



MINUTES OF A MEETING OF THE  
**PLANNING AND DEVELOPMENT COMMITTEE**  
HELD Online using ZOOM secure video conference  
ON THURSDAY 7 MAY 2020 at 5.30 PM

Present: Cllr Mitchell - In the Chair  
Ryan Bennett – Clerk to the Council  
Amanda Gardiner – Administrative Assistant

Cllrs Birch, Taylor and Walker

Voting Members: 5

In Attendance: Cllrs Cole and Wallington

Members of the Public: 4

**PD3562/20 Apologies for Absence**

Apologies were received from Cllr Jacob.

**PD3563/20 Declarations of Interest**

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

**PD3564/20 Representations from the Public**

Representations were made by 4 residents of Manor Way in relation to PD3568/20 – Demolition of Grove Court and the construction of 42 apartments, 19 x 1-bedroom and 23 x 2-bedroom units, associated parking and landscaping, cycle and refuse/recycling stores and shared access.

4 residents of Manor Way spoke about their objection to the planning application for Grove Court. Their objections included: -

**Height of the proposed Buildings** - The current building is 2 storeys high and the new buildings will be 3 to 4 storeys high. Application references other 3 and 4 storey blocks in Grove Crescent, but these do not overlook other lower dwellings. It will create a precedent for tower block development in Croxley Green. The height of the new buildings present privacy and security issues for the residents in Manor Way. There is not sufficient distance between the proposed development and existing properties in Manor Way due to height.

**Overshadowing** - Homes in Manor Way will now be in shadow from mid-afternoon.

**Increased Cars** - Car parking is currently provided at the front of the building for 3 cars, but the new development will provide 44 parking spaces at the rear of the buildings adjacent to the gardens of Manor Way creating noise and fumes. There will be an increase of traffic movements from Grove Crescent into Baldwins Lane.

**Security** - There is no plan for security floodlights and the development could increase anti-social behaviour & burglaries.

**Wildlife** - The development at Grove Court will have a detrimental impact on wildlife.

**PD3568/20 Planning Applications**

*[Under Standing Order 13.1.6 it was agreed that this item be brought up the Agenda]*

**Demolition of Grove Court and the construction of 42 apartments, 19 x 1-bedroom and 23 x 2-bedroom units, associated parking and landscaping, cycle and refuse/recycling stores and shared access**

Planning Application

40-92 Grove Court Grove Crescent Croxley Green WD3 3JU

Ref. No: 20/0467/FUL | Received: Tue 03 Mar 2020 | Validated: Thu 09 Apr 2020 | Status: Pending Consideration

**Croxley Green Parish Council Decision:**

**CGPC object to the application for the following reasons:-**

1. CA1 of the Croxley Green Neighbourhood Plan has not been met
2. This application represents an overdevelopment of the site
3. Privacy concerns for the neighbours in Manor Way as the building will go from 2 to 4 storeys. We believe that there is not sufficient distance between the buildings and homes in Manor Way due to their height.
4. Loss of sunlight/overshadowing

**If the planning officer is minded to approve the application then Croxley Green Parish Council request that it be considered by the TRDC Planning Committee. If the application is considered by the TRDC Planning Committee, Croxley Green Parish Council strongly encourage all members of the Planning Committee to conduct a site visit to fully understand the neighbours' concerns.**

**PD3565/20 Highways and Road Safety**

The Clerk advised Members that plans to resurface parts of the Green within the next 18 months have been submitted by Hertfordshire County Council. This will result in road closures and diversion routes. The Clerk has obtained clarification from HCC Contractor Ringway that the Green will remain accessible by the Parish Rangers.

**PD3566/20 Minutes**

The Minutes to be considered were those of the Thursday 5 and Tuesday 17 March 2020.

**Resolved:**

- That the Minutes of the meetings held on Thursday 5 and Tuesday 17 March 2020 be approved and signed by the Chairman.

**PD3567/20 Matters Arising**

There were no matters arising.

