



MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD Online using ZOOM secure video conference
ON TUESDAY 19 JANUARY at 7.00 PM

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

Cllrs Birch, Mitchell, Taylor

Voting Members: 5

In Attendance: Cllr Gallagher

Members of the Public: 0

PD3759/21 Apologies for Absence

Apologies were received from Cllr Yeung.

PD3760/21 Declarations of Interest

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

PD3761/21 Representations from the Public

No representations were made.

PD3762/21 Planning Applications

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

[Demolition of existing outbuilding and construction of detached outbuilding and fencing](#)

Planning Application

12 Links Way Croxley Green WD3 3RQ

Ref. No: 20/2762/FUL | Received: Mon 21 Dec 2020 | Validated: Thu 31 Dec 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC draw the Planning Officer's attention to the fit-out of the building. CGPC have concerns that the building could be used for commercial purposes or occupied as a separate dwelling.

[Installation of air source heat pump to flank elevation of outbuilding](#)

Planning Application

21 Frankland Road Croxley Green WD3 3AS

Ref. No: 20/2811/FUL | Received: Thu 24 Dec 2020 | Validated: Thu 24 Dec 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Construction of summerhouse outbuilding](#)

Planning Application

Halewood Cottage The Green Croxley Green WD3 3HT

Ref. No: 20/2766/FUL | Received: Mon 21 Dec 2020 | Validated: Tue 05 Jan 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC object to the application, due to the scale, form and adverse impact on the special historic character of the property and the impact to the view from Stone's Orchard.

Single storey rear extension and conversion of garage into habitable space

Planning Application

2 Rochester Way Croxley Green WD3 3NG

Ref. No: 20/2743/FUL | Received: Fri 18 Dec 2020 | Validated: Thu 31 Dec 2020 | Status: Pending Consideration

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

Listed Building Consent: Alterations to existing two storey side extension, erection of single storey extensions including glazed link, installation of solar panels, reinstatement of external elevated walkway, change to the roof form on The Windmill

Planning Application

The Windmill 34 Windmill Drive Croxley Green WD3 3FD

Ref. No: 20/2829/LBC | Received: Tue 29 Dec 2020 | Validated: Thu 07 Jan 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: decision deferred to P&D Committee Meeting 4th February 2021

Demolition of existing single storey side extension and attached garage, construction of single and two storey side and rear extension with 4no. rooflights, alterations to front drive to allow for two car parking spaces.

Planning Application

47 Valley Walk Croxley Green WD3 3TQ

Ref. No: 20/2785/FUL | Received: Tue 22 Dec 2020 | Validated: Tue 05 Jan 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC object to the porch as it does not comply with the Neighbourhood Plan CA2. CGPC request that as much of the front garden as possible is retained in line with Neighbourhood Plan 5.7 Aim 12.

Part two and part single storey front, side and rear extensions and conversion of existing garage to habitable accommodation

Planning Application

201 Baldwins Lane Croxley Green WD3 3LH

Ref. No: 21/0018/FUL | Received: Wed 06 Jan 2021 | Validated: Wed 06 Jan 2021 | 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.

Loft conversion including raising of ridge height, pitched dormers to front elevation and rooflights to rear

Planning Application

2 Old Barn Lane Croxley Green WD3 3HU

Ref. No: 20/2612/FUL | Received: Wed 02 Dec 2020 | Validated: Fri 08 Jan 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC note the application is within the Conservation Area and welcome the Conservation Officer's views. Modification of the property includes significantly increasing ridge height, hip to gable conversion and adding front dormers. It will significantly change the appearance of the building.

