



MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD Online using ZOOM secure video conference
ON THURSDAY 3 DECEMBER 2020 at 7.00 PM

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

Cllrs Birch, Mitchell, Taylor, Yeung

Voting Members: 6

In Attendance: Cllrs Gallagher

Members of the Public: 0

PD3722/20 Apologies for Absence

Apologies were received from Cllr Jacob.

PD3723/20 Declarations of Interest

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

PD3724/20 Representations from the Public

No representations were made.

PD3725/20 Highways and Road Safety

None advised.

PD3726/20 Minutes

The Minutes to be considered were those of the Thursday 5 and Tuesday 17 November 2020.

Resolved:

- That the Minutes of the meeting held on Thursday 5 and Tuesday 17 November 2020 be approved and signed by the Chairman.

PD3727/20 Matters Arising

There were no matters arising.

[Councillor Taylor joined the meeting at 7:16 pm]

[Councillor Mitchell joined the meeting at 7:27 pm]

PD3728/20 Planning Applications

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

Part single, part two storey side and rear extensions

Planning Application

4 Durrants Drive Croxley Green Rickmansworth Hertfordshire WD3 3NP

Ref. No: 20/2325/FUL | Received: Mon 02 Nov 2020 | Validated: Tue 10 Nov 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO draw the planning officers attention to the neighbours comments re 45 degree angle and materials should match existing.

Listed Building Consent: Construction of an outbuilding

Planning Application

Croxley House The Green Croxley Green WD3 3JB

Ref. No: 20/2366/LBC | Received: Fri 06 Nov 2020 | Validated: Mon 09 Nov 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: Noted the LBC

Construction of an outbuilding

Planning Application

Croxley House The Green Croxley Green Rickmansworth Hertfordshire WD3 3JB

Ref. No: 20/2371/FUL | Received: Mon 09 Nov 2020 | Validated: Mon 09 Nov 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

First floor side extension and extension to roof

Planning Application

16 Canterbury Way Croxley Green WD3 3SS

Ref. No: 20/2321/FUL | Received: Mon 02 Nov 2020 | Validated: Thu 12 Nov 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Single storey side and rear extension and loft conversion including hip to gable roof extension and insertion of rear dormer

Planning Application

143 Baldwins Lane Croxley Green WD3 3LL

Ref. No: 20/2340/FUL | Received: Tue 03 Nov 2020 | Validated: Mon 16 Nov 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC note that a dutch hip would conform with CA2 of the Neighbourhood Plan

Single storey side extension

Planning Application

20 Harvey Road Croxley Green WD3 3BW

Ref. No: 20/2365/FUL | Received: Fri 06 Nov 2020 | Validated: Tue 17 Nov 2020 | Status: Pending Consideration

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

Conversion of existing stable cottage outbuilding to to house a sprinkler tank room, water softener room, staff WC and workshop

Planning Application

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

Ref. No: 20/2456/FUL | Received: Wed 18 Nov 2020 | Validated: Wed 18 Nov 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Listed Building Consent: Conversion of existing stable cottage outbuilding to to house a sprinkler tank room, water softener room, staff WC and workshop

Planning Application

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

Ref. No: 20/2460/LBC | Received: Wed 18 Nov 2020 | Validated: Wed 18 Nov 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: Noted the LBC

Single storey side and rear extension and loft conversion including first floor

[side extension rear dormer and front rooflights](#)

Planning Application

138 Links Way Croxley Green WD3 3RN

Ref. No: 20/2380/FUL | Received: Mon 09 Nov 2020 | Validated: Fri 20 Nov 2020 | Status: Pending Consideration

Croxley Green Parish Council 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**

[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.](#)

Planning Application

33 Sherborne Way Croxley Green WD3 3PE

Ref. No: 20/2467/FUL | Received: Wed 18 Nov 2020 | Validated: Mon 23 Nov 2020 | Status: Pending Consideration

Croxley Green Parish Council 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.**

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

Planning Application

11 Lancing Way Croxley Green WD3 3LW

Ref. No: 20/2364/RSP | Received: Fri 06 Nov 2020 | Validated: Mon 23 Nov 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Demolition of existing detached garage and construction of a two story rear extension and single storey side extension](#)

Planning Application

11 Ludlow Way Croxley Green WD3 3SJ

Ref. No: 20/2448/FUL | Received: Tue 17 Nov 2020 | Validated: Thu 26 Nov 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC draws the Planning Officers attention to:

- **the shading of the extension on neighbours**
- **the angled doors from the kitchen may cause overlooking**
- **NGFO subject to the neighbours comments**

PD3729/20 [Recent Decisions by Thee Rivers District Council](#)

Approved

Application: [Construction of single storey side and rear extension and alterations to fenestration](#)
Address: 9 Lancing Way Croxley Green Rickmansworth
Hertfordshire WD3 3LW
Application No: 20/1840/FUL
CGPC Decision NGFO

