



MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD Online using ZOOM secure video conference
ON THURSDAY 1 OCTOBER 2020 at 6.30 PM

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

Cllrs Birch, Jacob, Mitchell, Taylor, Yeung

Voting Members: 7

In Attendance: Cllrs Crabtree, Gallagher and Wallington

Members of the Public: 1

PD3667/20 Apologies for Absence

No apologies were received.

PD3668/20 Declarations of Interest

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

PD3669/20 Representations from the Public

No representations were made.

PD3670/20 Highways and Road Safety

None advised.

PD3671/20 Minutes

The Minutes to be considered were those of the Thursday 3 and Tuesday 15 September 2020.

[In accordance with Standing Order 13.1.1 Minute Number PD3659/20 of Tuesday 15 September 2020 will be amended as follows]

“Members considered the Consultation document and initial comments from one councillor, relayed by another, and some initial thoughts circulated by e-mail to members before the meeting. There was general agreement that the document is quite technical and, before any response is submitted, it would have more impact if it were co-ordinated with other councils in Three Rivers. Although the Council is not a planning authority and members are not professionally qualified the Parish Council should prepare a response for further review.

Resolved that:

- The Committee does not respond at this stage and the Clerk contacts Three Rivers District Council and other local parish councils to enquire about how they propose to respond.
- Councillors consider whether a detailed response is required”.

Resolved:

- That the Minutes of the meeting held on Thursday 3 be approved and signed by the Chairman.
- That the Minutes of the meeting held on Tuesday 15 September 2020 be amended as above
- That the Minutes of the meeting held on Tuesday 15 September 2020 be approved and signed by the Chairman.

PD3672/20 Matters Arising

There were no matters arising.

PD3673/20 Planning Applications

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

Construction of single storey rear extension and front porch

Planning Application

170 Links Way Croxley Green WD3 3RN

Ref. No: 20/1806/FUL | Received: Wed 02 Sep 2020 | Validated: Fri 11 Sep 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: Croxley Green Parish Council object to the porch as it does not comply with the Neighbourhood Plan CA2. Neighbours comments should be taken into consideration

Variation of Condition 3 (opening hours) of pursuant to planning permission 19/1392/FUL (Change of use from Class A1 (Retail) to Class A1/A4 (Craft beer bottle shop and tasting room) to allow for the extension of opening hours

Planning Application

142 Watford Road Croxley Green WD3 3BZ

Ref. No: 20/1894/FUL | Received: Mon 14 Sep 2020 | Validated: Mon 14 Sep 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO, subject to any neighbours comments.

Construction of two storey side and rear extension, front porch, loft conversion including front and rear rooflight and alterations to raised patio

Planning Application

282 Watford Road Croxley Green WD3 3DE

Ref. No: 20/1883/FUL | Received: Fri 11 Sep 2020 | Validated: Tue 15 Sep 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO, subject to any neighbours comments.

Front porch and two storey side and rear extension and single storey rear extension in addition to alterations to fenestration to include rooflights and external materials

Planning Application

50 Harvey Road Croxley Green Rickmansworth Hertfordshire WD3 3BT

Ref. No: 20/1890/FUL | Received: Fri 11 Sep 2020 | Validated: Tue 15 Sep 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO, subject to any neighbours comments.

Ground and lower ground floor side and rear extension, loft conversion including insertion of rear dormer window, alterations to fenestration and alterations to existing rear terrace.

Planning Application

23 Copthorne Road Croxley Green WD3 4AB

Ref. No: 20/1896/FUL | Received: Mon 14 Sep 2020 | Validated: Fri 18 Sep

2020 | Status: Pending Consideration
Croxley Green Parish Council Decision: NGFO

[Loft conversion including hip to dutch hip roof enlargement and construction of front and rear dormer windows and rooflights](#)

Planning Application

9 Bateman Road Croxley Green WD3 3BL

Ref. No: 20/1871/FUL | Received: Wed 09 Sep 2020 | Validated: Wed 16 Sep 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO, subject to any neighbours comments.

[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](#)

Planning Application

Killingdown Farm Little Green Lane Croxley Green Rickmansworth Hertfordshire WD3 3JJ

Ref. No: 20/1881/FUL | Received: Thu 10 Sep 2020 | Validated: Thu 10 Sep 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: Deferred decision to P&D Committee Meeting on 5th November 2020

[Part two and single-storey front, side and rear extensions and conversion of existing garage into habitable accommodation](#)

Planning Application

201 Baldwins Lane Croxley Green WD3 3LH

Ref. No: 20/1926/FUL | Received: Thu 17 Sep 2020 | Validated: Fri 18 Sep 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Single storey front extension including extension to front porch and garage conversion](#)

Planning Application

37 Hastings Way Croxley Green WD3 3SQ

Ref. No: 20/1920/FUL | Received: Wed 16 Sep 2020 | Validated: Wed 23 Sep 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Single storey rear extension](#)

Planning Application

86 New Road Croxley Green WD3 3EP

Ref. No: 20/1964/FUL | Received: Mon 21 Sep 2020 | Validated: Thu 24 Sep 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO, subject to any neighbours comments. Croxley Green Parish Council would like to draw the Planning Officer's attention to the proposed change to neighbour's right of way.

