



MINUTES OF AN EXTRAORDINARY MEETING OF THE  
**PLANNING AND DEVELOPMENT COMMITTEE**  
HELD Online using ZOOM secure video conference  
ON THURSDAY 22 OCTOBER 2020 at 7.00 PM

Due to Zoom connection issues, the meeting started at 7:25 pm

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

Cllrs Birch, Mitchell and Taylor

Voting Members: 5

In Attendance: Cllrs Gallagher and Wallington

Members of the Public: 0

**PD3690/20 Apologies for Absence**

Apologies were received from Cllrs Jacob and Yeung.

**PD3691/20 Declarations of Interest**

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

**PD3692/20 Representations from the Public**

No representations were made.

**PD3693/20 Planning Applications**

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

**[Listed Building Consent: Various repair works to property including brick repairs, window moulds, cap and garage repairs](#)**

Planning Application

The Windmill 34 Windmill Drive Croxley Green Rickmansworth Hertfordshire WD3 3FD

Ref. No: 20/2036/LBC | Received: Mon 28 Sep 2020 | Validated: Mon 28 Sep 2020 | Status: Pending Consideration

**Croxley Green Parish Council Decision: CGPC noted the Listed Building Consent. Conservation Officer should be satisfied that the development of this historic building in Croxley Green complies with the Listed Building status.**

**[Construction of two storey side extension, single storey front and rear extensions, changes to roof form, and installation of balcony and demolition of existing outbuildings and construction of new outbuilding and hardstanding](#)**

Planning Application

The Windmill 34 Windmill Drive Croxley Green Rickmansworth Hertfordshire WD3 3FD

Ref. No: 20/2046/FUL | Received: Wed 30 Sep 2020 | Validated: Mon 05 Oct 2020 | Status: Pending Consideration

**Croxley Green Parish Council Decision: CGPC is concerned about the scale of the proposed development. Request the Conservation Officer considers the overmassing on site. Due to the building's historic nature, CGPC request that the application is called into Committee.**

**Listed Building Consent: Alterations to existing two storey side extension, erection of single storey extensions including glazed link, reinstatement of external elevated walkway and change to the roof form on The Windmill and the demolition of existing outbuildings and construction of new outbuilding and patio areas**

Planning Application

The Windmill 34 Windmill Drive Croxley Green Rickmansworth Hertfordshire WD3 3FD

Ref. No: 20/2047/LBC | Received: Wed 30 Sep 2020 | Validated: Mon 05 Oct 2020 | Status: Pending Consideration

**Croxley Green Parish Council Decision: CGPC noted the Listed Building Consent. Conservation Officer should be satisfied that the development of this historic building in Croxley Green complies with the Listed Building status.**

**Part Retrospective: Loft conversion including rear dormer, front rooflights and second floor window and extension of flank wall**

Planning Application

48 Oakleigh Drive Croxley Green WD3 3EF

Ref. No: 20/1906/FUL | Received: Tue 15 Sep 2020 | Validated: Thu 08 Oct 2020 | Status: Pending Consideration

**Croxley Green Parish Council Decision: CGPC recommend that neighbours comments and history of enforcement should be taken into account.**

**Single storey side and rear extension and loft conversion including hip to gable roof enlargement, rear dormer and front rooflight and alterations to fenestration**

Planning Application

63 Springfield Close Croxley Green Rickmansworth Hertfordshire WD3 3HG

Ref. No: 20/2001/FUL | Received: Fri 25 Sep 2020 | Validated: Thu 08 Oct 2020 | Status: Pending Consideration

**Croxley Green Parish Council Decision:**

**CGPC objects to the application as the roof plan indicates that the dormer encroaches on the neighbouring property and does not conform to CA2 of the Neighbourhood Plan.**

**CGPC note that the property has been substantially altered in relation to the neighbouring properties. The proposed changes will make it very different in appearance and seem disproportionate in relation to the character of the area. Neighbour comments should be taken into account. Although CGPC has objected, we do not request it called into Committee if the Officer is minded to approve.**

**Part Retrospective: Conversion of existing garage into habitable accommodation and construction of first floor side extension**

Planning Application

27 Windmill Drive Croxley Green WD3 3FF

Ref. No: 20/2131/FUL | Received: Fri 09 Oct 2020 | Validated: Tue 13 Oct 2020 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO Neighbours comments should be taken into account.**

