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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 6 AUGUST 2014 at 8.00 PM

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

Cllrs Baldwin, Cllr Wynne-Jones and Cllr Mitchell (at 8.18pm)

Voting Members: 2 rising to 3

PD2339/14 Apologies for Absence

Apologies had been received from Cllr Bennett, Jordan and Martin

PD2340/14 Declarations of Interest

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

PD2341/14 Representations from the Public

There were no members of the public present.

PD2342/14 Minutes

Resolved:

- That the Minutes of the meeting held on Wednesday 2 July and be approved and be signed by the Chairman and it was noted that the meeting scheduled for Wednesday 16 July was cancelled as there were no applications upon which comment had to be made.

PD2343/14 Matters Arising

There were no matters arising.

PD2344/14 Planning Applications

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

[Installation of floodlights for MUGA pitch to be used up to 21.00 hours Monday to Friday and 18.00 hours Saturday and Sunday.](#)

Rickmansworth School Scots Hill Croxley Green Rickmansworth Hertfordshire
WD3 3AQ

Ref. No: 14/1154/FUL | Received: Mon 16 Jun 2014 | Validated: Thu 24 Jul
2014 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Single storey rear extension](#)

19 Beechcroft Avenue Croxley Green Rickmansworth Hertfordshire WD3 3EG
Ref. No: 14/1173/FUL | Received: Tue 17 Jun 2014 | Validated: Thu 10 Jul
2014 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Change of use from office and warehouse to D1 \(Non Residential Institution\) Use](#)

Abloy House 3 Hatters Lane Watford WD18 8YS
Ref. No: 14/1193/FUL | Received: Fri 20 Jun 2014 | Validated: Tue 01 Jul
2014 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Cllr Mitchell arrived at the meeting at this point (8.18pm).

[Retrospective application: Erection of boundary fence](#)

78 Links Way Croxley Green Rickmansworth Hertfordshire WD3 3RJ
Ref. No: 14/1204/RSP | Received: Fri 20 Jun 2014 | Validated: Wed 30 Jul
2014 | Status: Pending Consideration

Croxley Green Parish Council Decision: OBJECT. The proposed fencing by virtue of its height would result in an over prominent development in relation to the adjacent property to the detriment of their residential amenity.

[First Floor Side Extension](#)

2 Winton Drive Croxley Green Rickmansworth WD3 3RE
Ref. No: 14/1233/FUL | Received: Wed 25 Jun 2014 | Validated: Wed 09 Jul
2014 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Part single, part two storey side extension and single storey front and rear extensions and reduction to depth of detached garage outbuilding](#)

97 Kenilworth Drive Croxley Green Rickmansworth Hertfordshire WD3 3NN
Ref. No: 14/1265/FUL | Received: Mon 30 Jun 2014 | Validated: Mon 30 Jun
2014 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Listed Building Consent: Conversion of Grade 2 listed Durrants House \(Old Merchant Taylor's\) and curtilage cottages with associated internal and external alterations, extensions to rear, side and roof and parking and landscaping works \(amendment to 12/0222/LBC to include part retrospective internal and external amendments\)](#)

Durrants House Lincoln Way Croxley Green Hertfordshire WD3 3ND
Ref. No: 14/1290/LBC | Received: Wed 02 Jul 2014 | Validated: Wed 16 Jul
2014 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO, providing the proposals meet with the Conservation Officer's approval.

[First floor side extension](#)

88 Watford Road Croxley Green Rickmansworth WD3 3BP
Ref. No: 14/1292/FUL | Received: Thu 03 Jul 2014 | Validated: Thu 17 Jul 2014 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Replacement windows to front at first floor level](#)

1 Dickinson Square Croxley Green Rickmansworth WD3 3EZ
Ref. No: 14/1388/FUL | Received: Wed 16 Jul 2014 | Validated: Wed 23 Jul 2014 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO providing the proposal is not detrimental to the street scene and meets with the Conservation Officer's approval.

[Single storey front and rear extensions](#)

3 Dulwich Way Croxley Green Rickmansworth Hertfordshire WD3 3PX
Ref. No: 14/1390/FUL | Received: Wed 16 Jul 2014 | Validated: Wed 16 Jul 2014 | Status: Pending Consideration

Croxley Green Parish Council Decision: OBJECT. The proposed front extension appears to protrude beyond the building line of the property and adjoining property and would be detrimental to the street scene.

[Demolition of existing conservatory and covered store and construction of single storey side and rear extension and single storey front porch](#)

68 Barton Way Croxley Green Rickmansworth WD3 3QA
Ref. No: 14/1435/FUL | Received: Mon 21 Jul 2014 | Validated: Tue 29 Jul 2014 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO providing the development is not detrimental to the street scene.

