feb 2015 | Validated: Tue 17 Feb 2015 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Single storey rear extension](#)

82 Baldwins Lane Croxley Green Rickmansworth Hertfordshire WD3 3LP

Ref. No: 15/0311/FUL | Received: Thu 12 Feb 2015 | Validated: Thu 19 Feb 2015 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Single storey rear extension, new covered entrance portico and alterations to fenestration](#)

55 Bateman Road Croxley Green Hertfordshire WD3 3BL

Ref. No: 15/0323/FUL | Received: Fri 13 Feb 2015 | Validated: Fri 27 Feb 2015 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Single storey side and rear extension and internal alterations](#)

25 Harvey Road Croxley Green Rickmansworth Hertfordshire WD3 3BN

Ref. No: 15/0351/FUL | Received: Tue 17 Feb 2015 | Validated: Tue 17 Feb 2015 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Demolition of garage and construction of two storey side extension](#)

7 Hertford Close Croxley Green Hertfordshire WD3 3FY

Ref. No: 15/0376/FUL | Received: Fri 20 Feb 2015 | Validated: Fri 20 Feb 2015 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Single storey rear extension and conversion of garage into habitable accommodation](#)

261 Baldwins Lane Croxley Green Hertfordshire WD3 3LH

Ref. No: 15/0383/FUL | Received: Mon 23 Feb 2015 | Validated: Fri 27 Feb 2015 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Loft conversion including hip-to-gable alteration, front and rear dormers and front rooflight \(amendment to planning permission 15/0072/FUL to include alterations to front dormer\)](#)

124 Links Way Croxley Green Rickmansworth Hertfordshire WD3 3RN

Ref. No: 15/0420/RSP | Received: Wed 25 Feb 2015 | Validated: Wed 25 Feb 2015 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Front porch and new rooflight over existing lightwell](#)

Southview The Green Croxley Green Hertfordshire WD3 3HT

Ref. No: 15/0423/FUL | Received: Thu 26 Feb 2015 | Validated: Mon 02 Mar 2015 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO providing the proposals meet with the Conservation Officer's approval. This application needs to be referred to the Planning Development Committee.

[Demolition of garage and construction of single storey front, side and rear extension](#)

35 Dover Way Croxley Green Rickmansworth Hertfordshire WD3 3SD

Ref. No: 15/0447/FUL | Received: Mon 02 Mar 2015 | Validated: Mon 02 Mar 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:

[Discharge of conditions 5 \(Tree Protection Scheme\) and 6 \(Method Statement\) pursuant to planning application 14/1782/FUL](#)

Applegarth Parrotts Close Croxley Green Hertfordshire WD3 3JZ

Ref. No: 15/0266/DIS | Received: Thu 05 Feb 2015 | Validated: Wed 11 Feb 2015 | Status: Pending Consideration

[Certificate of Lawfulness Proposed Development: Loft conversion including hip-to-gable alteration, rear dormer and front rooflight](#)

9 Dover Way Croxley Green Hertfordshire WD3 3SL

Ref. No: 15/0336/CLPD | Received: Sat 14 Feb 2015 | Validated: Thu 19 Feb 2015 | Status: Pending Consideration

[Prior Approval: Single storey rear extension \(maximum depth 6 metres, maximum height 3.5 metres and eaves height 2.5 metres\)](#)

99 Durrants Drive Croxley Green Rickmansworth Hertfordshire WD3 3NY

Ref. No: 15/0438/PDE | Received: Fri 27 Feb 2015 | Validated: Fri 27 Feb 2015 | Status: Pending Consideration

PD2477/15 [Recent Decisions by Three Rivers District Council](#)

APPROVED

- Application No:** 14/2159/LBC
Address: York House School Sarratt Road Croxley Green
Application: Listed Building Consent: Part redevelopment together with single storey extension and two storey extension to the rear of Listed Building, alterations to car park layout and associated landscaping.
CGPC Decision: Outside of the Parish Boundary
TRDC Decision: Approved
- Application No:** 14/2163/FUL
Address: York House School Sarratt Road Croxley Green
Application: Part redevelopment together with single storey extension and two storey extension to the rear of the Listed Building, alterations to car parking layout and associated landscaping
CGPC Decision: Outside of the Parish Boundary
TRDC Decision: Approved
- Application No:** 14/2389/FUL
Address: 9 Harvey Road Croxley Green Hertfordshire
Application: Single storey rear extension and two storey side extension
CGPC Decision: NGFO
TRDC Decision: Approved

