



MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD Online using ZOOM secure video conference
ON TUESDAY 18 AUGUST 2020 at 6.30 PM

Present Cllr Walker - In the Chair
Ryan Bennett – Clerk to the Council
Amanda Gardiner – Administrative Officer

Cllrs Mitchell, and Taylor
Voting Members: 3
In Attendance: Cllr Wallington
Members of the Public: 0

PD3635/20 Apologies for Absence

Apologies were received from Cllrs Birch, Jacob, Gallagher and Yeung.

PD3636/20 Declarations of Interest

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

PD3637/20 Representations from the Public

No representations were made.

PD3638/20 Resumption of Community Bus

The Chairman introduced the topic of the resumption of the Community Bus (see Agenda item PD3626/20 – decision deferred from the meeting on 6 August 2020). Members discussed the safety measures provided by Desi Coaches and the maximum capacity on the bus allowing for social distancing. Members agreed that passengers would need to contact the Office to pre-book a seat.

It was proposed and agreed to change Recommendation 1 to resume the bus service on 4 September 2020 as this date is after schools have returned and the shopping centre would be less busy.

It was proposed and agreed to amend Recommendation 2 to delegate emergency suspension of the bus service to the Clerk in conjunction with the P&D Committee Chair or Vice Chair, due to government advice, a spike in the ZOE data or a number of people who are/were bus passengers exhibiting symptoms.

Resolved:

- That Councillors are satisfied that the necessary health and safety requirements have been put in place and the community bus resumes service from September 4.
- That the committee reviews the continuation of the service as required but at least on a monthly basis and if required, the bus service can be suspended at the discretion of the Clerk and P&D Committee Chair or Vice Chair.

PD3639/20 Planning Applications

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

[Construction of a single storey rear extension and associated internal alterations](#)

Planning Application

87 Springfield Close Croxley Green WD3 3HG

Ref. No: 20/1555/FUL | Received: Fri 31 Jul 2020 | Validated: Fri 31 Jul 2020 | Status:

Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Part Retrospective: Loft conversion including hip to gable roof extension and insertion of rear dormer to provide habitable accommodation within the roof](#)

Planning Application

23 Lewes Way Croxley Green WD3 3SN

Ref. No: 20/1557/RSP | Received: Fri 31 Jul 2020 | Validated: Fri 31 Jul 2020 | Status:

Pending Consideration

Croxley Green Parish Council Decision:

CGPC object for the following reasons:

- 1. Development does not comply with CA2 of the Neighbourhood Plan.**
- 2. The extension of the increased ridge height would create an overbearing structure.**
- 3. This further development would result in a total overmassing of site.**
- 4. There are concerning privacy issues and loss of light for neighbours.**

CGPC notes retrospective planning application of outbuilding is not included in block plan.

CGPC notes a pattern of retrospective applications being submitted.

Neighbours comments should be taken into account. If the planning officer is minded to approve the application then CGPC request that it be considered by TRDC planning committee.

[Single storey front porch extension](#)

Planning Application

48 Beechcroft Avenue Croxley Green WD3 3EQ

Ref. No: 20/1525/FUL | Received: Wed 29 Jul 2020 | Validated: Mon 03 Aug

2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Single storey side extension](#)

Planning Application

203 Watford Road Croxley Green WD3 3RY

Ref. No: 20/1572/FUL | Received: Mon 03 Aug 2020 | Validated: Tue 04 Aug

2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Single storey side extension and alterations to roof of existing single storey rear projection](#)

Planning Application

150 Links Way Croxley Green Rickmansworth Hertfordshire WD3 3RN

Ref. No: 20/1501/FUL | Received: Fri 24 Jul 2020 | Validated: Mon 03 Aug

2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO Note the Certificate of Lawfulness.

[Single storey rear and side extension and alterations to fenestrations](#)

Planning Application

95 Valley Walk Croxley Green WD3 3TQ

Ref. No: 20/1511/FUL | Received: Mon 27 Jul 2020 | Validated: Tue 04 Aug

2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO materials should match existing.

[Replacement of five windows and front door to front elevation](#)

Planning Application

14 Dickinson Square Croxley Green WD3 3HA

Ref. No: 20/1592/FUL | Received: Wed 05 Aug 2020 | Validated: Thu 06 Aug

2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO subject to the Conservation Officers' opinion on the suitability of the windows and exterior colour of door given the property is in the Conservation Area.