[Rear conservatory](#)

8 Sansom Close Croxley Green Rickmansworth WD3 3GL
Ref. No: 14/1460/FUL | Received: Wed 23 Jul 2014 | Validated: Fri 01 Aug 2014 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

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

106 Frankland Road Croxley Green Rickmansworth Hertfordshire WD3 3AU
Ref. No: 14/1468/FUL | Received: Thu 24 Jul 2014 | Validated: Thu 24 Jul 2014 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Construction of hardstanding and erection of an outbuilding](#)

Rowan Cottage Whitegates Close Croxley Green Rickmansworth Hertfordshire
WD3 3JY

Ref. No: 14/1483/FUL | Received: Mon 28 Jul 2014 | Validated: Mon 28 Jul
2014 | Status: Pending Consideration

**NGFO, providing the proposals meet with the Conservation Officer's
approval.**

**Certificates of Lawfulness, Discharge of Conditions and
Non-Material Amendments to planning applications – for
Members information only**

The following applications were noted by Members:

[Discharge of Condition 9 \(Archaeology\) of the Croxley Rail Link Order pursuant to
Deemed Planning Permission granted by the Secretary of State under Section 90
\(2A\) of the Town and County Planning Act](#)

Croxley Rail Link Watford Road Croxley Green Hertfordshire
Ref. No: 14/1062/DIS | Received: Fri 30 May 2014 | Validated: Mon 21 Jul
2014 | Status: Pending Consideration

[Discharge of Conditions 5 \(Preliminary Risk Assessment\), 9 \(Foul and Surface
Water Drainage\), 11 \(Ecological Surveys\) and 12 \(Construction Management Plan\)
pursuant to planning application 14/0921/FUL](#)

Cassiobury Farm And Fishery Rousebarn Lane Croxley Green Rickmansworth
Hertfordshire WD3 3GG

Ref. No: 14/1276/DIS | Received: Tue 01 Jul 2014 | Validated: Tue 01 Jul
2014 | Status: Pending Consideration

PD2345/14 [Recent Decisions by Three Rivers District Council](#)

APPROVED

Application: Removal of existing scaffolding yard and creation of residential development of 3 dwellinghouses with accommodation in roofspace with roads and all ancillary works

Address: 23A New Road Croxley Green Rickmansworth

Application No: 14/0346/FUL

CGPC Decision: OBJECT - The Council notes that by way of Appeal permission has been granted, with Conditions. However, the Council wishes to record its continued OBJECTION to the proposed development on the grounds that there is inadequate vehicular access/egress to support the proposed development which is considered to be an incongruous and cramped form of development (overdevelopment). There are unsuitable parking arrangements for such large houses. Concern is also expressed particularly as some of the development may fall within the Conservation Area. With any development on the site all rooms should comply with the Parker Morris standard and built to Sustainability Housing

Level 6. Concern is expressed in regards to the storage area in the loft room in its potential capability for a further bedroom which may result in further vehicular issues. The Council wishes to emphasise that when the development takes place there must be strict adherence to the management of the construction times (08.00 – 17.00 weekdays, 08.00 - 13.00 Saturdays with no Sunday or Bank Holiday working). The Council wishes to OBJECT to the installation of gates as this is out of keeping with the street scene and inappropriate by creating a barrier to community cohesion by cutting off the development from the village and creating an isolated anti social mini community. The provision of gates could also potentially cause further access/egress problems. The Council also consider that all boundary fencing must be reinstated to the satisfaction of adjoining property owners. It is noted that the TRDC Planning Committee will review the application on 17 July 2014.

TRDC Decision: Approved

Application: Demolition of existing outbuilding and construction of single storey front, side and rear extensions

Address: 179 Baldwins Lane Croxley Green Rickmansworth

Application No: 14/0868/FUL

CGPC Decision: NGFO

TRDC Decision: Approved

Application: Rear conservatory

Address: Tamahine The Green Croxley Green

Application No: 14/0933/FUL

CGPC Decision: NGFO providing the proposals meet with the Conservation Officer's approval.

TRDC Decision: Approved

Application: Part single, part two storey side and rear extension

Address: 32 Winchester Way Croxley Green Rickmansworth

Application No: 14/0934/FUL

CGPC Decision: NGFO

TRDC Decision: Approved

Application: Alterations to reduce height and add stability piers to northern wall adjacent to Little Green Lane

Address: Durrants House Gloucester Court Lincoln Way

Application No: 14/0964/FUL

CGPC Decision: NGFO

TRDC Decision: Approved

Application: Listed Building Consent: Alterations to reduce height and add

stability piers to northern wall adjacent to Little Green Lane
Address: Durrants House Gloucester Court Lincoln Way
Reference No: 14/0965/LBC
CGPC Decision: NGFO
TRDC Decision: Approved

