



MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
 HELD IN THE COUNCIL CHAMBER
 ON THURSDAY 3 FEBRUARY at 7.30 PM

Present: Cllr Taylor - In the Chair Amanda Gardiner – Administrative Officer

Cllrs Gallagher, Parks, Tobin and Whitmore

Not Present: Cllr Birch

Voting Members: 5

Members of the Public: 0

PD4034/22 Apologies for Absence

Apologies were received and approved from Cllr Mitchell.

PD4035/22 Declarations of Interest

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

PD4036/22 Representations from the Public

The Administrative Office read out written representation from a resident in objection to PD4040/22 Planning Application for 39 Fuller Way.

PD4037/22 Highways and Road Safety

An update was given on the regular speed checks conducted by the PCSOs on key roads in the village. Advanced notification has been received from HCC that Affinity will close New Road between Barton Way and Dickinson Square on 14-16 February for water connection works.

PD4038/22 Minutes

The Minutes to be considered were those of the Thursday 6 and Tuesday 18 January 2022.

Resolved:

- That the Minutes of the meeting held on Thursday 6 and Tuesday 18 January 2022 be approved and signed by the Chairman.

PD4039/22 Matters Arising

There were no matters arising.

PD4040/22 Planning Applications

Retrospective: Installation of rear decking area including canopy

Planning Application

40 Rugby Way Croxley Green WD3 3PH

Ref. No: 21/2634/RSP | Received: Mon 15 Nov 2021 | Validated: Thu 02 Dec 2021 | Status: Pending Decision

Croxley Green Parish Council Decision: No comment.

Addition of roof dormer and insertion of rooflight to front elevation

Planning Application

158 Links Way Croxley Green WD3 3RN

Ref. No: 22/0049/FUL | Received: Fri 14 Jan 2022 | Validated: Tue 18 Jan 2022 | Status: Pending Consideration

Croxley Green Parish Council Decision: No comment.

Demolition of rear conservatory, two storey front/side extension, part two storey rear extension, single storey rear extension, loft conversion including rear dormer and porch canopy to front

Planning Application

37 Fuller Way Croxley Green WD3 3PL

Ref. No: 21/1672/FUL | Received: Fri 02 Jul 2021 | Validated: Fri 09 Jul 2021 | Status: Pending Consideration

Originally reviewed at the P&D Committee Meeting 5th August 2021. Revised Plans submitted on 12th January 2022.

Croxley Green Parish Council Decision: CGPC consider the amended plans an improvement on the original proposed plans. CGPC request that any remaining permitted development rights are removed to prevent further unsympathetic expansion into the roof without planning permission. Neighbours comments should be taken into account.

Part single, part two storey rear extension, front porch, loft conversion including front and rear rooflights and erection of close boarded fencing

Planning Application

60 Durrants Drive Croxley Green WD3 3NS

Ref. No: 22/0022/FUL | Received: Fri 07 Jan 2022 | Validated: Thu 20 Jan 2022 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC would like to draw the Case Officer's attention to the size of the porch in relation to the remaining space to park a vehicle and request that dimensions are checked on site before approving the front porch.

PD4041/22 Recent Decisions by Three Rivers District Council

Approved

Application: [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](#)

Address: 240 Baldwins Lane Croxley Green WD3 3LQ

Application No: 21/2285/FUL

CGPC 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.

TRDC Decision Approved

Application: [Demolition of existing shed and construction of outbuilding to be used as a home office](#)
Address: 29 Girton Way Croxley Green WD3 3QW
Application No: 21/2566/FUL
CGPC Decision CGPC note that the roof height of the outbuilding is 3 meters and is close to the boundary with No.31. CGPC request that outbuilding is not connected to the drains and not used as a separate dwelling.
TRDC Decision Approved

Application: [Single storey side and rear extension, first floor rear extension, internal alterations and alterations to fenestration](#)
Address: 239A New Road Croxley Green WD3 3HE
Application No: 21/2700/FUL
CGPC Decision No comment, subject to neighbours reasonable comments
TRDC Decision Approved

Application: [First floor rear extension, alterations to fenestration and alterations to external materials](#)
Address: 65 Malvern Way Croxley Green WD3 3QQ
Application No: 21/2699/FUL
CGPC Decision CGPC note that the alterations to existing materials and fenestration will not match the adjoining semi and is out of character with the rest of the properties in that row. Neighbours comments should be taken into consideration.
TRDC Decision Approved

Application: [Demolition of the existing conservatory and construction of a single storey rear extension and extension of raised patio area.](#)
Address: 12 Oakleigh Drive Croxley Green WD3 3EF
Application No: 21/2758/FUL
CGPC Decision No comment, subject to neighbours reasonable comments
TRDC Decision Approved