**Part single, part two storey side/rear extension, front extension and alterations to fenestration**

Planning Application

70 Winton Drive Croxley Green WD3 3QT

Ref. No: 20/2097/FUL | Received: Wed 07 Oct 2020 | Validated: Tue 13 Oct 2020 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO subject to materials matching existing. Neighbours comments should be taken into account.**

**[Part two storey, part single storey side and rear extensions, extension to existing loft accommodation including hip to Dutch hip roof alterations, rear dormer extension and front rooflights](#)**

Planning Application

6 Harvey Road Croxley Green WD3 3BW

Ref. No: 20/2089/FUL | Received: Mon 05 Oct 2020 | Validated: Tue 13 Oct 2020 | Status: Pending Consideration

**Croxley Green Parish Council Decision: CGPC note that the extension is over 6 metres. Neighbours comments should be taken into account.**

**[Proposed two-storey front, side and rear extension, loft conversion including increase in ridge height, rear dormer and rooflights to front and side](#)**

Planning Application

58 Harvey Road Croxley Green WD3 3BT

Ref. No: 20/2174/FUL | Received: Wed 14 Oct 2020 | Validated: Wed 14 Oct 2020 | Status: Pending Consideration

**Croxley Green Parish Council Decision: CGPC have concerns about the overmassing of the site, impact on the existing tree line and whether sufficient car parking can be accommodated on site. Materials to be used should be approved by the Planning Officer.**

#### **PD3694/20 Recent Decisions by Three Rivers District Council**

**Approved**

**Application:** [Outline Application: Demolition of offices and erection of new development of 59 flats with underground parking \(matters of appearance and landscaping reserved\)](#)  
**Address:** Scotsbridge House Scots Hill Croxley Green  
Rickmansworth Hertfordshire WD3 3BB  
**Application No:** 19/1684/OUT  
**CGPC Decision** CGPC welcomes the sustainable development  
**TRDC Decision** Approved

**Application:** [Single storey side and rear extension](#)  
**Address:** 19 Links Way Croxley Green WD3 3RG  
**Application No:** 20/1702/FUL  
**CGPC Decision** NGFO. Note the parallel Certificate of Lawfulness  
**TRDC Decision** Approved

**Application:** [Variation of Condition 2 \(Approved Plans\) of planning permission 19/2213/FUL \(Demolition of existing workshops and construction of a two-storey building containing 4 residential units \(Use Class C3\) including accommodation within the roof served by dormers to the front and rooflights to side and rear, alterations to vehicular access, associated car and bicycle parking, refuse and recycling storage, landscaping and associated works\) to allow for internal alterations to the first and second floor level units](#)  
**Address:** Greystone Works The Green Croxley Green WD3 3AN  
**Application No:** 20/1494/FUL  
**CGPC Decision** CGPC objects to the variation of condition due to the living space being relocated to the second floor

concerns of overlooking and loss of privacy for existing properties in Windmill Drive.

Comments from residents of Windmill Drive should be taken into account.

If the officer is minded to approve the variation of condition, then CGPC request that it be considered by TRDC Planning Committee.

**TRDC Decision**      Approved

**Refused**

None Advised

**Withdrawn**

None Advised

**PD3695/20      Appeals Against Planning Decisions**

The Clerk advised members that an appeal has been submitted re 2 Canterbury Way. The planning application 19/1923/OUT was refused by TRDC in November 2019. The date for the appeal hearing is 27 October 2020.

**PD3696/20      Update on Recent Objections**

The Clerk advised members that approval has been granted on 20/1494/FUL Variation of Condition 2 (Approved Plans) of planning permission 19/2213/FUL - Greystone Works. P&D Committee had requested the application was called into TRDC Committee, if the planning officer was minded to approve. The decision appears to have been made by the planning officer. The Clerk will email TRDC to ask why the application was not called into Committee.

**PD3697/20      Government White Paper: Planning for the Future**

The Clerk gave a verbal update to members on the responses received from Councillors and the creation of a consolidated document. The Chairman thanked Cllrs Gallagher and Mitchell, the Clerk and Administrative Officer for their work in creating the online tracker, collating and responding to the government white paper.

**PD3698/20      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.

**PD3699/20      P&D Committee Meeting Schedule**

Members discussed the start time of the P&D Committee Meetings and it was agreed that changing from 6:30 to 7:00 pm is more convenient for all members.

**Resolved**

- P&D Committee Meetings, from November 2020 onwards, will start at 7:00 pm.

**PD3700/20      Closure**

There being no further business, the Chairman closed the meeting at 9.02 pm