



MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON THURSDAY 3 JUNE at 8.00 PM

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

Cllrs Birch, Gallagher, Taylor, Tobin and Whitmore

In Attendance: Cllr Cole

Voting Members: 7

Members of the Public: 0

PD3854/21 Apologies for Absence

All members were present.

PD3855/21 Declarations of Interest

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

PD3856/21 Representations from the Public

No representations were made.

PD3857/21 Highways and Road Safety

Administrative Officer advised members of notifications received from HCC on Temporary Road Closures in June/July – Gonville Avenue and Sherborne Way.

PD3858/21 Minutes

The Minutes to be considered were those of the Thursday 6 and Tuesday 18 May 2021.

Resolved:

- That the Minutes of the meeting held on Thursday 6 and Tuesday 18 May 2021 be approved and signed by the Chairman.

PD3859/21 Matters Arising

There were no matters arising.

PD3860/21 Planning Applications

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

[Part two-storey, part single-storey rear extension, first floor side extension, roof alterations to include a rear dormer window](#)

Planning Application

31 Lewes Way Croxley Green WD3 3SW

Ref. No: 21/1048/FUL | Received: Fri 23 Apr 2021 | Validated: Wed 05 May 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC request that this application be taken into consideration in conjunction with application 21/1026/CLPD which includes hip to gable roof alterations and construction of side dormer window. CGPC objects to these applications on a combined basis.

With regards to the hip to gable roof alterations proposed in 21/1026/CLPD, CGPC would request that the planning officer refer to the planning appeal ref 20/1557/RSP regarding a part retrospective loft conversion including hip to gable roof extension and insertion of rear dormer at 23 Lewes Way. CGPC believe that these combined applications for 31 Lewes Way would similarly conflict with Policies CP1 and CP12 of the Three Rivers Core Strategy 2021 (TRCS), Policy DM1 of the Three Rivers Development Management Policies Local Development Document 2013 and Policy CA2 of the Croxley Green Neighbourhood Plan 2017-2032 (2018)

If the Planning Officer is minded to approve, CGPC request that it is called into TRDC Planning Committee.

[Demolition of existing conservatory and construction of single storey rear extension, front porch, alterations to fenestration and internal alterations](#)

Planning Application

22 Copthorne Road Croxley Green WD3 4AQ

Ref. No: 21/1140/FUL | Received: Tue 04 May 2021 | Validated: Thu 13 May 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Two storey side extension and alterations to rear extension](#)

Planning Application

15 Harvey Road Croxley Green WD3 3BN

Ref. No: 21/1219/FUL | Received: Mon 10 May 2021 | Validated: Mon 10 May 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC objects to the gable end and suggest that a hip roof is more in keeping.

[Part single storey, part two storey rear extension, two storey front extension and internal alterations](#)

Planning Application

268 Baldwins Lane Croxley Green WD3 3LG

Ref. No: 21/1210/FUL | Received: Mon 10 May 2021 | Validated: Thu 13 May 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC have concerns that the front extension may not leave sufficient space for parking. If Planning Officer confirms parking space meets guidelines, then CGPC have no concerns.

[Construction of detached garage](#)

Planning Application

Halewood Cottage The Green Croxley Green WD3 3HT

Ref. No: 21/1222/FUL | Received: Mon 10 May 2021 | Validated: Tue 18 May 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO subject to Conservation Officer approving as appropriate.

[Dormer window to front roofslope.](#)

Planning Application

33 Sherborne Way Croxley Green WD3 3PE

Ref. No: 21/1299/FUL | Received: Wed 19 May 2021 | Validated: Wed 19 May 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Single and two storey side and rear extensions, rooflights, internal alterations, associated external patio works and loss of garage](#)

Planning Application

17 Rochester Way Croxley Green WD3 3NE

Ref. No: 21/1316/FUL | Received: Thu 20 May 2021 | Validated: Thu 20 May 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC note the first floor extension is more than 3 metres and could impact neighbours. Neighbour comments should be taken into consideration.

