

Tel: 01923 710250
Fax: 01923 896425
info@croxleygreen-pc.gov.uk
www.croxleygreen-pc.gov.uk



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 MAY 2016 at 8.00 PM

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

Cllrs Baldwin, Gallagher and Hobbs

Voting Members: 4

PD2725/16 Apologies for Absence

Apologies were received from Cllrs Bains, Kaur and Wynne-Jones

PD2726/16 Declarations of Interest

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

PD2727/16 Representations from the Public

There were no public present at the meeting.

PD2728/16 Highways and Road Safety

The Chairman introduced this item and asked the Clerk to elaborate. The Clerk advised that there were no highway works to report other than those which Members have been made aware of by email.

PD2729/16 Minutes

Resolved:

- That the minutes of the meetings held on Wednesday 6 April and Wednesday 20 April 2016 be approved and be signed by the Chairman.

PD2730/16 Matters Arising

There were no matters arising.

PD2731/16 Planning Applications

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

Croxley Green Parish Council Decision:

[Construction of single storey service building](#)

Building 5 Hatters Lane Watford WD18 8YH

Ref. No: 16/0763/FUL | Received: Thu 07 Apr 2016 | Validated: Thu 28 Apr 2016 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Front porch extension](#)

33 Barton Way Croxley Green Rickmansworth Hertfordshire WD3 3PA

Ref. No: 16/0831/FUL | Received: Wed 13 Apr 2016 | Validated: Thu 21 Apr 2016 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Single storey rear extension](#)

268 Baldwins Lane Croxley Green Rickmansworth Hertfordshire WD3 3LG

Ref. No: 16/0867/FUL | Received: Tue 19 Apr 2016 | Validated: Thu 21 Apr 2016 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Single storey rear conservatory](#)

80 Sherborne Way Croxley Green Rickmansworth Hertfordshire WD3 3PG

Ref. No: 16/0872/FUL | Received: Tue 19 Apr 2016 | Validated: Tue 19 Apr 2016 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Single storey front, side and rear extension](#)

18 Lewes Way Croxley Green WD3 3SN

Ref. No: 16/0886/FUL | Received: Wed 20 Apr 2016 | Validated: Wed 20 Apr 2016 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Demolition of existing conservatory and erection of replacement single storey rear extension](#)

17 Whitegates Close Croxley Green WD3 3JY **NGFO**

Ref. No: 16/0918/FUL | Received: Fri 22 Apr 2016 | Validated: Fri 22 Apr 2016 | Status: Pending Consideration

Croxley Green Parish Council Decision:

[Part single storey and part two storey front, side and rear extensions; roof alterations and loft conversion including increase in ridge height, rear dormer and front, side and rear rooflights; alterations to fenestration and erection of outbuilding](#)

49 Durrants Drive Croxley Green Rickmansworth Hertfordshire WD3 3NZ

Ref. No: 16/0920/FUL | Received: Fri 22 Apr 2016 | Validated: Fri 22 Apr 2016 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Replacement windows and doors](#)

25 - 47 Grove Crescent Croxley Green Rickmansworth Hertfordshire WD3 3JT

Ref. No: 16/0931/FUL | Received: Mon 25 Apr 2016 | Validated: Mon 25 Apr 2016 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Two storey side extension, single storey rear extension and extension of front driveway](#)

4 Hedges Way Croxley Green Rickmansworth Hertfordshire WD3 3FA

Ref. No: 16/0934/FUL | Received: Tue 26 Apr 2016 | Validated: Fri 29 Apr 2016 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[First floor side and rear extension and alterations to rooflights](#)

50 Canterbury Way Croxley Green WD3 3SS

Ref. No: 16/0936/FUL | Received: Tue 26 Apr 2016 | Validated: Thu 28 Apr 2016 |
Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[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](#)

Croxley House The Green Croxley Green Rickmansworth Hertfordshire WD3 3JB

Ref. No: 16/0963/LBC | Received: Thu 28 Apr 2016 | Validated: Thu 28 Apr 2016 |
Status: Pending Consideration

Croxley Green Parish Council Decision: No plans available for review.

[Part retrospective: Single storey and two storey rear extensions, two storey side extension, raised patio to rear and associated external landscaping works](#)

4 Nuttfield Close Croxley Green WD3 3AT

Ref. No: 16/0965/RSP | Received: Thu 28 Apr 2016 | Validated: Thu 28 Apr 2016 |
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

[Prior Approval: Single storey rear extension \(depth 6 metres, maximum height 3.5 metres and eaves height 2.9 metres\)](#)

44 Rugby Way Croxley Green Rickmansworth Hertfordshire WD3 3PH

Ref. No: 16/0877/PDE | Received: Tue 19 Apr 2016 | Validated: Tue 19 Apr 2016 | Status: Pending Consideration

[Prior Approval: Single storey rear extension \(depth 4 metres, maximum height 3.7 metres and eaves height 2.4 metres\)](#)

