



MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
 HELD Online using ZOOM secure video conference
 ON THURSDAY 2 JULY 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 and Yeung

Voting Members: 7

In Attendance: Cllrs Gallagher

Members of the Public: 0

PD3603/20 Apologies for Absence

All Members present.

PD3604/20 Declarations of Interest

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

PD3605/20 Representations from the Public

No representations were made in writing to the Clerk.

PD3606/20 Highways and Road Safety

The Clerk informed Members that a Tweet was posted by Herts Highways re the drainage works in Winton Drive. The road will be closed 24/7 between 6 and 31 July and a diversion is in place. Emergency access will be maintained at all times. The Clerk also informed Members about the roadworks on Watford Road at the junction with Winton Approach. A 3 way traffic light was in operation, but all lights were set to red, resulting in long tailbacks. The Clerk notified Herts Highways and the lights were reset.

PD3607/20 Minutes

The Minutes to be considered were those of the Thursday 4 and Tuesday 16 June 2020.

Resolved:

- That the Minutes of the meetings held on Thursday 4 and Tuesday 16 June 2020 be approved and signed by the Chairman.

PD3608/20 Matters Arising

There were no matters arising.

PD3609/20 Planning Applications

In the following applications "NGFO" means No Grounds For Objection:

[Single storey front, side and rear extension, two storey side extension, rear dormer and front rooflights](#)

Planning Application

51 Kenilworth Drive Croxley Green Rickmansworth Hertfordshire WD3 3NN

Ref. No: 20/1065/FUL | Received: Wed 03 Jun 2020 | Validated: Fri 12 Jun

2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO materials should match existing.

[Two storey front, side and rear extensions, front porch, loft conversion including insertion of rooflights and extensions and alterations to raised patio to rear](#)

Planning Application

282 Watford Road Croxley Green WD3 3DE

Ref. No: 20/1070/FUL | Received: Thu 04 Jun 2020 | Validated: Thu 11 Jun

2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO subject to materials matching existing.

[Replacement of timber windows and door to front with UPVC windows and door.](#)

Planning Application

35 Dickinson Square Croxley Green Rickmansworth Hertfordshire WD3 3ET

Ref. No: 20/1053/FUL | Received: Tue 02 Jun 2020 | Validated: Tue 16 Jun

2020 | Status: Pending Consideration

Croxley Green Parish Council Decision:

NGFO subject to the Conservation Officers' opinion on the suitability of the windows and exterior colour of door given the property is in the Conservation Area.

[Part Retrospective: Conversion of garage into habitable accommodation with associated alterations and single storey rear extension with patio](#)

Planning Application

2 Pevensey Way Croxley Green Rickmansworth Hertfordshire WD3 3FX

Ref. No: 20/1105/FUL | Received: Tue 09 Jun 2020 | Validated: Fri 19 Jun

2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO subject to materials matching existing.

[Listed Building Consent: Demolition of existing extension and outbuildings and construction of two storey side extension, single storey front and rear extensions, changes to roof form and construction of replacement outbuildings](#)

Planning Application

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

Ref. No: 20/1158/LBC | Received: Mon 15 Jun 2020 | Validated: Mon 15 Jun

2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC noted the application for Listed Building Consent

[Demolition of existing extension and outbuildings and construction of two storey side extension, single storey front and rear extensions, changes to roof form and construction of replacement outbuildings](#)

Planning Application

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

Ref. No: 20/1157/FUL | Received: Mon 15 Jun 2020 | Validated: Mon 15 Jun

2020 | Status: Pending Consideration

Croxley Green Parish Council Decision:

CGPC object for the following reasons:

- 1. Privacy of neighbouring properties impacted by the large window in the cowling. Recommend that this should not be habitable space and no windows included in the design.**
- 2. The building is Grade II listed and this application will result in a loss of character of the listed and historic building by an overdevelopment of the site**
- 3. Placement of outbuildings should be relocated to reduce damage to existing**

trees.

If the officer is minded to approve the application then CGPC request that it be considered by the TRDC planning committee.

[Construction of a garden outbuilding](#)

Planning Application

48 Kenilworth Drive Croxley Green WD3 3NW

Ref. No: 20/1194/FUL | Received: Fri 19 Jun 2020 | Validated: Fri 19 Jun 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC object to the scale and height of the outbuilding, but do not request it be called into Committee if the officer is minded to approve.

[Construction of raised terrace to rear](#)

Planning Application

51 Beechcroft Avenue Croxley Green WD3 3EG

Ref. No: 20/1175/FUL | Received: Wed 17 Jun 2020 | Validated: Fri 19 Jun 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO any neighbours comments should be taken into account.

[Single-storey side and rear extension and construction of a raised patio](#)

Planning Application

128 Links Way Croxley Green WD3 3RN

Ref. No: 20/1090/FUL | Received: Mon 08 Jun 2020 | Validated: Tue 23 Jun 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO any neighbours comments should be taken into account.

