



MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON TUESDAY 14 JANUARY 2020 at 8.00 PM

Present: Cllr Mitchell - In the Chair Ryan Bennett – Clerk to the Council

Cllrs Hobbs, Jacob, Taylor and Walker

Voting Members: 6

In Attendance: Cllrs Gallagher, Vassiliou, Wallington

Members of the Public: 2

PD3505/20 Apologies for Absence

Apologies were received from Cllr Birch.

PD3506/20 Declarations of Interest

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

PD3507/20 Representations from the Public

Representations were made on application 19/2348/FUL 8-10 Claremont Crescent.

PD3508/20 Highways and Road Safety

No matters were brought to Members attention.

PD3509/20 Minutes

The Minutes to be considered were those of the 5 & 19 December 2019.

Resolved:

- That the Minutes of the meetings held on Thursday 5 & 19 December 2019 be approved and signed by the Chairman.

PD3510/20 Matters Arising

No matters arising.

PD3511/20 Planning Applications

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

[Two storey side extension, part two part single storey rear extension and connection to converted garage](#)

Planning Application

169 Watford Road Croxley Green WD3 3ED

Ref. No: 19/2421/FUL | Received: Mon 16 Dec 2019 | Validated: Thu 19 Dec 2019 | Status:

Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Extension to residential curtilage and construction of timber outbuilding](#)

Planning Application

243 Watford Road Croxley Green WD3 3RX

Ref. No: 19/2456/FUL | Received: Thu 19 Dec 2019 | Validated: Fri 20 Dec 2019 | Status:

Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Two-storey front infill extension and porch awning, new rooflight, new side access door, new windows to side and front, new finish to ground floor rear elevation, internal alterations, patio paving](#)

Planning Application

9 Girton Way Croxley Green WD3 3QW

Ref. No: 19/2465/FUL | Received: Thu 19 Dec 2019 | Validated: Thu 19 Dec 2019 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Single-storey side and rear extension and loft conversion including insertion of rear dormers and alterations to fenestration](#)

Planning Application

Roe Field The Green Croxley Green WD3 3HJ

Ref. No: 19/2449/FUL | Received: Wed 18 Dec 2019 | Validated: Mon 23 Dec 2019 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Retrospective: Construction of raised patio to rear of dwelling and fences to side boundaries replacing existing fence](#)

Planning Application

11 Lancing Way Croxley Green WD3 3LW

Ref. No: 19/2488/RSP | Received: Mon 23 Dec 2019 | Validated: Thu 02 Jan 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO.

Members were made aware that this application was submitted by Cllr Yeung.

[Construction of two two storey dwellings to rear gardens of 8 to 10 Claremont Crescent including associated access, parking and gardens](#)

Planning Application

8-10 Claremont Crescent Croxley Green Rickmansworth Hertfordshire WD3 3QR

Ref. No: 19/2348/FUL | Received: Thu 05 Dec 2019 | Validated: Wed 08 Jan 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: Croxley Green Parish Council does not object to the application, and appreciates the efforts made in the proposal's massing and design to fit within the space and the wider local area.

However, the committee, given that the application is back-land development and has scope to impact on a number of neighbouring properties, requests, regardless of the planning officer's decision, that it is called into committee at TRDC for further scrutiny.

[Proposed two storey rear extension, single storey front and side extension and single storey front porch extension](#)

Planning Application

16 Gonville Avenue Croxley Green WD3 3BY

Ref. No: 20/0034/FUL | Received: Wed 08 Jan 2020 | Validated: Wed 08 Jan 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC appreciates the the amended plans, following previous comments and does not object to the application, but recommends that the porch matches the style of the neighbouring property.

[Proposed raising of existing roof over nos. 83 and 85 Barton Way and first floor front extension to no. 85 Barton Way](#)

Planning Application

83-85 Barton Way Croxley Green Rickmansworth Hertfordshire WD3 3PB

Ref. No: 20/0032/FUL | Received: Wed 08 Jan 2020 | Validated: Wed 08 Jan 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC has concerns over the raise in ridge height of the two properties but does not object to the application.

Approved

Application: [Retrospective: Erection of gates and fence fronting Windmill Drive.](#)
Address: The Windmill 34 Windmill Drive Croxley Green WD3 3FD

Application No: 19/1998/RSP

CGPC Decision Croxley Green Parish Council has the following concerns
That the application is only for the Front Fence and does not cover the work undertaken to the Sides and Back of the property.
That measurements taken of the Fence show that it exceeds the permitted height
On inspection the gravel board is showing above ground and not buried as per the plan
The drawing exaggerates the slope
That damage has been done to wildlife habitats
We would also like to draw the case officer's attention to the Neighbourhood Plan point 5.2.6 on page 39 which discourages gated developments
If case officer is minded to approve the application then CGPC would like the application to be considered by the TRDC planning committee

TRDC Decision Approved

Application: [New roof to existing rear extension, single storey rear infill extension, external render to exterior and basement extension with four new rooflights](#)
Address: 24 Sycamore Road Croxley Green WD3 3TD

Application No: 19/2098/FUL

CGPC Decision CGPC believe that this application is highly out of character with the area. Partly being down to the proposed white rendering on all elevations of the property.

If the officer is minded to approve then CGPC wish for this application to be called into committee.

**Email exchange with Lauren Edwards - planning application altered to remove the render
Committee have no objection to the plan, but would like it mentioned that the plans did not show the changes on the basement and ground floor render.**

TRDC Decision Approved

Application: [Detached timber outbuilding to rear](#)
Address: 143 New Road Croxley Green WD3 3EN

Application No: 19/1880/RSP

CGPC Decision Croxley Green Parish Council object for the following reasons:

- Loss of privacy to neighbouring properties
- Apparent overdevelopment of the site and proximity to boundary
- Misleading plans showing a different use (D2) than is illustrated on the plans as storage
- We are aware that it is already in use as an exercise studio which results in loud and excessive noise to neighbouring properties.

If the officer is minded to approve the application then CGPC would like the application to be considered by the TRDC Planning Committee.

TRDC Decision Approved with condition that the space is only used as storage.

Refused

None Advised

Withdrawn

None Advised

PD3513/20 Appeals Against Planning Decisions

No appeals had been received.

PD3514/20 Update on Recent Objections

There were no recent objections.

PD3515/20 Closure

There being no further business, the Chairman closed the meeting at 9.10 pm