[Single storey front, side and rear extensions](#)

Planning Application

77 Springfield Close Croxley Green WD3 3HG

Ref. No: 20/1601/FUL | Received: Thu 06 Aug 2020 | Validated: Fri 07 Aug

2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO. Materials should match existing. Neighbours comments should be taken into account. The committee the Certificate of Lawfulness.

PD3640/20 Recent Decisions by Three Rivers District Council

Approved

Application: [Two storey side extension, single storey side and rear extensions, loft conversion including formation of a crown roof and construction of front, rear and side dormer windows and raised patio to rear](#)

Address: 9 Green Lane Croxley Green WD3 3HR

Application No: 20/0836/FUL

CGPC Decision NGFO

TRDC Decision Approved

Application: [Single storey front, side and rear extension, two storey side extension, rear dormer and front rooflights](#)

Address: 51 Kenilworth Drive Croxley Green Rickmansworth Hertfordshire WD3 3NN

Application No: 20/1065/FUL

CGPC Decision NGFO materials should match existing.

TRDC Decision Approved

Application: [Part Retrospective: Conversion of garage into habitable accommodation with associated alterations and single storey rear extension with patio](#)

Address: 2 Pevensey Way Croxley Green Rickmansworth Hertfordshire WD3 3FX

Application No: 20/1105/FUL

CGPC Decision NGFO subject to materials matching existing.

TRDC Decision Approved

Application: [Construction of a garden outbuilding](#)

Address: 48 Kenilworth Drive Croxley Green WD3 3NW
Application No: 20/1194/FUL
CGPC Decision CGPC object to the scale and height of the outbuilding, but do not request it be called into Committee if the officer is minded to approve.
TRDC Decision Approved

Application: [Construction of raised terrace to rear](#)
Address: 51 Beechcroft Avenue Croxley Green WD3 3EG
Application No: 20/1175/FUL
CGPC Decision NGFO any neighbours' comments should be taken into account
TRDC Decision Approved

Application: [Single storey rear extension](#)
Address: 4 Pevensey Way Croxley Green WD3 3FX
Application No: 20/1188/FUL
CGPC Decision NGFO subject to the roof details being agreed with TRDC
TRDC Decision Approved

Refused

Application: [Replacement of timber windows and door to front with UPVC windows and door.](#)
Address: 35 Dickinson Square Croxley Green Rickmansworth Hertfordshire WD3 3ET
Application No: 20/1053/FUL
CGPC Decision NGFO subject to the Conservation Officers' opinion on the suitability of the windows and exterior colour of door given the property is in the Conservation Area.
TRDC Decision Refused

Withdrawn

Application: [Listed Building Consent: Demolition of existing extension and outbuildings and construction of two storey side extension, single storey front and rear extensions, changes to roof form and construction of replacement outbuildings](#)
Address: The Windmill 34 Windmill Drive Croxley Green Rickmansworth Hertfordshire WD3 3FD
Application No: 20/1158/LBC
CGPC Decision CGPC noted the application for Listed Building Consent
TRDC Decision Withdrawn on 10/08/2020

Application: [Demolition of existing extension and outbuildings and construction of two storey side extension, single storey front and rear extensions, changes to roof form and construction of replacement outbuildings](#)

Address: The Windmill 34 Windmill Drive Croxley Green
Rickmansworth Hertfordshire WD3 3FD

Application No: 20/1157/FUL

CGPC Decision CGPC object for the following reasons:
1. Privacy of neighbouring properties impacted by the large window in the cowling. Recommend that this should not be habitable space and no windows included in the design.
2. The building is Grade II listed and this application will result in a loss of character of the listed and historic building by an overdevelopment of the site
3. Placement of outbuildings should be relocated to reduce damage to existing trees.
If the officer is minded to approve the application then CGPC request that it be considered by the TRDC planning committee.

TRDC Decision Withdrawn on 10/08/2020

PD3641/20 Appeals Against Planning Decisions

No appeals had been received.

PD3642/20 Update on Recent Objections

There were no recent objections.

PD3643/20 Closure

There being no further business, the Chairman closed the meeting at 7.36 pm