



MINUTES OF A MEETING OF THE  
**PLANNING AND DEVELOPMENT COMMITTEE**  
HELD Online using ZOOM secure video conference  
ON TUESDAY 18 JANUARY at 7.30 PM

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

Cllrs Gallagher, Taylor, Tobin, Whitmore

Voting Members: 5

Members of the Public: 2

**PD4025/22 Apologies for Absence**

Apologies were received and approved from Cllrs Birch and Parks.

**PD4026/22 Declarations of Interest**

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

**PD4027/22 Representations from the Public**

No representations were made.

**PD4028/22 Planning Applications**

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

**Single storey rear extension**

Planning Application

32 Kenilworth Drive Croxley Green WD3 3NW

Ref. No: 21/2843/FUL | Received: Wed 15 Dec 2021 | Validated: Wed 15 Dec 2021 | Status: Pending Consideration

**Croxley Green Parish Council Decision: No Comment, subject to neighbours comments.**

**Single storey rear extension**

Planning Application

Atalaya The Green Croxley Green WD3 3HX

Ref. No: 21/2865/FUL | Received: Fri 17 Dec 2021 | Validated: Tue 04 Jan 2022 | Status: Pending Consideration

**Croxley Green Parish Council Decision: No Comment, subject to conservation officer approval.**

**Conversion of garage into habitable accommodation**

Planning Application

14 Canterbury Way Croxley Green WD3 3SS

Ref. No: 21/2893/FUL | Received: Tue 21 Dec 2021 | Validated: Tue 04 Jan 2022 | Status: Pending Consideration

**Croxley Green Parish Council Decision: No objection, but request that a planning condition is added that materials should match existing.**

**Part-retrospective: Ground and lower ground floor side and rear extension, loft conversion including insertion of rear dormer window, front rooflights, alterations to fenestration and alterations to existing rear terrace, new**

**external rear stairs to garden level and new raised planters (amendments to planning permission 20/1896/FUL)**

Planning Application

23 Copthorne Road Croxley Green Rickmansworth Hertfordshire WD3 4AB

Ref. No: 21/2860/RSP | Received: Thu 16 Dec 2021 | Validated: Tue 04 Jan

2022 | Status: Pending Consideration

**Croxley Green Parish Council Decision: CGPC object due to concerns over privacy and overlooking of the neighbour's garden. CGPC support and echo the objection from the residents at No.25 Copthorne Road. If the Planning Officer is minded to approve, then CGPC request that it be considered by TRDC planning committee. CGPC request that before reaching a decision at committee meeting that TRDC Members undertake a site visit.**

**Garage conversion, single storey rear extension and internal alterations**

Planning Application

6 Pevensey Way Croxley Green WD3 3FX

Ref. No: 21/2813/FUL | Received: Fri 10 Dec 2021 | Validated: Thu 06 Jan

2022 | Status: Pending Consideration

**Croxley Green Parish Council Decision: No objection, but note that the new front window design does not comply with the Neighbourhood Plan because it does not reflect the scale and details of the existing house.**

**Insertion of front dormer**

Planning Application

22 Frankland Close Croxley Green WD3 3AR

Ref. No: 21/2809/FUL | Received: Fri 10 Dec 2021 | Validated: Tue 11 Jan

2022 | Status: Pending Consideration

**Croxley Green Parish Council Decision: No objection, but note that the front dormer is in contravention of the Neighbourhood Plan.**

**PD4029/22 Recent Decisions by Three Rivers District Council**

**Approved**

**Application:** [Demolition of the existing garage and porch, erection of new front porch, single-storey side and rear extensions, hip-to-gable loft extension with rear dormer, change of external render finish and external patio works](#)  
**Address:** 84 Kenilworth Drive Croxley Green WD3 3NW  
**Application No:** 21/2616/FUL  
**CGPC Decision** CGPC note the loss of brickwork to the front bay and the use of render. Materials should match existing.  
**TRDC Decision** Approved

**Application:** [Single storey rear extension with part roof extension for outdoor covered area](#)  
**Address:** Spring Park House 44A New Road Croxley Green WD3 3EP  
**Application No:** 21/2579/FUL  
**CGPC Decision** CGPC draw the Planning Officers attention to the original planning permission and the withdrawn permitted development rights. Due to the special location, neighbours comments are very important.  
**TRDC Decision** Approved

**Application:** [Two storey side and single storey front and rear extension](#)

**Address:** 124 Kenilworth Drive Croxley Green WD3 3NA  
**Application No:** 21/2494/FUL  
**CGPC Decision** NGFO providing the first floor is more than 1 metre from the boundary. Materials, ridge and pitch of roof to extension should match existing.  
**TRDC Decision** Approved

**Application:** [Single storey front, side and rear extensions, two storey side extension and extension to existing dormer windows](#)  
**Address:** 4 Scots Hill Close Croxley Green Hertfordshire WD3 3AF  
**Application No:** 21/2507/FUL  
**CGPC Decision** CGPC suggest that a sloping porch roof similar to No.2 would be more in keeping with the street scene.  
**TRDC Decision** Approved

**Refused**  
None Advised.

**Withdrawn**  
None Advised.

#### **PD4030/22 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

#### **PD4031/22 Update on Recent Objections**

No updates were given.

#### **PD4032/22 Road Safety in Croxley Green**

Members discussed the impact that implementing a 20mph speed limit in Croxley Green would have.

**Resolved**

**That the following items are recommended to full council for discussion:**

1. To invite residents' views on traffic speeds (and possibly other road safety issues) within Croxley Green through an informal survey of opinion.

2. To invite TRDC and Herts CC to nominate an officer (or officers) to work with CGPC to investigate options and develop proposals.

**PD4033/22**    **Closure**

There being no further business, the Chairman closed the meeting at 8:46pm