



MINUTES OF A MEETING OF THE  
**PLANNING AND DEVELOPMENT COMMITTEE**  
HELD Online using ZOOM secure video conference  
ON TUESDAY 15 DECEMBER 2020 at 7.00 PM

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

Cllrs Birch, Jacob, Mitchell, Taylor, Yeung

Voting Members: 7

In Attendance: Cllr Gallagher

Members of the Public: 0

**PD3736/20 Apologies for Absence**

All members were present.

**PD3737/20 Declarations of Interest**

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

**PD3738/20 Representations from the Public**

No representations were made.

**PD3739/20 Planning Applications**

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

**Two storey front extension**

Planning Application

29 Fuller Way Croxley Green WD3 3PL

Ref. No: 20/2516/FUL | Received: Tue 24 Nov 2020 | Validated: Fri 27 Nov 2020 | Status: Pending Consideration

**Croxley Green Parish Council Decision: CGPC objects to the application, as the front extension extends beyond the original building line and does not comply with the Neighbourhood Plan CA2**

**Dropped kerb onto Baldwins Lane**

Planning Application

317 Baldwins Lane Croxley Green WD3 3LA

Ref. No: 20/2598/FUL | Received: Tue 01 Dec 2020 | Validated: Tue 01 Dec 2020 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO, suggest a planting schedule is agreed to compensate for the loss of the hedge**

**Demolition of existing store and construction of part single storey, part two storey rear extension and first floor side extension above existing garage and raised patio to rear**

Planning Application

31 Hastings Way Croxley Green WD3 3SQ

Ref. No: 20/2548/FUL | Received: Thu 26 Nov 2020 | Validated: Thu 26 Nov 2020 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO subject to neighbours comments taken into consideration and building work should be restricted to permitted building hours.**

[Single storey rear extension](#)

Planning Application

16 Richmond Way Croxley Green WD3 3SE

Ref. No: 20/2562/FUL | Received: Fri 27 Nov 2020 | Validated: Fri 27 Nov

2020 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO subject to neighbours comments**

[Single storey rear extension](#)

Planning Application

3 Valley Walk Croxley Green WD3 3TA

Ref. No: 20/2604/FUL | Received: Tue 01 Dec 2020 | Validated: Mon 07 Dec

2020 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO subject to neighbours comments and materials to match existing**

[Part single storey, part two storey rear extension and alterations to the front elevation comprising a new bay window](#)

Planning Application

36 Gonville Avenue Croxley Green WD3 3BY

Ref. No: 20/2547/FUL | Received: Thu 26 Nov 2020 | Validated: Wed 09 Dec

2020 | Status: Pending Consideration

**Croxley Green Parish Council Decision: CGPC objects as application is out of keeping with the character of the area. The porch, dormer and bay window do not comply with the Neighbourhood Plan CA3. If the Planning Officer is minded to approve, then CGPC request that it be considered by TRDC planning committee.**

[Single storey rear extension, first floor side extension and alterations to fenestration](#)

Planning Application

10 Hedges Way Croxley Green WD3 3FA

Ref. No: 20/2563/FUL | Received: Fri 27 Nov 2020 | Validated: Mon 07 Dec

2020 | Status: Pending Consideration

**Croxley Green Parish Council Decision: Decision deferred to P&D Committee Meeting on 7 January 2021.**

[Single storey rear extension](#)

Planning Application

32 Dickinson Square Croxley Green WD3 3ET

Ref. No: 20/2591/FUL | Received: Mon 30 Nov 2020 | Validated: Wed 09 Dec

2020 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO subject to the Conservation Officers' opinion on the suitability of the application**

PD3740/20

**Recent Decisions by Three Rivers District Council**

**Approved**

**Application:** [Single storey front, first floor side and rear extension and internal alterations](#)  
**Address:** 61 Repton Way Croxley Green WD3 3PN  
**Application No:** 20/2015/FUL  
**CGPC Decision** NGFO subject to materials matching existing. Neighbours comments should be taken into account.  
**TRDC Decision** Approved