Single storey rear extension

Planning Application

65 New Road Croxley Green WD3 3EN

Ref. No: 20/2648/FUL | Received: Tue 08 Dec 2020 | Validated: Tue 12 Jan 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO subject to neighbours comments

[Single storey rear extension and raised patio to the rear](#)

Planning Application

21 Repton Way Croxley Green WD3 3PN

Ref. No: 21/0003/FUL | Received: Mon 04 Jan 2021 | Validated: Mon 11 Jan 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO subject to neighbours comments

PD3763/21 Recent Decisions by Three Rivers District Council

Approved

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

Address: 76 Windmill Drive Croxley Green WD3 3FE

Application No: 20/2225/FUL

CGPC Decision NGFO subject to neighbour comments and materials match existing

TRDC Decision Approved

Application: [First floor side extension and extension to roof](#)

Address: 16 Canterbury Way Croxley Green WD3 3SS

Application No: 20/2321/FUL

CGPC Decision NGFO

TRDC Decision Approved

Application: [Single storey side extension](#)

Address: 20 Harvey Road Croxley Green WD3 3BW

Application No: 20/2365/FUL

CGPC Decision NGFO subject to materials to match existing

TRDC Decision Approved

Application: [Single storey side and rear extension and loft conversion including first floor side extension rear dormer and front rooflights](#)

Address: 138 Links Way Croxley Green WD3 3RN

Application No: 20/2380/FUL

CGPC Decision CGPC objects for the following reasons:
Overmassing of the site
Does not comply with the Neighbourhood Plan CA2
CGPC note the planning history for this property and the cumulative applications

TRDC Decision Approved

Application: [Single storey side and rear extension and loft conversion including hip to gable roof extension and insertion of rear dormer](#)

Address: 143 Baldwins Lane Croxley Green WD3 3LL

Application No: 20/2340/FUL

CGPC Decision CGPC note that a dutch hip would conform with CA2 of the Neighbourhood Plan

TRDC Decision Approved

Application: [Conversion of existing stable cottage outbuilding to house a sprinkler tank room, water softener room, staff WC and workshop](#)

Address: 2 The Old Stables Croxley House The Green Croxley Green WD3 3JB

Application No: 20/2456/FUL

CGPC Decision NGFO

TRDC Decision Approved

Application: [Listed Building Consent: Conversion of existing stable cottage outbuilding to house a sprinkler tank room, water softener room, staff WC and workshop](#)

Address: 2 The Old Stables Croxley House The Green Croxley Green WD3 3JB

Application No: 20/2460/LBC

CGPC Decision Noted the LBC

TRDC Decision Approved

Application: [Single storey rear extension](#)

Address: 16 Richmond Way Croxley Green WD3 3SE

Application No: 20/2562/FUL

CGPC Decision NGFO subject to neighbours comments

TRDC Decision Approved

Refused

None advised.

Withdrawn

Application: [Single storey side and rear extension to link to existing garage and loft conversion including side extension to roof to form a gable end and insertion of rear dormer window.](#)

Address: 33 Sherborne Way Croxley Green WD3 3PE

Application No: 20/2467/FUL

CGPC Decision: CGPC objects for the following reasons:
The size of the dormer is overmassing
Application is out of keeping with the character of the area.
The application should harmonise with the neighbouring property and comply with the Neighbourhood Plan.

TRDC Decision: Withdrawn on 18/01/2020

PD3764/21 Appeals Against Planning Decisions

20/0467/FUL 40-92 Grove Court, Grove Crescent, Croxley Green, WD3 3JU. Written notification was received from TRDC that this application has been referred to the Planning Inspectorate for appeal 20/0054/REF and will be heard on 16 February 2021.

PD3765/21 Update on Recent Objections

None Advised.

PD3766/21 Table Tennis Tables - Community Infrastructure Levy

Chairman introduced the paper on recommending to Council the purchase of 2 outdoor table tennis tables. Members discussed possible locations and requested a more open location be considered as the location suggested by the Clerk was out of the way, too hidden, could act as a magnet for drug activity and be better sited elsewhere.

Members requested an amendment to recommendation 3 to remove “on the disused concrete space adjacent to”.

Resolved:

To recommend to Council

- That two concrete outdoor table tennis tables be purchased and installed at a cost of £4490.
- That the purchase be financed with Community Infrastructure Levy funding.
- That the Clerk investigate installing the tables at Baldwins Lane Rec.

PD3767/21 Closure

There being no further business, the Chairman closed the meeting at 8.17 pm