Application: [Proposed ground floor rear extension and first floor front and side extension](#)
Address: 36 Beechcroft Avenue Croxley Green WD3 3EQ
Application No: 21/2792/FUL
CGPC Decision No comment, subject to neighbours reasonable comments
TRDC Decision Approved

Application: [Part two, part single storey side/rear extension](#)
Address: 21 Dickinson Avenue Croxley Green Rickmansworth Hertfordshire WD3 3EU
Application No: 21/2703/FUL
CGPC Decision No comment, subject to neighbours reasonable comments
TRDC Decision Approved

Application: [Variation of Condition 2 \(Plan Numbers\) of planning permission 20/2197/FUL \(Cross-boundary application\): Redevelopment of the site, including demolition and](#)

[erection of new commercial buildings, to provide a flexible mix of uses comprising: research and development \(Class E\), light industrial \(Class E\), general industrial \(Class B2\), storage and distribution \(Class B8\), ancillary offices \(Class E\), standalone cafe \(Class E\), parking, landscaping and associated works \(Cross boundary application with Watford Borough Council\). Development within Three Rivers District Council consists only of landscaping works to reduce of commercial floorspace over the approved scheme](#)

Address: 1-5 Faraday Close And 1-6 Greenhill Crescent Car Park
Watford Business Park Watford Hertfordshire
Application No: 21/2516/FUL
CGPC Decision NGFO
TRDC Decision Approved

Application: [Variation of Condition 3 \(Plan Numbers\) of outline planning permission 19/1684/OUT \(Outline Application: Demolition of offices and erection of new development of 59 flats with underground parking \(matters of appearance and landscaping reserved\)\). Amendment comprises modification to basement parking layout](#)

Address: Scotsbridge House Scots Hill Croxley Green Hertfordshire
WD3 3BB
Application No: 21/1680/FUL
CGPC Decision NGFO
TRDC Decision Approved

Application: [Demolition of existing conservatory and erection of single storey side and rear extensions including alterations to fenestration.](#)

Address: 109 Watford Road Croxley Green Rickmansworth
Hertfordshire WD3 3DX
Application No: 21/2697/FUL
CGPC Decision CGPC Note the parallel Certificate of Lawfulness and request that the applicant is reminded that the development works subject of this planning permission cannot be undertaken at the same time as any development subject of a separate Lawful Development Certificate Application.
TRDC Decision Approved

Application: [Demolition of front porch and construction of single-storey front and side extension](#)

Address: 89 Kenilworth Drive Croxley Green Rickmansworth
Hertfordshire WD3 3NN
Application No: 21/2761/FUL
CGPC Decision No Comment
TRDC Decision Approved

Application: [Single storey rear extension, first floor side and rear extension, two storey side extension, roof alterations including extension to roof, insertion of two rear dormers and removal of chimney to provide habitable accommodation within the loft space, and alterations to front fenestration.](#)

Address: 8 Green Lane Croxley Green WD3 3HR
Application No: 21/2793/FUL
CGPC Decision CGPC note that the curved eaves of the original house have been lost, as they are not included in the proposed new roof. CGPC consider that this is contrary to the Neighbourhood Plan as it does not respect the architectural detail of the original house.
TRDC Decision Approved

Refused
None Advised.

Withdrawn
None Advised.

PD4042/22 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](#)
Public Inquiry will start on 30/11/2021 and last 8 days – meeting will be held virtually.

21/0952/FUL – 43 Valley Walk Croxley Green Rickmansworth Hertfordshire WD3 3TQ - [Demolition of existing garage and side extension, construction of a part single storey, part double storey side and rear extension and associated internal alterations](#)
Appeal Reference - 21/0046/REF – start date 26/10/2021 – response date 23/11/2021

20/2737/FUL – Land Adjacent To 62-84 & 99-121 Sycamore Road Croxley Green Rickmansworth Hertfordshire WD3 3TF
[Erection of a block of six apartments and a terrace of three residential dwellings, with the associated access from Sycamore Road, parking and landscaping](#)
Appeal Reference – 21/0031/REF – start date 04/11/2021 – response date 09/12/2021

21/1798/FUL - 21 Rousebarn Lane Croxley Green WD3 3RL - [Single storey front extension and front dormer window](#)
Appeal Reference - 21/0055/REF – start date 11/11/2021

PD4043/22 Update on Recent Objections

Planning Application 21/2285/FUL 240 Baldwins Lane. Cllr Gallagher spoke on behalf of CGPC at the TRDC Planning Committee. Committee voted in favour of approving the planning application.

PD4044/22 Closure

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