Application: Single storey and two storey rear extension and loft conversion including hip to gable alteration and rear dormer
Address: 9 Manor Way Croxley Green Rickmansworth
Application No: 14/1022/FUL
CGPC Decision: NGFO
TRDC Decision: Approved

Application: Demolition of garage and construction of two storey side and rear extension and single storey front extension
Address: 41 Kenilworth Drive Croxley Green Rickmansworth
Application No: 14/1032/FUL
CGPC Decision: NGFO
TRDC Decision: Approved

Application: Change of use from B1 (Office) to D2 (Assembly and Leisure) to provide a dance school
Address: Unit 3 Building 1 Marlins Meadow
Application No: 14/1067/FUL
CGPC Decision: NGFO
TRDC Decision: Approved

Application: Two storey side and rear extension and canopy to front
Address: 326 Watford Road Croxley Green Rickmansworth
Application No: 14/1098/FUL
CGPC Decision: NGFO
TRDC Decision: Approved

Application: Single storey rear extension
Address: 7 Winton Crescent Croxley Green Rickmansworth
Application No: 14/1205/FUL
CGPC Decision: No comments were submitted.
TRDC Decision: Approved

Application: Non Material Amendment to Planning Permission
12/0221/RSP: Main House: Alterations to include: addition of second floor dormer window to plot 7; addition of second floor dormer window to plot 6; bat roost roof not raised above unit 12; omission of three vertical windows and insertion of three conservation rooflights; replacement of a window with a door to plot 13; replacement of a window with a door to plot 19; alterations to wall of balcony to plots 10 and 12 and replacement of a window with a door to provide access to terrace from plot 10; removal and rebuilding of area of masonry and porch at ground floor level at the western end of plot 9; replacement of a window with a pair of fully glazed oak framed doors in plot 1; alteration to partition between kitchen and drawing room in plot 2; provision of partition to kitchen of plot 19; addition of bedroom rooflight to plot 8; new openable kitchen rooflight to plot 8; new rooflight to stairwell; provision of access to basement from plots 2 and 19; removal of area of ceiling to the main entrance; removal and rebuild to a lower level the chimney on the eastern elevation adjacent to plot 18; relocation of fireplace in plot 11;
Cottages: replace Crittal windows with double glazed timber and reinforce and rebuild certain structural elements in plots 13 – 16.

Address: Durrants Lincoln Way Croxley Green Hertfordshire
Application No: 14/1289/NMA
CGPC Decision: No comments were submitted.
TRDC Decision: Approved

Application: Certificate of Lawfulness Proposed Development: Loft conversion including rear dormer and front rooflights
Address: 3 Dulwich Way Croxley Green Rickmansworth Hertfordshire WD3 3PX
Application No: 14/1389/CLPD
CGPC Decision: No comments were submitted.
TRDC Decision: Approved

REFUSED

Application: Application under Section 106BA of the Town and Country Planning Act 1990 for a revised affordable housing obligation pursuant to planning permission 13/2321/FUL (Variation of Conditions 6 (C-Plan) and 10 (No windows/doors) of planning permission 13/1476/FUL (Demolition of existing dwelling and erection of two semi detached dwellings) to enable development to be constructed in accordance with revised C-Plan Energy Statement which proposes Air Source Heat Pumps and to allow for the introduction of a first floor flank bathroom window to each dwelling) dated 28 February 2014.
Address: 211 Watford Road Croxley Green Hertfordshire
Reference No: 14/1179/VAR
CGPC Decision: No comments were submitted.

TRDC Decision: Refused. The Reasons for Refusal are as below

- 1 In the absence of the previously agreed contribution the development would fail to meet the requirements of Policy CP4 of the Core Strategy (adopted October 2011) and SPD: Affordable Housing (approved June 2011) as the scheme is for market dwellings and an appropriate contribution would not be made towards the provision of affordable housing. The LPA is satisfied that the affordable housing requirement does not make the development permitted (LPA reference 13/2321/FUL) economically unviable and should continue to have effect without modification or replacement.

INFORMATIVES :-

- 1 The Local Planning Authority has been positive and proactive in considering this planning application in line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012, however, the proposal would fail to comply with the requirements of the Development Plan and does not maintain/improve the economic, social and environmental conditions of the District.

WITHDRAWN

None

PD2346/14 Appeals Against Planning Decisions

There were one appeals to note relating to Planning Application 14/0749/FULL 188B Watford Road Variation of Condition 3 of planning permission 8/148/91 to allow extension of opening hours (11.30 -23.00 Mondays to Thursdays, 11.30 – 23.30 Fridays and Saturdays and 11.30 – 22.30 Sundays and Bank or National Holidays. See attached.