**Application:** [Single storey side and rear extension and loft conversion including hip to gable roof enlargement, rear dormer and front rooflight and alterations to fenestration](#)

**Address:** 63 Springfield Close Croxley Green Rickmansworth Hertfordshire WD3 3HG

**Application No:** 20/2001/FUL

**CGPC Decision** CGPC objects to the application as the roof plan indicates that the dormer encroaches on the neighbouring property and does not conform to CA2 of the Neighbourhood Plan. CGPC note that the property has been substantially altered in relation to the neighbouring properties. The proposed changes will make it very different in appearance and seem disproportionate in relation to the character of the area. Neighbour comments should be taken into account. Although CGPC has objected, we do not request it called into Committee if the Officer is minded to approve.

**TRDC Decision** Approved

  

**Application:** [Part Retrospective: Conversion of existing garage into habitable accommodation and construction of first floor side extension](#)

**Address:** 27 Windmill Drive Croxley Green WD3 3FF

**Application No:** 20/2131/FUL

**CGPC Decision** NGFO Neighbours comments should be taken into account.

**TRDC Decision** Approved

  

**Application:** [Part single, part two storey side/rear extension, front extension and alterations to fenestration](#)

**Address:** 70 Winton Drive Croxley Green WD3 3QT

**Application No:** 20/2097/FUL

**CGPC Decision** NGFO subject to materials matching existing. Neighbours comments should be taken into account.

**TRDC Decision** Approved

  

**Application:** [Part two storey, part single storey side and rear extensions, extension to existing loft accommodation including hip to Dutch hip roof alterations, rear dormer extension and front rooflights](#)

**Address:** 6 Harvey Road Croxley Green WD3 3BW

**Application No:** 20/2089/FUL

**CGPC Decision** CGPC note that the extension is over 6 metres. Neighbours comments should be taken into account.

**TRDC Decision** Approved

  

**Application:** [Proposed two-storey front, side and rear extension, loft conversion including increase in ridge height, rear dormer and rooflights to front and side](#)

**Address:** 58 Harvey Road Croxley Green WD3 3BT

**Application No:** 20/2174/FUL

**CGPC Decision** CGPC have concerns about the overmassing of the site, impact on the existing tree line and whether sufficient car parking can be accommodated on site. Materials to be used should be approved by the Planning Officer.

**TRDC Decision** Approved

**Application:** [Two storey front extension, single storey side extension and first floor rear extension](#)  
**Address:** 105 Barton Way Croxley Green WD3 3PB  
**Application No:** 20/2119/FUL  
**CGPC Decision** CGPC would like to bring to the Planning Officer's attention that the front extension is not compliant with CA2 of the Neighbourhood Plan. Neighbours comments should be taken into account.  
**TRDC Decision** Approved

#### Refused

**Application:** [Part Retrospective: Loft conversion including rear dormer, front rooflights and second floor window and extension of flank wall](#)  
**Address:** 48 Oakleigh Drive Croxley Green WD3 3EF  
**Application No:** 20/1906/FUL  
**CGPC Decision** CGPC recommend that neighbours comments and history of enforcement should be taken into account.  
**TRDC Decision** Refused

#### Withdrawn

None Advised

#### **PD3741/20 Appeals Against Planning Decisions**

20/1557/RSP 23 Lewes Way. Written notification was received from TRDC that this application has been referred to the Planning Inspectorate for appeal 20/0062/REF.

#### **PD3742/20 Update on Recent Objections**

None advised.

#### **PD3743/20 Review of Community Bus Operations**

The Administrative Officer gave a verbal update on the number of passengers that used the Community Bus on the 11 December – 23 passengers across 3 routes. The final trip of the Community Bus in 2020 will be on the 18 December.

#### **PD3744/20 Closure**

There being no further business, the Chairman closed the meeting at 8.18 pm