



MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
 HELD IN THE COUNCIL CHAMBER
 ON TUESDAY 19 OCTOBER at 8.00 PM

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

Cllrs Cole, Gallagher, Parks, Taylor and Tobin.

Voting Members: 6

Members of the Public: 5

PD3957/21 Apologies for Absence

Apologies were received and approved from Cllr Birch.

PD3958/21 Declarations of Interest

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

PD3959/21 Representations from the Public

No representations were made.

PD3960/21 Killingdown Farm Appeal Statement

[Under Standing Order 13.1.15 it was agreed to suspend the meeting between 8:03-8:24pm]

Councillors discussed the appeal statement that had been provided by Bridget Sheppard and John Snow who will be representing the Parish Council at the Killingdown Farm enquiry.

Resolved:

- That the Killingdown Farm appeal statement is approved by the committee.

PD3961/21 Red Cross Hall

The Chairman gave a verbal update on the Red Cross Hall.

PD3962/21 Planning Applications

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

Single-storey side and rear extension and insertion of rooflights

Planning Application

1 Yorke Road Croxley Green WD3 3DW

Ref. No: 21/2220/FUL | Received: Mon 20 Sep 2021 | Validated: Tue 28 Sep 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Part single, part two storey front and side extension, alterations to existing single storey rear projection and loft conversion including rear dormer and front rooflights

Planning Application

132 Baldwins Lane Croxley Green WD3 3LJ

Ref. No: 21/2283/FUL | Received: Tue 28 Sep 2021 | Validated: Thu 30 Sep 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC object to the application. The proposed gable end does not meet policy CA2 of the Croxley Green Neighbourhood Plan nor take account of the guidelines in Appendix C, and in conjunction with the application encroaching beyond the bay window, leaves the property out of character with the neighbouring properties and residential area. If the officer is minded to approve the application, CGPC do not request that it is called into committee.

[Alterations to fenestration, relocation of front door, construction of steps and construction of outbuilding](#)

Planning Application

59 New Road Croxley Green WD3 3EN

Ref. No: 21/2246/FUL | Received: Wed 22 Sep 2021 | Validated: Tue 28 Sep 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC objects to the development encroaching towards the pavement beyond the property line and the resultant loss of parking provision. If the officer is minded to approve the application CGPC do not request it is called into committee.

[Reallocation of existing forecourt parking spaces to flats 175A, 175B and 175C](#)

Planning Application

175A-C New Road Croxley Green WD3 3HB

Ref. No: 21/2201/FUL | Received: Thu 16 Sep 2021 | Validated: Thu 30 Sep 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC object to the application as the proposed reallocation will impede upon the footpath next to the nearby bus stop, allowing less room for bus users and other pedestrians, all amounting to a detrimental impact on road safety. If the officer is minded to approve the application, CGPC do not request that it is called into committee.

[First floor side and single storey rear extensions](#)

Planning Application

34 Bateman Road Croxley Green WD3 3BL

Ref. No: 21/2324/FUL | Received: Mon 04 Oct 2021 | Validated: Wed 06 Oct 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Part single storey, part two storey side and rear extensions](#)

Planning Application

95 Kenilworth Drive Croxley Green WD3 3NN

Ref. No: 21/2322/FUL | Received: Mon 04 Oct 2021 | Validated: Mon 04 Oct 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Single storey side extension and removal of rear conservatory](#)

Planning Application

1 Old Barn Mews The Green Croxley Green WD3 3AH

Ref. No: 21/2319/FUL | Received: Mon 04 Oct 2021 | Validated: Thu 07 Oct 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC objects to the application as the proposed pitch of roof is out of character for a property within the conservation area where the building sits. Furthermore, the overall size and shape of the proposed building would result in an unsympathetic development. If the officer is minded to approve the application, CGPC request that it is called into the TRDC planning committee.

Construction of first floor front and side extension, single storey rear extension, alterations to single storey front/side projection, alterations to fenestration and loft conversion including rear dormer and front rooflights

Planning Application

240 Baldwins Lane Croxley Green WD3 3LQ

Ref. No: 21/2285/FUL | Received: Tue 28 Sep 2021 | Validated: Thu 07 Oct 2021 | Status: Pending Consideration

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

1. The proposed projecting front first floor gabled extension is very dominant and out of character with the original 1950s semi detached house which has hipped roofs.
2. The front first floor extension projects beyond the building line of the adjoining houses.
3. Proposed side gable to loft extension is also out of character and should have a half hip or Sussex hip to avoid being lopsided with the adjoining house.
4. Change of brickwork to render on first floor of existing house will spoil the existing composition and character of the pair of houses. All materials must match existing.
5. The application does not comply with Neighbourhood Plan policy CA2 and appendix C. If the officer is minded to approve, CGPC request that the application is discussed by the TRDC planning committee.

PD3963/21 Recent Decisions by Three Rivers District Council

Approved

Application:	Ground floor front, side and rear extensions and conversion of garage into habitable accomodation
Address:	113 Springfield Close Croxley Green WD3 3HG
Application No:	21/1932/FUL
CGPC Decision	CGPC object to the application as the submitted drawings are too confusing and no plans have been submitted for the first floor.
TRDC Decision	Approved

Refused

None advised.

Withdrawn

None advised.

PD3964/21 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](#)

Appeal Reference - 21/0042/REF – start date 06/09/2021 – response date 11/10/2021

PD3965/21 Update on Recent Objections

None advised.

PD3966/21 Closure

There being no further business, the Chairman closed the meeting at 9.12 pm