**PD3568/20 Planning Applications**

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

**Single storey side and rear extensions**

Planning Application

14 Gonville Avenue Croxley Green Rickmansworth Hertfordshire WD3 3BY

Ref. No: 20/0704/FUL | Received: Mon 06 Apr 2020 | Validated: Thu 16 Apr 2020 | Status: Pending Consideration

**Croxley Green Parish Council Decision: CGPC ask that any comments from neighbours are taken into consideration by the case officer.**

**Single storey rear extension.**

Planning Application

238 Watford Road Croxley Green Rickmansworth Hertfordshire WD3 3DD

Ref. No: 20/0754/FUL | Received: Thu 16 Apr 2020 | Validated: Mon 20 Apr 2020 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

**[Variation of Conditions 2 \(Approved Plans\) and 3 \(Materials\) of Planning Permission 20/0306/FUL to allow for alterations to the approved materials](#)**

Planning Application

Kenilworth Parrotts Close Croxley Green WD3 3JZ

Ref. No: 20/0769/FUL | Received: Tue 21 Apr 2020 | Validated: Tue 21 Apr 2020 | Status: Pending Consideration

**Croxley Green Parish Council Decision: In view of the fact that the location is in the Conservation Area, materials should match existing.**

**[Two storey front infill extension including extension to roof and loft conversion including hip to gable extension, rear dormer and front rooflights](#)**

Planning Application

48 Oakleigh Drive Croxley Green WD3 3EF

Ref. No: 20/0734/FUL | Received: Tue 14 Apr 2020 | Validated: Tue 21 Apr 2020 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

**[Loft conversion including hip to gable roof extension, insertion of front and rear dormer windows, front and rear rooflights, internal alterations and alterations to fenestration](#)**

Planning Application

12 Bateman Road Croxley Green WD3 3BL

Ref. No: 20/0573/FUL | Received: Mon 16 Mar 2020 | Validated: Wed 22 Apr 2020 | Status: Pending Consideration

**Croxley Green Parish Council Decision: Croxley Green Parish Council supports the concerns of No 11 Bateman Road and recommend that the proposed dormer matches the dimensions of the neighbours**

**[Retrospective: Erection of raised patio to rear of dwelling and new boundary treatment including fencing](#)**

Planning Application

11 Lancing Way Croxley Green WD3 3LW

Ref. No: 20/0690/RSP | Received: Thu 02 Apr 2020 | Validated: Wed 22 Apr 2020 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

**It was noted that the property is owned by Cllr Anita Yeung.**

**[Partial demolition of existing conservatory and construction of single storey side and rear extension and first floor front extension](#)**

Planning Application

59 Winton Drive Croxley Green WD3 3RB

Ref. No: 20/0714/FUL | Received: Tue 07 Apr 2020 | Validated: Wed 22 Apr 2020 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

**[Re-siting of entrance and construction of front porch](#)**

Planning Application

Elmcote House The Green Croxley Green Rickmansworth Hertfordshire WD3 3HN

Ref. No: 20/0674/FUL | Received: Tue 31 Mar 2020 | Validated: Wed 22 Apr 2020 | Status: Pending Consideration

**Croxley Green Parish Council Decision: CGPC recommend that the application must comply with the Conservation Officers comments**

**Approved**

**Application:** [Loft conversion including hip to gable roof extension, rear dormer and front rooflights](#)

**Address:** 42 Canterbury Way Croxley Green WD3 3SS

**Application No:** 20/0371/FUL

**CGPC Decision** NGFO

**TRDC Decision** Approved

**Application:** [Ground and first floor rear extension and insertion of windows in flank elevation](#)

**Address:** 11 Hedges Way Croxley Green Rickmansworth Hertfordshire WD3 3FA

**Application No:** 20/0426/FUL

**CGPC Decision** NGFO

**TRDC Decision** Approved

**Application:** [Increase in ridge height of the existing bungalow to create a two storey dwelling with render to exterior](#)