[Construction of single storey side and rear extension and alterations to fenestration](#)

Planning Application

9 Lancing Way Croxley Green Rickmansworth Hertfordshire WD3 3LW

Ref. No: 20/1840/FUL | Received: Fri 04 Sep 2020 | Validated: Mon 21 Sep 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Retrospective: Erection of pergola and timber fence](#)

Planning Application

Elmcote House The Green Croxley Green WD3 3HN

Croxley Green Parish Council Decision: NGFO, subject to any neighbours comments.

PD3674/20 Recent Decisions by Thee Rivers District Council

Approved

- Application:** [Construction of a single storey rear extension and associated internal alterations](#)
Address: 87 Springfield Close Croxley Green WD3 3HG
Application No: 20/1555/FUL
CGPC Decision NGFO
TRDC Decision Approved
- Application:** [Single storey front porch extension](#)
Address: 48 Beechcroft Avenue Croxley Green WD3 3EQ
Application No: 20/1525/FUL
CGPC Decision NGFO
TRDC Decision Approved
- Application:** [Single storey rear and side extension and alterations to fenestrations](#)
Address: 95 Valley Walk Croxley Green WD3 3TQ
Application No: 20/1511/FUL
CGPC Decision NGFO. Materials should match existing.
TRDC Decision Approved
- Application:** [Single storey side extension and alterations to roof of existing single storey rear projection](#)
Address: 150 Links Way Croxley Green Rickmansworth Hertfordshire WD3 3RN
Application No: 20/1501/FUL
CGPC Decision NGFO. Note the Certificate of Lawfulness
TRDC Decision Approved
- Application:** [Single storey front, side and rear extensions](#)
Address: 77 Springfield Close Croxley Green WD3 3HG
Application No: 20/1601/FUL
CGPC Decision NGFO. Materials should match existing. Neighbours comments should be taken into account. Note the Certificate of Lawfulness
TRDC Decision Approved
- Application:** [Single storey side extension](#)
Address: 203 Watford Road Croxley Green WD3 3RY
Application No: 20/1572/FUL
CGPC Decision NGFO
TRDC Decision Approved

Application: [Single and two-storey side extensions, alterations to fenestration detail and increase in hardstanding to frontage.](#)
Address: 110 Barton Way Croxley Green WD3 3QB
Application No: 20/1631/FUL
CGPC Decision NGFO
TRDC Decision Approved

Refused

Application: [Part Retrospective: Loft conversion including hip to gable roof extension and insertion of rear dormer to provide habitable accommodation within the roof](#)
Address: 23 Lewes Way Croxley Green WD3 3SN
Application No: 20/1557/RSP
CGPC 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.
TRDC Decision Refused

Withdrawn

Application: [Construction of single storey side extension with accommodation in gambrel roof, alterations to elevations and roof of existing side extension, alterations to roof form of windmill, insertion of balcony, construction of single storey outbuildings and insertion of hardstanding](#)
Address: The Windmill 34 Windmill Drive Croxley Green WD3 3FD
Application No: 20/1668/FUL
CGPC Decision: CGPC does not object to the application. CGPC suggest that the window in the cowling has frosted glass. Tree Officer should be satisfied that trees are not impacted. Conservation Officer should be satisfied that the development of this historic building in Croxley Green complies with the Listed Building status. Due to the building's historic nature, CGPC request that the application is called into Committee.
TRDC Decision: Withdrawn on 28/09/2020

Application: [Listed Building Consent: Construction of single storey side extension with accommodation in gambrel roof, alterations to elevations and roof of existing side extension, alterations to roof form of windmill, insertion of balcony, construction of single storey outbuildings and insertion of hardstanding](#)

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

Application No: 20/1669/LBC

CGPC Decision: CGPC noted the application for Listed Building Consent

TRDC Decision: Withdrawn on 28/09/2020

Application: [Demolition of existing single storey extension \(formerly used as an office\) and erection of three two storey detached dwellings with garages and associated amenity spaces, access and parking](#)

Address: Elmcote House The Green Croxley Green WD3 3HN

Application No: 20/1678/FUL

CGPC Decision: CGPC objects for the following reasons:
Overdevelopment and disproportionate to the size of the site.
Does not enhance the Character Area of The Green
Concerns over the height, especially considering that a third storey could be added, which will impact privacy of neighbours
Plot 2 is too close to trees that have TPO status and will also impact on wildlife
Feel that bungalows or smaller dwellings would be more appropriate for the location
We share and support the concerns raised by local residents
The development does not meet the aspiration of the NP to achieve zero carbon on new builds.
If the planning officer is minded to approve the application then CGPC request that it be considered by TRDC planning committee.

TRDC Decision: Withdrawn on 25/09/2020

PD3675/20 Appeals Against Planning Decisions

No appeals had been received.

PD3676/20 Update on Recent Objections

None advised.

PD3677/20 Review of Community Bus Operations

The Administrative Officer gave a verbal update on the number of passengers that have used the Community Bus since the service resumed on 4 September 2020. Members agreed that the community bus service will continue until government guidance advises against non-essential travel.

[In accordance with Standing Order 13.1.10 the following item was added to the Agenda.]

PD3678/20 **Consultation on Changes to the Current Planning System**

Councillors reviewed the proposed response to the consultation and had no further comments.

Resolved

- That Croxley Green Parish Council responds to the consultation as attached at Annex A.
- That a copy of the response be sent to our local MP.

PD3679/20 **Closure**

There being no further business, the Chairman closed the meeting at 8.07 pm