[Part single storey, part two storey rear extension, front porch, front dormer and alterations to the front elevation comprising a new bay window](#)

Planning Application

36 Gonville Avenue Croxley Green WD3 3BY

Ref. No: 21/1207/FUL | Received: Mon 10 May 2021 | Validated: Mon 24 May 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC objects as application is out of keeping with the character of the area. The porch, dormer and bay window do not comply with the Neighbourhood Plan CA3. If the Planning Officer is minded to approve, then CGPC request that it be considered by TRDC planning committee.

PD3861/21 Recent Decisions by Three Rivers District Council

Approved

Application: [Part single storey, part two storey front, side and rear extensions](#)
Address: 95 Kenilworth Drive Croxley Green WD3 3NN
Application No: 21/0770/FUL
CGPC Decision CGPC object to the rear extension being 1.6m beyond permitted development which may have an adverse effect on the neighbour. CGPC request the Planning Officer to check if the side doors looking at the neighbour's garden causes privacy issues. The front extension should not protrude further than the front of the bay. Neighbours comments should be taken into account. If the officer is minded to approve, CGPC does not request that it is called into the TRDC planning committee.
TRDC Decision Approved

Application: [Creation of a vehicular crossover](#)
Address: 272 Watford Road Croxley Green WD3 3DD
Application No: 21/0691/FUL
CGPC Decision NGFO
TRDC Decision Approved

Application: [Two storey side extension, single storey side and rear extensions, loft conversion including formation of a crown roof and construction of front, rear and side dormer windows, raised patio to rear, alterations to porch roof and fenestration](#)
Address: 9 Green Lane Croxley Green WD3 3HR
Application No: 21/0671/FUL
CGPC Decision CGPC object to this application on the same grounds shared by the neighbour. If the planning officer is minded to approve, CGPC request that it is called into the TRDC planning committee.
Confirmation from the Planning Officer that this is a minor amendment to a planning application that had already been granted, Croxley Green Parish Council is

withdrawing the call-in to TRDC Planning Committee and requests that the neighbour's comments are taken into consideration.

TRDC Decision Approved

Application: [Demolition of conservatory and construction of single storey rear extension, single storey side infill extension, conversion of garage to habitable use and external paving](#)

Address: 10 Uplands Croxley Green WD3 4RD

Application No: 21/0821/FUL

CGPC Decision CGPC request the Planning Officer to check if the side doors looking at the South East neighbour's garden cause any privacy issues.

TRDC Decision Approved

Application: [Single storey rear extension](#)

Address: 33 Winchester Way Croxley Green WD3 3QE

Application No: 21/0885/FUL

CGPC Decision NGFO subject to neighbours comments taken into consideration

TRDC Decision Approved

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

Address: 8 Green Lane Croxley Green WD3 3HR

Application No: 21/0795/FUL

CGPC Decision NGFO subject to neighbours comments taken into consideration and building work should be restricted to permitted building hours.

TRDC Decision Approved

Application: [Demolition of existing conservatory and erection of single storey rear extension](#)

Address: 213 New Road Croxley Green WD3 3HE

Application No: 21/0735/FUL

CGPC Decision CGPC request the Planning Officer to check the neighbour's concerns about loss of light.

TRDC Decision Approved

Application: [Variation of Condition 2 \(Plan numbers\) pursuant to planning permission 20/1935/FUL: \(Single storey rear extension and first floor side and rear extension\) to allow for alteration to rear fenestration](#)

Address: 10 Hedges Way Croxley Green WD3 3FA

Application No: 21/0729/FUL

CGPC Decision NGFO

TRDC Decision Approved

Application: [Partial conversion of existing garage and installation of bay window](#)

Address: 1 The Orchard On The Green Croxley Green WD3 3HS

Application No: 21/0782/FUL

CGPC Decision NGFO subject to Conservation Officer approving as appropriate.