**Address:** 45 Dover Way Croxley Green WD3 3SD

**Application No:** 20/0363/FUL

**CGPC Decision** NGFO

**TRDC Decision** Approved

**Application:** [Demolition of existing garage and erection of a single storey side extension](#)

**Address:** 59 Owens Way Croxley Green WD3 3PU

**Application No:** 20/0397/FUL

**CGPC Decision** NGFO

**TRDC Decision** Approved

**Application:** [Single-storey side and rear extension](#)

**Address:** 70 Windmill Drive Croxley Green WD3 3FE

**Application No:** 20/0520/FUL

**CGPC Decision** NGFO

**TRDC Decision** Approved

**Application:** [Single storey side and rear extension and first floor rear extension](#)

**Address:** 4 Valley Walk Croxley Green WD3 3SX

**Application No:** 20/0481/FUL

**CGPC Decision** NGFO

**TRDC Decision** Approved

**Application:** [Demolition of existing garage and construction of a part single, part two storey side extension, internal alterations and alterations to fenestration](#)  
**Address:** 49 Harvey Road Croxley Green WD3 3BS  
**Application No:** 20/0449/FUL  
**CGPC Decision** CGPC does not object to the application but has concerns that the first floor extension comes too close to the property's boundary.  
**TRDC Decision** Approved

**Application:** [Proposed single storey, part two storey rear extension and alterations to fenestration](#)  
**Address:** 9 Winchester Way Croxley Green Rickmansworth Hertfordshire WD3 3QE  
**Application No:** 20/0510/FUL  
**CGPC Decision** NGFO  
**TRDC Decision** Approved

#### Refused

**Application:** [Demolition of existing detached garage and construction of part single, part two storey side extension, single storey rear extension, alterations to external materials and internal alterations](#)  
**Address:** 11 Ludlow Way Croxley Green Rickmansworth Hertfordshire WD3 3SJ  
**Application No:** 20/0252/FUL  
**CGPC Decision** CGPC Object to the extension being built up to the boundary line on the first floor. CGPC believes that the proposal is totally out of character with the street scene and does not meet policy CA2 of the Croxley Green Neighbourhood Plan. Materials used are not in keeping. If the planning officer is minded to approve the application then CGPC would like it to be called into committee.  
**TRDC Decision** Refused

**Withdrawn** - applicant withdrew the application before P&D Committee Meeting

**Application:** [Demolition of existing outbuilding, construction of single storey rear extensions, insertion of dormers to front and rear, front porch and alterations to frontage to facilitate enlarged access and parking area](#)  
**Address:** Waterdell House Little Green Lane Croxley Green  
**Application No:** 20/0606/FUL

#### PD3570/20 Appeals Against Planning Decisions

No appeals had been received.

**PD3571/20 Update on Recent Objections**

19/2379/FUL 96-98 New Road Croxley Green WD3 3EP  
[Subdivision of the site and conversion of an existing outbuilding to rear into detached 3 bedroom dwelling house including single storey front extension and bike and bin stores with associated parking and landscaping](#) The Clerk gave a verbal update on this application. Letters were received from the owner and from a neighbour objecting to the application. Owner has been advised by TRDC that the application will be on the agenda of the TRDC Planning Committee on 25 June 2020 (dependent on COVID-19 restrictions).

**PD3572/20 Diverting Community Bus Funding to the Local Foodbank**

The Clerk provided a verbal update on diverting Community Bus funding to the local foodbank. The Clerk has spoken with a representative from the foodbank and they are grateful for the funding and will confirm if they would prefer a monetary donation or to provide a shopping list of items they require. The Clerk confirmed that from Monday 11 May, the Parish Council office will act as a drop off point to accept donations from residents which will be passed onto the local foodbank.

**PD3573/20 P&D Budget 2020/21**

Members reviewed the P&D Budget 2020/21 and discussed if any of the committee's budget could be diverted to the council's Coronavirus response.

Members decided to re-allocate £250 from Budget item 4968 – Carbon Footprint Reduction / Sustainability to the council's coronavirus response.

*[The Committee made this decision under Standing Order 19.12]*

**PD3573/20 Face Coverings**

Cllr Mitchell introduced a paper on producing face coverings for residents to use when travelling on public transport, shopping and other activities that means being amongst people. Research was conducted to find a local professional seamstress who could make good quality face coverings. Jan Blackwell had been identified to produce 50 face coverings at £2 each to pilot the scheme. Members asked for clarification on whether the face covers were PPE compliant and were advised that face covers are not PPE, they are designed for non-medical use only. Members agreed to remove recommendation 2.

**Resolved:**

- Parish Council agrees to pay up to £100 to produce up to 50 coverings as a pilot for the project.

**PD3575/20 Closure**

There being no further business, the Chairman closed the meeting at 7.01 pm