33 Barton Way Croxley Green Rickmansworth Hertfordshire WD3 3PA

Ref. No: 16/0888/PDE | Received: Wed 20 Apr 2016 | Validated: Wed 20 Apr 2016 | Status: Application Withdrawn

[Prior Approval: Single storey rear extension \(depth 6 metres, maximum height 4 metres and eaves height 3 metres\)](#)

119 Links Way Croxley Green Rickmansworth Hertfordshire WD3 3RW

Ref. No: 16/0905/PDE | Received: Thu 21 Apr 2016 | Validated: Thu 21 Apr 2016 | Status: Pending Consideration

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

5 Dorrofield Close Croxley Green WD3 3RZ

Ref. No: 16/0938/CLPD | Received: Tue 26 Apr 2016 | Validated: Thu 28 Apr 2016 | Status: Pending Consideration

[Prior Approval: Single storey rear extension \(depth 6 metres, maximum height 3.14 metres and eaves height 4.94 metres\)](#)

63 Barton Way Croxley Green Rickmansworth Hertfordshire WD3 3PB

Ref. No: 16/0954/PDE | Received: Wed 27 Apr 2016 | Validated: Wed 27 Apr 2016 | Status: Pending Consideration

PD2732/16 [Recent Decisions by Three Rivers District Council](#)

APPROVED

Application No: 16/0297/FUL
Address: 12 Dorchester Court Mayfare Croxley Green
Application: Part two, part single storey rear extension
CGPC Decision NGFO
TRDC Decision Approved

Application No: 16/0411/FUL
Address: 18 Malvern Way Croxley Green Hertfordshire
Application: Single storey rear extension and first floor side extension; loft conversion including hip to gable roof extension, rear dormer and rooflight
CGPC Decision NGFO
TRDC Decision Approved

Application No: 16/0439/FUL
Address: 70 Malvern Way Croxley Green Hertfordshire
Application: Proposed single storey front, side and rear extension
CGPC Decision NGFO
TRDC Decision Approved

Application No: 16/0456/FUL
Address: 17 Watford Road Croxley Green Rickmansworth
Application: First floor front and side extension
CGPC Decision NGFO
TRDC Decision Approved

Application No: 16/0480/FUL
Address: 14 Sycamore Road Croxley Green Hertfordshire
Application: Two storey side extension and single storey rear extension, and creation of additional parking to frontage
CGPC Decision NGFO
TRDC Decision Approved

Application No: 16/0509/FUL
Address: 91 Byewaters Croxley Green Hertfordshire
Application: Conversion of garage to habitable accommodation including alterations to fenestration and alterations to rear extension
CGPC Decision NGFO
TRDC Decision Approved

Application No: 16/0512/FUL
Address: 4 Rugby Way Croxley Green Rickmansworth
Application: Part single, part two storey front extension and loft conversion including hip to gable enlargement, rear dormer window and front rooflights
CGPC Decision NGFO
TRDC Decision Approved

Application No: 16/0519/FUL
Address: 34 Dulwich Way Croxley Green Hertfordshire
Application: Single storey side and rear extension
CGPC Decision NGFO
TRDC Decision Approved

Application No: 16/0584/FUL
Address: 13 Hazelwood Road Croxley Green Rickmansworth
Application: First floor front and side extension; loft conversion including hip to gable roof enlargement and front rooflights; alterations to fenestration
CGPC Decision NGFO
TRDC Decision Approved

Application No: 16/0634/FUL
Address: 4 Ludlow Way Croxley Green Rickmansworth
Application: Part single, part two storey side extension.
CGPC Decision NGFO
TRDC Decision Approved

Application No: 16/0641/FUL
Address: 135 Winton Drive Croxley Green Rickmansworth
Application: Proposed single storey rear extension and internal alterations.
CGPC Decision NGFO
TRDC Decision Approved

REFUSED

Application No: 16/0301/FUL
Address: The Studio Community Way Croxley Green
Application: Change of use from dance studio (Use Class D2) to one 2-bedroom flat and one 1-bedroom maisonette including single storey extension to rear, addition of rooflights, alterations to fenestration and alterations to provide additional parking space
CGPC Decision OBJECT. The proposed development would result in a poor and cramped layout, exacerbated by the plot sizes, building footprint, plot frontage width, height, gaps between buildings, poor parking layout and poor aspect of the dwellings. In addition, the parking provision included with the development creates a new vehicular access on to an access road and a public right of way, Public Footpath No.10, over which the applicant has no control (TRDC owned land) and would result in vehicular activity and manoeuvring detrimental to pedestrian

safety and free flow of other vehicles to and from the public car park.

TRDC Decision

Refused: In the absence of an agreement under the provisions of Section 106 of Town and Country Planning Act 1990, the development would not contribute to the provision of affordable housing. The proposed development therefore fails to meet the requirements of Policy CP4 of the Core Strategy (adopted October 2011) and the Affordable Housing Supplementary Planning Document (approved June 2011).

PD2733/16 Appeals Against Planning Decisions

There were no Appeals to note.

PD2734/16 Closure

There being no further business, the Chairman closed the meeting at 8.39pm.