



MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON TUESDAY 18 MAY at 7.00 PM

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

Cllrs Taylor, Tobin and Whitmore

Voting Members: 4

Members of the Public: 0

PD3844/21 Apologies for Absence

Apologies were received from Cllrs Birch, Cole and Gallagher.

PD3845/21 Declarations of Interest

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

PD3846/21 Representations from the Public

No representations were made.

PD3847/21 Planning Applications

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

[Demolition of existing conservatory, erection of single storey rear extension, conversion of garage into habitable accommodation, alterations to fenestration, and erection of detached double garage](#)

Planning Application

1 Warwick Mews Croxley Green WD3 3ES

Ref. No: 21/0857/FUL | Received: Tue 06 Apr 2021 | Validated: Fri 30 Apr 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Variation of Condition 2 \(Plan Numbers\) of planning permission 18/1550/FUL \(Demolition of existing dwelling and erection of replacement detached dwelling with basement\) to alter the design and appearance of the dwelling including first floor additions and alterations to footprint](#)

Planning Application

Whitstocks Farm Loudwater Lane Loudwater Hertfordshire WD3 4AL

Ref. No: 21/1112/FUL | Received: Thu 29 Apr 2021 | Validated: Wed 05 May 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO subject to Planning Officer being in agreement to the proposal remaining within green belt restrictions/guidelines. If this is not the case then CGPC object.

[Front porch extension and part single-storey, part two-storey rear extension](#)

Planning Application

270 New Road Croxley Green Rickmansworth Hertfordshire WD3 3HH

Ref. No: 21/1088/FUL | Received: Tue 27 Apr 2021 | Validated: Fri 07 May 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC have concerns that the front extension does not leave sufficient space for parking. If Planning Officer confirms parking space meets guidelines then CGPC have no concerns.

PD3848/21 Recent Decisions by Three Rivers District Council

Approved

Application: [Loft conversion including hip-to-gable extension, construction of rear dormer and insertion of front rooflights](#)
Address: 43 Dickinson Avenue Croxley Green WD3 3EU
Application No: 21/0397/FUL
CGPC Decision CGPC objects to the gable end and suggest that a sussex hip is more in keeping.
TRDC Decision Approved

Application: [Single storey rear extension and rear patio](#)
Address: 10 Links Way Croxley Green WD3 3RQ
Application No: 21/0616/FUL
CGPC Decision NGFO subject to neighbour comments
TRDC Decision Approved

Application: [Variation of Condition 2 \(Plan numbers\) and Condition 3 \(materials to match\) pursuant to planning permission 19/2282/FUL: To allow for alterations to fenestration detail, and changes to external materials including alterations from render to facing brick and provision of black aluminum framed windows and door.](#)
Address: 235 New Road Croxley Green WD3 3HE
Application No: 21/0577/FUL
CGPC Decision On the understanding that render is removed to show brick, CGPC are fully supportive of this application.
TRDC Decision Approved

Application: [Demolition of existing conservatory and construction of single storey rear extension, conversion of existing garage into habitable accommodation and alterations to fenestration](#)
Address: 16 New Road Croxley Green WD3 3EL
Application No: 21/0659/FUL
CGPC Decision NGFO subject to neighbour comments
TRDC Decision Approved

Application: [Variation of Condition 2 \(Approved Plans\) of planning permission 18/0970/FUL: \(Construction of two bedroom detached dwelling to rear of 4 Scots Hill accessed via Windmill Drive\) to allow alterations to layout including resiting of garage](#)
Address: 4 Scots Hill Croxley Green WD3 3AD
Application No: 20/1343/FUL
CGPC Decision CGPC has no comment other than to note the close proximity to the pub and recommends a condition that

states "no resident of this property can have the right to object to the normal business of the pub next door"

TRDC Decision Approved

Application: [Demolition of rear conservatory and construction of single storey rear extension, single storey front extension and two storey side extension with extension to roof including loft conversion and installation of rooflights](#)

Address: 115 Springfield Close Croxley Green WD3 3HG

Application No: 21/0518/FUL

CGPC Decision NGFO subject to neighbours comments taken into consideration and building work should be restricted to permitted building hours.

TRDC Decision Approved

Application: [Part single, part two storey rear extension and rear rooflights](#)

Address: 17 Beechcroft Avenue Croxley Green WD3 3EG

Application No: 21/0672/FUL

CGPC Decision NGFO subject to neighbours comments taken into consideration

TRDC Decision Approved

Application: [Single storey rear extension](#)

Address: 49 Dickinson Square Croxley Green WD3 3EY

Application No: 21/0331/FUL

CGPC Decision NGFO

TRDC Decision Approved

Application: [Loft conversion including increase in ridge height, rear dormer window and front rooflights](#)

Address: 175A New Road Croxley Green WD3 3HB

Application No: 21/0639/FUL

CGPC Decision CGPC consider this application an overdevelopment of the site, but it is an improvement on the previous application. Neighbours comments should be taken into account.