Application No: 14/2483/RSP

Address: 3 New Road Croxley Green Rickmansworth

Application: Part Retrospective: Application of render to rear elevation of rear extension and replacement of windows with sash windows

CGPC Decision: Planning Application 14/2483/RSP, 3 New Road, Croxley Green, WD3 3EJ - Retrospective: Application of render to rear elevation of rear extension and replacement of windows with sash window. Members noted and were sympathetic to the strong views expressed by the member of the public against the proposed retrospective application for sash windows and rendering of the rear elevation on the extension. Members noted that the property is within the Conservation Area and listed by TRDC as a building of architectural interest. Members were shown pictures of the sash window in situ and of the rendered rear extension elevation. The Chairman advised that information had been received from TRDC during the day which was of relevance to the discussion and the comments from TRDC were read out. The comments were from Ben Lawless, Planning and Conservation Officer and said: "3 New Road is one of a group of three 19th Century dwellings built. The building is Locally Listed (along with no.1 and 5) and is located in the Croxley Green Conservation Area. There is no objection to the retention of the changes implemented at 3 New Road. The application of render to the rear elevation of the rear extension and the replacement of the existing windows does not harm the character or appearance of 3 New Road, the two adjacent locally listed buildings or the Croxley Green Conservation Area. In addition the changes undertaken do not significantly detract from the architectural interest derived from the group value of the three dwellings." Members were advised that the Planning & Development Committee when reviewing the original application 14/0126/FUL at their meeting on 5 March 2014 made comment of "No Grounds For Objection subject to conservation regulations. A neighbour has commented on the veluxes and these must be conservation grade. This did not include an application for a dropped kerb but the bus stop goes across the front of the property". Given that the Committee had previously had no objection subject to the Conservation Officers' advise and that the Conservation Officer has commented that there is no objection to the retention of the changes as stated above, there was little the Committee could do other than requesting that the current application be called in to be considered at the TRDC Development Control Committee for consideration.

Resolved:

- That application 14/2483/RSP, 3 New Road, Croxley Green, WD3 3EJ - Retrospective: Application of render to rear elevation of rear extension and replacement of windows with sash window be called in to be considered at the TRDC Development Control Committee for consideration.

TRDC Decision: Approved

Application No: 14/2494/FUL
Address: 4 Kenilworth Drive Croxley Green Hertfordshire
Application: Single storey side and rear extension and raised decking to rear
CGPC Decision: -
TRDC Decision: Approved

Application No: 14/2511/FUL
Address: 245 Baldwins Lane Croxley Green Hertfordshire
Application: Demolition of existing side and rear extension and construction of two storey side extension with glazed canopy; part single, part two storey rear extension and addition of two flank rooflights
CGPC Decision: NGFO
TRDC Decision: Approved

Application No: 15/0038/FUL
Address: 42 Hastings Way Croxley Green Rickmansworth
Application: Single storey rear extension , first floor side extension and conversion of loft to habitable accommodation including front and rear rooflights
CGPC Decision: NGFO
TRDC Decision: Approved

Application No: 15/0072/FUL
Address: 124 Links Way Croxley Green Rickmansworth
Application: Loft conversion including hip-to-gable alteration, front and rear dormers and front rooflight
CGPC Decision: NGFO
TRDC Decision: Approved

Application No: 15/0109/FUL
Address: 315 Baldwins Lane Croxley Green Hertfordshire
Application: Single story side extension and alterations to fenestration
CGPC Decision: NGFO
TRDC Decision: Approved

WITHDRAWN

Application No: 14/2394/PDE
Address: 4 Kenilworth Drive Croxley Green Hertfordshire
Application: Prior Approval: Single storey rear extension (maximum depth 4.5 metres, maximum height 4 metres and eaves height 3 metres)
CGPC Decision: Noted

PD2478/15 Appeals Against Planning Decisions

None notified.

PD2479/15 Highways

There were no highways works to note.

PD2480/15 Closure

There being no further business, the Chairman closed the meeting at 8.45pm.