PD2347/14 TRDC Site Allocation Supplementary Hearing Session

The Chairman introduced this item and asked Cllr Mitchell to elaborate.

Cllr Mitchell stated that both he and Cllr Jordan, in her capacity as Chairman of the Parish Council's Planning and Development Committee, attended the informal round the table discussion with the planning inspector although due to Cllr Jordan being a District Councillor she was not able to contribute to the discussions.

The planning inspector had indicated that there were not enough houses for TRDC to meet their target allocation without intrusion into the green belt at Killingdown Farm and in Baldwins Lane adjacent to the proposed school site.

Cllr Mitchell stated that he had pointed out to the planning inspector that TRDC had undertaken a thorough public local consultation the outcome of which was a resounding no to proposals and intrusion into the green belt. He also advised the planning inspector on the outcome of the Community Plan Questionnaire, in particular Question 2, in which 97% of those responding agreed or strongly agreed

with the protection of the green belt and all the public views have been completely discounted and ignored. He had continued that the whole process has shocked the local community in the way this situation has occurred and been handled.

Cllr Mitchell had stated to the inspector that the Parish Council was in the process of developing a Neighbourhood Plan encompassing the Parish boundary and considered that the inspector's findings were premature and that there should be a full review of green belt provision when TRDC documents are due for review and not dealt with on an ad hoc basis. Cllr Mitchell had asked the inspector whether he was aware of the public consultation to which the inspector stated that he had a copy of the results.

Cllr Mitchell concluded his verbal report by saying the school site in Baldwins Lane would be on land currently owned by Transport for London (TfL) and HCC had not as yet bought the land although they were in discussions with TfL about the matter.

A short discussion ensued in which members expressed their dismay that with the potential of a new school in the area the site on which a supermarket has now been built would have been an ideal solution all be it falling only marginally outside the Parish and TRDC boundary by a matter of a few hundred metres.

PD2348/14 Highways

There were no highways works to note.

PD2349/14 Closure

There being no further business, the Chairman closed the meeting at 9.13pm.

Croxley Green Parish Council
Council Offices
Barton Way
Croxley Green
Herts
WD3 3SU



My Ref : 14/0749/FUL
Date : 29th July 2014
Contact : Matthew Roberts
Department : Communities and
Environmental Services

Dear Sir/Madam,

Re : Town and Country Planning Act 1990 Section 78

**Site : 188B Watford Road Croxley Green Rickmansworth
Hertfordshire**

**Proposed Development Variation of Condition 3 of planning permission 8/148/91 to
allow extension of opening hours (11.30 - 23.00 Mondays to
Thursdays, 11.30-23.30 Fridays and Saturdays and 11.30-22.30
Sundays and Bank or National Holidays)**

**Application Ref No 14/0749/FUL
DoE Appeal ref : APP/P1940/A/14/2222394
Appellant's name (s): Mr Mustafa Baluch
Appeal Start Date: 28th July 2014**

I am writing to advise you that an Appeal has been made to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act, 1990 in respect of the above development. The appeal is against granting planning permission for the development subject to condition/s which the appellant objects to as set out below:

The use hereby permitted shall not operate other than between the hours of 11.30 to 23.00 Mondays to Thursdays (inclusive), 11.30 to 23.30 Fridays and Saturdays (inclusive) and 11.30 to 22.30 Sundays and Bank or National Holidays.

Reason: To safeguard the residential amenities of the occupiers of neighbouring properties in accordance with the NPPF (March 2012), Saved Policy S3 of the Three Rives Local Plan 1996-2011, Policies PSP2, CP1, CP6, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policy DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

The appeal is to be decided on the basis of an exchange of written statements by the parties and a site visit by an Inspector. Copies of any comments already made following the original application for planning permission (unless they are expressly confidential) will be forwarded to the Secretary of State and to the appellant, and will be taken into account by the Inspector in deciding the appeal. Should you wish to withdraw or **modify your earlier comments in any way**, or make any further representations about the proposal you should write direct to the **Planning Inspectorate, Room 3/09 Kite Wing, Temple Quay House, 2 The Square Temple Quay, Bristol, BS1 6PN**. Please ensure that the Planning Inspectorate receives three copies of any additional representations you wish to make on this **appeal by 1 September 2014** otherwise there is a risk that your representations will not be considered. You can obtain a copy of the booklet "Guide to taking part in Planning Appeals" from the Inspectorate, free of

charge at the same address.

This letter has been sent to the occupiers of properties adjoining the site, and those who responded to the original notification.

Copies of the application documents and the appellant's grounds of appeal are available for inspection at these offices.

The Planning Inspectorate will send a copy of the decision letter to you provided you specifically ask for one.

Yours faithfully,

Matthew Roberts
Development Management Officer.
Communities and Environmental Services