



MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
 HELD Online using ZOOM secure video conference
 ON TUESDAY 17 NOVEMBER 2020 at 7.00 PM

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

Cllrs Birch, Jacob, Mitchell, Taylor

Voting Members: 6

In Attendance: Cllrs Gallagher and Wallington

Members of the Public: 0

PD3713/20 Apologies for Absence

Apologies were received from Cllr Yeung.

PD3714/20 Declarations of Interest

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

PD3715/20 Representations from the Public

No representations were made.

PD3716/20 Planning Applications

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

[Two storey side extension with associated alterations to garage, single rear extension, loft conversion including hip to gable roof alterations, rear dormer, front rooflight and alterations to external materials to be render.](#)

Planning Application

2 Richmond Way Croxley Green WD3 3SE

Ref. No: 20/2070/FUL | Received: Thu 01 Oct 2020 | Validated: Tue 27 Oct 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision:

CGPC object to the application for the following reasons:

- **Materials must match existing and should be the same as the neighbouring property.**
- **Garage should not encroach beyond the original building line.**

If the Planning Officer is minded to approve, then CGPC request that it be considered by TRDC planning committee.

[Demolition of the existing conservatory and rear projection, erection of single-storey rear and side extensions, conversion of garage to habitable use, and associated external patio/fence works](#)

Planning Application

48 Kenilworth Drive Croxley Green WD3 3NW

Ref. No: 20/2214/FUL | Received: Wed 21 Oct 2020 | Validated: Mon 26 Oct 2020 | Status: Pending Consideration

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

[Two storey side extension to existing dwelling, demolition of existing garage, subdivision of site and construction of a new detached two storey dwelling](#)

Planning Application

12 Manor Way Croxley Green WD3 3LY

Ref. No: 20/2003/FUL | Received: Fri 25 Sep 2020 | Validated: Thu 29 Oct 2020 | Status: Pending Consideration

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

- Total overdevelopment of the site, back garden development.
- Does not meet CGPC Neighbourhood Plan
- Is out of character with Character Area 7 of the Neighbourhood Plan

If the Planning Officer is minded to approve, then CGPC request that it be considered by TRDC planning committee

[Demolition of existing rear conservatory and erection of single storey rear/side extension](#)

Planning Application

75 Manor Way Croxley Green WD3 3LU

Ref. No: 20/2320/FUL | Received: Mon 02 Nov 2020 | Validated: Mon 02 Nov 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[First floor side extension and conversion of garage into habitable accomodation.](#)

Planning Application

76 Windmill Drive Croxley Green WD3 3FE

Ref. No: 20/2225/FUL | Received: Thu 22 Oct 2020 | Validated: Wed 04 Nov 2020 | Status: Pending Consideration

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

[Redevelopment of the site, including demolition and erection of new commercial buildings, to provide a flexible mix of uses comprising: research and development \(Class E\), light industrial \(Class E\), general industrial \(Class B2\), storage and distribution \(Class B8\), ancillary offices \(Class E\), standalone cafe \(Class E\), parking, landscaping and associated works \(Cross boundary application with Watford Borough Council\). Development within Three Rivers District Council consists only of landscaping works](#)

Planning Application

1-5 Faraday Close And 1-6 Greenhill Crescent Car Park Watford Business Park Watford Hertfordshire

Ref. No: 20/2197/FUL | Received: Sat 17 Oct 2020 | Validated: Mon 26 Oct 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Single storey front, side and rear extension and loft conversion including hip to gable roof enlargement, front and rear dormer windows and front rooflights](#)

Planning Application

5 Rochester Way Croxley Green WD3 3NE

Ref. No: 20/2092/FUL | Received: Tue 06 Oct 2020 | Validated: Mon 09 Nov 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

PD3717/20 [Recent Decisions by Three Rivers District Council](#)

Approved

Application: [Variation of Condition 3 \(opening hours\) of pursuant to planning permission 19/1392/FUL \(Change of use from Class A1 \(Retail\) to Class A1/A4 \(Craft beer bottle shop](#)

[and tasting room\) to allow for the extension of opening hours](#)

Address: 142 Watford Road Croxley Green WD3 3BZ
Application No: 20/1894/FUL
CGPC Decision NGFO, subject to any neighbours comments.
TRDC Decision Approved

Application: [Front porch and two storey side and rear extension and single storey rear extension in addition to alterations to fenestration and external materials](#)

Address: 50 Harvey Road Croxley Green Rickmansworth Hertfordshire WD3 3BT
Application No: 20/1890/FUL
CGPC Decision NGFO, subject to any neighbours comments.
TRDC Decision Approved

Application: [Loft conversion including hip to dutch hip roof enlargement and construction of front and rear dormer windows and rooflights](#)

Address: 9 Bateman Road Croxley Green WD3 3BL
Application No: 20/1871/FUL
CGPC Decision NGFO, subject to any neighbours comments.
TRDC Decision Approved

Application: [Part two and single-storey front, side and rear extensions and conversion of existing garage into habitable accomodation](#)

Address: 201 Baldwins Lane Croxley Green WD3 3LH
Application No: 20/1926/FUL
CGPC Decision NGFO
TRDC Decision Approved

Application: [Ground and lower ground floor side and rear extension, loft conversion including insertion of rear dormer window, alterations to fenestration and alterations to exsiting rear terrace.](#)

Address: 23 Copthorne Road Croxley Green WD3 4AB
Application No: 20/1896/FUL
CGPC Decision NGFO
TRDC Decision Approved

Refused

None Advised

Withdrawn

Address: [Construction of single storey rear extension and front porch](#)
Application No: 170 Links Way Croxley Green WD3 3RN
CGPC Decision 20/1806/FUL

TRDC Decision Croxley Green Parish Council object to the porch as it does not comply with the Neighbourhood Plan CA2. Neighbours comments should be taken into consideration
Withdrawn on 5 November 2020

Application: [Construction of two storey side and rear extension, front porch, loft conversion including front and rear rooflight and alterations to raised patio](#)

Address: 282 Watford Road Croxley Green WD3 3DE

Application No: 20/1883/FUL

CGPC Decision NGFO, subject to any neighbours comments.

TRDC Decision Withdrawn on 10 November 2020

PD3718/20 Appeals Against Planning Decisions

No appeals had been received.

PD3719/20 Update on Recent Objections

None advised.

PD3720/20 Budget 2021/22

Members reviewed the Budget and made no changes.

PD3721/20 Closure

There being no further business, the Chairman closed the meeting at 7.51 pm