



MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON TUESDAY 14 DECEMBER at 7.30 PM

Present: Cllr Taylor - In the Chair Amanda Gardiner – Administrative Officer

Cllrs Birch, Mitchell, Parks and Whitmore

Voting Members: 5

Members of the Public: 0

PD4002/21 Apologies for Absence

Apologies were received and approved from Cllr Gallagher.

PD4003/21 Declarations of Interest

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

PD4004/21 Representations from the Public

No representations were made.

PD4005/21 Planning Applications

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

Single storey rear extension

Planning Application

147 Baldwins Lane Croxley Green WD3 3LL

Ref. No: 21/2640/FUL | Received: Tue 16 Nov 2021 | Validated: Tue 23 Nov 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: No comment, subject to neighbours reasonable comments

Single storey side and rear extension, first floor rear extension, internal alterations and alterations to fenestration

Planning Application

239A New Road Croxley Green WD3 3HE

Ref. No: 21/2700/FUL | Received: Wed 24 Nov 2021 | Validated: Wed 24 Nov 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: No comment, subject to neighbours reasonable comments

Demolition of existing buildings and construction of one detached two-bedroom dwellings and associated works including parking

Planning Application

Whitstocks Farm Loudwater Lane Loudwater Rickmansworth Hertfordshire WD3 4AL

Ref. No: 21/2709/FUL | Received: Thu 25 Nov 2021 | Validated: Thu 25 Nov 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC have the following concerns: Conversion of ancillary farm buildings into further domestic buildings within the Green Belt.

The new homes are not to an energy standard stated in Aim 5 of the Neighbourhood Plan and are not compatible with the TRDC climate emergency and sustainability strategy. Members note that the description is for one two bedroom dwelling, but the drawing shows 4 bedrooms.

First floor rear extension, alterations to fenestration and alterations to external materials

Planning Application
65 Malvern Way Croxley Green WD3 3QQ
Ref. No: 21/2699/FUL | Received: Wed 24 Nov 2021 | Validated: Mon 29 Nov 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC note that the alterations to existing materials and fenestration will not match the adjoining semi and is out of character with the rest of the properties in that row. Neighbours comments should be taken into consideration.

Demolition of the existing conservatory and construction of a single storey rear extension and extension of raised patio area.

Planning Application
12 Oakleigh Drive Croxley Green WD3 3EF
Ref. No: 21/2758/FUL | Received: Thu 02 Dec 2021 | Validated: Thu 02 Dec 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: No comment, subject to neighbours reasonable comments

Part two, part single storey side/rear extension

Planning Application
21 Dickinson Avenue Croxley Green Rickmansworth Hertfordshire WD3 3EU
Ref. No: 21/2703/FUL | Received: Thu 25 Nov 2021 | Validated: Tue 30 Nov 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: No comment, subject to neighbours reasonable comments

Proposed ground floor rear extension and first floor front and side extension

Planning Application
36 Beechcroft Avenue Croxley Green WD3 3EQ
Ref. No: 21/2792/FUL | Received: Wed 08 Dec 2021 | Validated: Wed 08 Dec 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: No comment, subject to neighbours reasonable comments

PD4006/21 Recent Decisions by Three Rivers District Council

Approved

Application: [Proposed window to first floor front Bedroom, first floor rear window, Proposed Entry Porch configuration of front door and re-construction of steps, construction of outbuilding](#)
Address: 59 New Road Croxley Green WD3 3EN
Application No: 21/2246/FUL
CGPC Decision CGPC object to the application for the following reasons:
Insufficient space will remain to park a car
Inconsistency of drawings for the porch roof
Changing the first floor window from 1 to 2 windows will unbalance the proportions with the adjoining property

TRDC Decision Approved

Refused

None Advised.

Withdrawn

None Advised.