TRDC Decision Approved

Application: [Alterations to existing shop front, internal alterations and new kitchen extract located behind the new sign](#)

Address: 3A The Green Croxley Green WD3 3AJ

Application No: 21/0877/FUL

CGPC Decision CGPC request the Planning Officer check the proposed sign complies with the Croxley Green Neighbourhood Plan guidance policy SF1 and guidelines annex G

TRDC Decision Approved

Application: [Advertisement Consent: New non-illuminated fascia sign](#)

Address: 3A The Green Croxley Green WD3 3AJ

Application No: 21/0878/ADV

CGPC Decision CGPC request the Planning Officer check the proposed sign complies with the Croxley Green Neighbourhood Plan guidance policy SF1 and guidelines annex G

TRDC Decision Approved

Application: [Demolition of existing garage and construction of single storey front, side and rear extension](#)

Address: 248 Baldwins Lane Croxley Green WD3 3LQ

Application No: 21/0800/FUL

CGPC Decision CGPC note the front extension is in front of the existing building line which does not comply with the Neighbourhood Plan CA2, but in this location as long as the front extension does not extend beyond the line of the adjoining semi, no grounds for objection subject to neighbour comments.

TRDC Decision Approved

Application: [Demolition of existing store and construction of part single storey, part two storey rear extension and first floor side extension above existing garage, increase in height of existing garage and raised patio to rear and single storey front extension](#)

Address: 31 Hastings Way Croxley Green WD3 3SQ

Application No: 21/0809/RSP

CGPC Decision CGPC request the Planning Officer asks for modifications to the front extension to ensure that it complies with Neighbourhood Plan CA2, Appendix C.2.2

TRDC Decision Approved

Application: [Single storey side/rear extension](#)

Address: 22 Owens Way Croxley Green WD3 3PU

Application No: 21/0792/FUL

CGPC Decision CGPC consider this application an overdevelopment of the site. Neighbours comments should be taken into account.

TRDC Decision Approved - Amended drawings dated 24/05/2021 after Appr CGPC submitted consultee comments.

Refused

Application: [Single storey side and rear extension and alterations to fenestration](#)
Address: 63 Springfield Close Croxley Green WD3 3HG
Application No: 21/0631/FUL
CGPC Decision: NGFO subject to neighbours comments taken into consideration
TRDC Decision: Refused

Application: [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](#)
Address: Killingdown Farm Little Green Lane Croxley Green Rickmansworth Hertfordshire WD3 3JJ
Application No: 20/1881/FUL
CGPC Decision: See attached letter
TRDC Decision: Refused

Application: [Certificate of Lawfulness Existing Use: Use of building as single dwellinghouse - C3\(a\)](#)
Address: 97 New Road Croxley Green WD3 3EN
Application No: 21/0230/CLED
CGPC Decision: CGPC objects to the application due to the decision in 2006 which states it must only be used for ancillary purposes and we believe that this should not be changed. If the planning officer is minded to approve the application then CGPC would like it to be called into committee.
TRDC Decision: Refused

Application: [Part retrospective: Erection of detached outbuilding](#)
Address: 115 Springfield Close Croxley Green WD3 3HG
Application No: 21/0787/RSP
CGPC Decision: CGPC object to the height, proximity to the street and impact to the street scene of the detached outbuilding. If planning officer is minded to approve, CGPC requests that it is called into the TRDC planning committee.
TRDC Decision: Refused

Withdrawn
None Advised.

PD3862/21 Appeals Against Planning Decisions

None Advised.

PD3863/21 Update on Recent Objections

None advised.

PD3864/21 Croxley Green Controlled Parking Zone

The Administrative Officer confirmed that a letter will be sent to Three Rivers District Council requesting details of the review process for the Croxley Green Controlled Parking Zone.

PD3865/21 TRDC Local Plan Regulation 18 Part 1 and Part 2 Consultation June 2021

The Chairman advised members that the TRDC Local Plan Regulation 18 Part 1 and Part 2 Consultation June 2021 which will take place between 11 June and 23 July. This item to be included on the next 3 P&D Agendas.

PD3866/21 Closure

There being no further business, the Chairman closed the meeting at 9.08 pm