TRDC Decision Approved

Application: [Alterations to existing rear conservatory](#)

Address: 26 Warwick Way Croxley Green WD3 3SA

Application No: 21/0574/FUL

CGPC Decision NGFO subject to neighbours comments taken into consideration

TRDC Decision Approved

Application: [Increase in height of existing side/rear extension and replacement of flat roof with pitched roof and alterations to fenestration](#)

Address: 32 Dulwich Way Croxley Green Rickmansworth Hertfordshire WD3 3PY

Application No: 21/0780/FUL

CGPC Decision NGFO subject to neighbours comments taken into consideration

TRDC Decision Approved

Application: [Single storey side and rear extension, alterations to roof form of existing side and rear extension and front porch](#)
Address: 123 Frankland Road Croxley Green WD3 3AS
Application No: 21/0496/FUL
CGPC Decision CGPC objects for the following reason:
The proposed porch detracts from the symmetry of the semi-detached houses and obscures the bay window which is characteristic of the street scene.
If the officer is minded to approve, CGPC does not request that it is called into the TRDC planning committee.
Amended Drawing dated 13 May 2021, after CGPC comments were submitted.
TRDC Decision Approved

Application: [Erection of front dormer](#)
Address: 110 Links Way Croxley Green WD3 3RN
Application No: 21/0657/FUL
CGPC Decision NGFO subject to neighbours comments taken into consideration
TRDC Decision Approved

Refused

Application: [Loft conversion including hip to gable roof alterations, rear dormer window, front rooflights, two storey side extension with associated alterations to garage and single rear extension](#)
Address: 2 Richmond Way Croxley Green WD3 3SE
Application No: 21/0648/FUL
CGPC Decision: CGPC suggest that a sussex hip is more in keeping and would match the slope of the bay.
TRDC Decision: Refused
Refusal Reason: The proposed hip-to-gable roof extension, two storey side extension and rear dormer window, by virtue of their cumulative scale, elevated bulk and disproportionality to the host roofslope and visibility from the streetscene would adversely affect the visual amenity of the host dwelling and wider area. As such the proposal is contrary to Policy CP12 of the Core Strategy (adopted 2011), Policy DM1 and Appendix 2 of the Development Management Policies document (adopted July 2013) and Policy CA2 and Appendices B and C of the Croxley Green Neighbourhood Plan Referendum Version (adopted December 2018).

Withdrawn
None Advised.

PD3849/21 Appeals Against Planning Decisions

None Advised.

PD3850/21 Update on Recent Objections

None advised.

PD3851/21 P&D Committee Meeting Times

Members discussed the option to return the P&D Committee Meeting to an 8 pm start time.

Resolved:

- From 3 June 2021, P&D Committee Meetings will start at 8 pm.

[Under Standing Order 13.1.10 the following item was added to the Agenda]

PD3852/21 Red Cross Building – Potential Site Allocation & Community Asset

The Clerk introduced the paper on Red Cross Building – Potential Site Allocation & Community Asset that was circulated to Members before the meeting. The Red Cross Building has been included in the TRDC draft Sites for Potential Allocation (June 2021) document.

The Parish Council has previously submitted an offer to the Red Cross and TRDC to take over the running of the centre to ensure that it remains open and available for community groups to hire. The Parish Council renewed the registration of the Red Cross Building as an Asset of Community Value to protect it against development.

Members were disappointed that TRDC did not contact the Parish Council to inform them of plans relating to the Red Cross Building.

TRDC appear to have a desire to develop the land the Red Cross Building sits on for housing. To rid the community of a vital and well used space to instead accommodate 6 dwellings is highly unfair on Croxley Green residents, many of whom helped fund the cost of construction through the buy a brick scheme.

Resolved:

- That the Clerk submits an Expression of Interest form along with a covering letter to TRDC outlining the Parish Council's interest in purchasing the property.
- That the Parish Council creates a petition for residents to sign, supporting the Parish Council's offer to take over the running of the centre for the community.
- That the Parish Council publishes a public statement against TRDC's inclusion of the building within the Site for Potential Allocation document.
- That the Council writes to all Croxley Green District & County Councillors individually regarding the Red Cross Centre.

PD3853/21 Closure

There being no further business, the Chairman closed the meeting at 7.47 pm