TRDC Decision Approved

Application: [Retrospective: Erection of pergola and timber fence](#)
Address: Elmcote House The Green Croxley Green WD3 3HN
Application No: 20/1949/RSP
CGPC Decision NGFO, subject to any neighbours comments
TRDC Decision Approved

Application: [Roof alterations to create fully pitched roof; replacement and alterations to front and rear dormers; conversion of garage into habitable accommodation including alterations to fenestration and alterations to frontage.](#)
Address: Holly Lodge The Green Croxley Green WD3 3HN
Application No: 20/1944/FUL
CGPC Decision CGPC does not object. Roof tiles should be approved by the Conservation Officer.
TRDC Decision Approved

Application: [Loft conversion including hip to gable roof alteration and insertion of front dormer with front and rear rooflights and second floor flank window](#)
Address: 24 Bateman Road Croxley Green WD3 3BL
Application No: 20/1993/FUL
CGPC Decision CGPC note that a dutch hip would conform with CA2 of the Neighbourhood Plan.
TRDC Decision Approved

Application: [Single storey rear extension](#)
Address: 28 Beechcroft Avenue Croxley Green WD3 3EQ
Application No: 20/2038/FUL
CGPC Decision CGPC does not object. Neighbours comments should be taken into consideration and building work should be restricted to permitted building hours.
TRDC Decision Approved

Application: [First floor rear extension and alterations to fenestration](#)
Address: 166 Baldwins Lane Croxley Green WD3 3LJ
Application No: 20/2050/FUL
CGPC Decision CGPC note that the property has been substantially altered recently and no planning applications were submitted. Neighbour comments should be taken into account.
TRDC Decision Approved

Application: [Listed Building Consent: Variation of Condition 2 \(approved plans\) and Condition 5 \(Panelling\) of Listed Building Consent 16/0963/LBC to allow alterations to the internal layout including alterations to the existing Panelling.](#)
Address: Croxley House The Green Croxley Green Rickmansworth Hertfordshire WD3 3JB
Application No: 20/1961/LBC
CGPC Decision CGPC note the Listed Building Consent.
TRDC Decision Approved

Application: [Variation of Condition 2 \(approved plans\) and removal of Condition 6 \(Panelling\) pursuant to planning permission 16/0964/FUL to allow alterations to the approved layout to retain existing panelling.](#)

Address: Croxley House The Green Croxley Green WD3 3JB

Application No: 20/1868/FUL

CGPC Decision CGPC is concerned that builders are parking their vehicles on The Green, thereby damaging the Conservation Area.

TRDC Decision Approved

Application: [Replacement of existing windows and doors with new UPVC windows and doors](#)

Address: 295A - 309A Baldwins Lane Croxley Green Hertfordshire

Application No: 20/2060/FUL

CGPC Decision NGFO

TRDC Decision Approved

Application: [Single storey rear extension and conversion of garage into habitable accommodation](#)

Address: 4 Winton Drive Croxley Green WD3 3RE

Application No: 20/1900/FUL

CGPC Decision NGFO subject to materials matching existing.

TRDC Decision Approved

Refused

Application: [Single storey rear extension and first floor side and rear extension](#)

Address: 10 Hedges Way Croxley Green WD3 3FA

Application No: 20/1935/FUL

CGPC Decision NGFO. Croxley Green Parish Council would like to draw the Planning Officer's attention to the large extension on a small plot.

TRDC Decision Refused

Withdrawn

Application: [Alterations to roof form including increase in ridge height, formation of crown roof form, provision of front dormer and second floor rear window and rooflights](#)

Address: 175A New Road Croxley Green WD3 3HB

Application No: 20/1946/FUL

CGPC Decision: CGPC object to the overdevelopment of the site and impact on street scene which does not comply with CA2 and CA3 of the Neighbourhood Plan. Note that the application would not be in keeping with Character Area 3 of the Croxley Green Neighbourhood Plan.

TRDC Decision: Withdrawn on 18/11/2020

PD3730/20 Appeals Against Planning Decisions

20/1148/FUL 8-10 Claremont Crescent. Written notification was received from TRDC that this application has been referred to the Planning Inspectorate for appeal 20/0057/REF.

PD3731/20 Update on Recent Objections

20/1881/FUL Killingdown Farm this application will be reviewed at the TRDC Planning & Development Committee Meeting on 10th December 2020, but no decision will be made.

PD3732/20 Budget 2021/22

Members agreed to review the P&D Budget for 2021/22 and to discuss any updates required at the P&D Committee Meeting on 7 January 2021.

PD3733/20 Review of Community Bus Operations

Members discussed the lifting of Lockdown and the move to Tier 2 in relation to operating the Friday Community Bus service. Members agreed to reinstate the Community Bus service on Friday 11th and 18th December 2020, but not to run the service during Christmas Week. Bus service will then resume on Friday 8th January 2021.

PD3734/20 Community Infrastructure Levy Funding

Cllr Mitchell updated Members on ideas that had been previously suggested.

PD3735/20 Closure

There being no further business, the Chairman closed the meeting at 8.22 pm