PD4007/21 Appeals Against Planning Decisions

20/1881/FUL - Killingdown Farm Little Green Lane Croxley Green Rickmansworth Hertfordshire WD3 3JJ - [Demolition of existing buildings for residential development comprising two-storey houses and three-storey blocks of flats \(160 dwellings in total\), together with car parking, landscaping, and other associated works](#)

Public Inquiry will start on 30/11/2021 and last 8 days – meeting will be held virtually.

21/0952/FUL – 43 Valley Walk Croxley Green Rickmansworth Hertfordshire WD3 3TQ - [Demolition of existing garage and side extension, construction of a part single storey, part double storey side and rear extension and associated internal alterations](#)

Appeal Reference - 21/0046/REF – start date 26/10/2021 – response date 23/11/2021

20/2737/FUL – Land Adjacent To 62-84 & 99-121 Sycamore Road Croxley Green Rickmansworth Hertfordshire WD3 3TF

[Erection of a block of six apartments and a terrace of three residential dwellings, with the associated access from Sycamore Road, parking and landscaping](#)

Appeal Reference – 21/0031/REF – start date 04/11/2021 – response date 09/12/2021

21/1798/FUL - 21 Rousebarn Lane Croxley Green WD3 3RL - [Single storey front extension and front dormer window](#)

Appeal Reference - 21/0055/REF – start date 11/11/2021

PD4008/21 Update on Recent Objections

Three planning applications in Croxley Green will be reviewed by the TRDC Planning Committee on Thursday 16 December 2021:-

Single storey side and rear extension, insertion of new rooflights, smooth white render, alterations to front door and external patio works

Planning Application

90 Kenilworth Drive Croxley Green WD3 3NW

Ref. No: 21/2383/FUL | Received: Tue 12 Oct 2021 | Validated: Tue 12 Oct 2021 | Status: Pending Consideration

CGPC Comment: CGPC note the comments from the neighbours and supports them. CGPC note the loss of brickwork under the bay and by the front door. Building work should be restricted to permitted building hours.

Part single-storey, part two-storey side and rear extensions, rear juliet balcony, hip-to-gable roof extension and insertion of front rooflights

Planning Application

65 Links Way Croxley Green WD3 3RH

Ref. No: 21/2345/FUL | Received: Wed 06 Oct 2021 | Validated: Wed 13 Oct 2021 | Status: Pending Consideration

CGPC Comment: CGPC objects to the application for the following reasons:

- 1. The two storey extension is to the south side and will significantly overshadow the neighbours conservatory.**
- 2. The hip to gable and loss of arch over the front door are contrary to the Neighbourhood Plan policies and guidelines in CA2.**

If the officer is minded to approve the application, CGPC request that it is called into the TRDC planning committee.

Loft conversion including side dormer window and rooflights

Planning Application

23 Lewes Way Croxley Green WD3 3SN

Ref. No: 21/2446/FUL | Received: Tue 19 Oct 2021 | Validated: Fri 22 Oct 2021 | Status: Pending Consideration

CGPC Comment: Croxley Green Parish Council objects to the application for the following reasons:

*** The owner is yet to comply with the Planning Inspector's refusal of previous applications, and zero remedial work has taken place.**

*** Uniformity of the rooflines along Lewes Way would be impacted by the proposed changes, leaving the street scene unbalanced and the property to be out of character with neighbouring properties.**

*** The scaffolding surrounding the building has been in place for over 2 years and is severely impacting the residents living nearby to the property.**

*** The existing drawings on the application are not correct, because they do not show the loft extension that has been built illegally.**

Before this, or any further application related to this property be allowed to be submitted by the applicant or considered by TRDC, CGPC insist that Three Rivers exercise their duty to enforce the contraventions on the property and ensure that all works to remove the illegal works have been completed.

As it stands this is not a valid application as it does not truly reflect the building in its current state and should be withdrawn immediately.

If the planning officer is minded to approve, CGPC request that the application is called into the TRDC planning committee.

PD4009/21 Budget 2022/23

Members reviewed the 2022/23 Budget.

PD4010/21 Closure

There being no further business, the Chairman closed the meeting at 8.09 pm