PD3610/20 Recent Decisions by Thee Rivers District Council

Approved

- Application:** [Single storey rear extension.](#)
- Address:** 238 Watford Road Croxley Green Rickmansworth Hertfordshire WD3 3DD
- Application No:** 20/0754/FUL
- CGPC Decision** NGFO
- TRDC Decision** Approved
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- Application:** [Variation of Conditions 2 \(Approved Plans\) and 3 \(Materials\) of Planning Permission 20/0306/FUL to allow for alterations to the approved materials](#)
- Address:** Kenilworth Parrotts Close Croxley Green WD3 3JZ
- Application No:** 20/0769/FUL
- CGPC Decision** In view of the fact that the location is in the Conservation Area, materials should match existing.
- TRDC Decision** Approved
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- Application:** [Loft conversion including hip to gable roof extension, insertion of front and rear dormer windows, front and rear rooflights, internal alterations and alterations to fenestration](#)
- Address:** 12 Bateman Road Croxley Green WD3 3BL

Application No: 20/0573/FUL
CGPC Decision Croxley Green Parish Council supports the concerns of No 11 Bateman Road and recommend that the proposed dormer matches the dimensions of the neighbours
TRDC Decision Approved

Application: [Partial demolition of existing conservatory and construction of single storey side and rear extension and first floor front extension](#)

Address: 59 Winton Drive Croxley Green WD3 3RB

Application No: 20/0714/FUL

CGPC Decision NGFO

TRDC Decision Approved

Application: [Re-siting of entrance and construction of front porch](#)

Address: Elmcote House The Green Croxley Green Rickmansworth Hertfordshire WD3 3HN

Application No: 20/0674/FUL

CGPC Decision CGPC recommend that the application must comply with the Conservation Officers comments

TRDC Decision Approved

Application: [Erection of new close boarded fencing to flank boundary adjacent to existing service road.](#)

Address: 1 Hazelwood Road Croxley Green WD3 3EA

Application No: 20/0767/FUL

CGPC Decision NGFO

TRDC Decision Approved

Application: [Single storey rear extension](#)

Address: 114 Kenilworth Drive Croxley Green WD3 3NW

Application No: 20/0794/FUL

CGPC Decision NGFO

TRDC Decision Approved

Application: [Part single storey, part two storey side and rear extensions, single storey front extension and alterations to fenestration](#)

Address: 202 Baldwins Lane Croxley Green WD3 3LQ

Application No: 20/0798/FUL

CGPC Decision CGPC does not object to the application if it complies with original enforcement notice. Work appears to be almost complete and committee is surprised this application was not Retrospective. Neighbours comments should be taken into consideration.

This application was amended on TRDC Planning Portal to

20/0798/RSP Part-retrospective: Part single storey, part

two storey side and rear extensions, single storey front extension and alterations to fenestration and external materials.

TRDC Decision Approved

Application: [Demolition of detached garage and construction of single storey front and side extensions](#)

Address: 124 Winton Drive Croxley Green WD3 3QY

Application No: 20/0881/FUL

CGPC Decision NGFO

TRDC Decision Approved

Refused

Application: [Retrospective: Erection of raised patio to rear of dwelling and new boundary treatment including fencing](#)

Address: 11 Lancing Way Croxley Green WD3 3LW

Application No: 20/0690/RSP

CGPC Decision NGFO

TRDC Decision Refused

Application: [Demolition of Grove Court and the construction of 42 apartments, 19 x 1-bedroom and 23 x 2-bedroom units, associated parking and landscaping, cycle and refuse/recycling stores and shared access](#)

Address: 40-92 Grove Court Grove Crescent Croxley Green WD3 3JU

Application No: 20/0467/FUL

CGPC Decision CGPC object to the application for the following reasons:-
1. CA1 of the Croxley Green Neighbourhood Plan has not been met.

2. Overdevelopment of the Site.

3. Privacy concerns for the neighbours in Manor Way as the building will go from 2 to 4 storeys. We believe that there is not sufficient distance between the buildings and homes in Manor Way due to their height.

4. Loss of sunlight/overshadowing

If the planning officer is minded to approve the application then Croxley Green Parish Council request that it be considered by the TRDC Planning Committee. If the application is considered by the TRDC Planning Committee, Croxley Green Parish Council strongly encourage all members of the Planning Committee to conduct a site visit to fully understand the neighbours concerns.

TRDC Decision Refused

Withdrawn

Application: [Prior Notification: Conversion of existing barns to form three dwellinghouses with operational works to building](#)

[and associated curtilage](#)

- Address:** Whitestocks Farm Loudwater Lane Loudwater
- Application No:** 20/0864/PDA
- CGPC Decision:** CGPC have concerns about this development of this site in the greenbelt. If the development goes ahead, permitted development rights should be severely curtailed. The Green belt is important as it creates a buffer between Croxley Green and Loudwater and this development could erode it.
- TRDC Decision:** Withdrawn on 30/06/2020

PD3611/20 Appeals Against Planning Decisions

No appeals had been received.

[Cllr Jacob left at this point and did not take part in the rest of in the meeting.]

PD3612/20 Update on Recent Objections

The Administrative Officer brought an email from TRDC Planning Officer re 11 Ludlow Way to Members attention. Email confirmed the amendment to the plans to show front and side elevations materials to match existing and on that condition, it satisfies the concerns and the call in to TRDC committee can be removed.

PD3613/20 Dilapidated Billboards

The Clerk introduced the topic of dilapidated billboards at two locations in Croxley Green – to the right of Croxley Car Centre at the bottom of Baldwins Lane and to the rights of the entrance to the Sea Cadets building on the Harvester roundabout. The Clerk has made enquiries to determine the owners of billboards. Members agreed that the dilapidated billboards are incredibly unsightly and detrimental to Croxley Green’s landscape and street scene. Members recommended using an electronic survey to encourage residents to give their feedback on the billboards.

Resolved:

- That a petition is created by the Council for residents to sign urging action.
- That the Clerk liaises with the relevant authorities to ensure that action is taken to either remove or use the billboards.
- That the Clerk investigates whether the Council is able to purchase the billboards.

PD3614/20 Closure

There being no further business, the Chairman closed the meeting at 8.00 pm