



MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD Online using ZOOM secure video conference
ON THURSDAY 4 June 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 and Wallington

Members of the Public: 0

PD3584/20 Apologies for Absence

All Members present.

PD3585/20 Declarations of Interest

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

PD3586/20 Representations from the Public

No representations were made in writing to the Clerk.

PD3587/20 Highways and Road Safety

None advised.

PD3588/20 Minutes

The Minutes to be considered were those of the Thursday 7 and Tuesday 19 May 2020.

Resolved:

- That the Minutes of the meetings held on Thursday 7 and Tuesday 19 May 2020 be approved and signed by the Chairman.

PD3589/20 Matters Arising

There were no matters arising.

PD3590/20 Planning Applications

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

[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 and raised patio to rear](#)

Planning Application

9 Green Lane Croxley Green WD3 3HR

Ref. No: 20/0836/FUL | Received: Fri 01 May 2020 | Validated: Fri 01 May 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Demolition of existing detached garage and construction single storey side and rear extension, alterations to external materials and internal alterations

Planning Application

11 Ludlow Way Croxley Green WD3 3SJ

Ref. No: 20/0971/FUL | Received: Wed 20 May 2020 | Validated: Wed 20 May 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC believes that the proposal is totally out of character with the street scene and does not meet policy CA2 of the Croxley Green Neighbourhood Plan. Materials used are not in keeping. If the planning officer is minded to approve the application then CGPC would like it to be called into committee.

Part single storey, part two storey rear extension and first floor side extension

Planning Application

24 Dover Way Croxley Green WD3 3SL

Ref. No: 20/0975/FUL | Received: Thu 21 May 2020 | Validated: Thu 21 May 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

PD3591/20 Recent Decisions by Thee Rivers District Council

Approved

Application: [Conversion of garage into habitable accommodation and infill existing open porch](#)

Address: 81 Evensyde Watford WD18 8WN

Application No: 20/0560/FUL

CGPC Decision NGFO

TRDC Decision Approved

Application: [Construction of a single storey rear and side extension](#)

Address: 14 Manor Way Croxley Green WD3 3LY

Application No: 20/0620/FUL

CGPC Decision NGFO

TRDC Decision Approved

Application: [Front porch; single storey rear extension; single storey side extension and conversion of garage to habitable accommodation; roof extension; subdivision of site and creation of semi-detached two storey dwelling with associated parking and landscaping and relocation of existing vehicular access to serve both dwellings with alterations to frontage including front and rear land levels](#)

Address: 1A Links Way Croxley Green Rickmansworth Hertfordshire WD3 3RG

Application No: 20/0622/FUL

CGPC Decision CGPC does not object to the application, subject to the conditions set out in appeal decision APP/P1940/W/19/3228553 being met. Concerns of the neighbours must also be taken into consideration.

TRDC Decision Approved

Application: [Demolition of existing workshops and construction of a two-storey building containing 4 residential units \(Use Class C3\), alterations to vehicular access, associated car and bicycle parking, refuse and recycling storage, landscaping and associated works](#)

Address: Greystone Works The Green Croxley Green WD3 3AN

Application No: 19/2213/FUL

CGPC Decision Committee is concerned over height and potential loss of privacy to nearby properties and notes that it is in the conservation area.

TRDC Decision Approved

Application: [Demolition of existing detached garage and construction of outbuilding](#)

Address: 7 Dugdales Croxley Green WD3 3JW

Application No: 20/0465/FUL

CGPC Decision NGFO subject to condition as ancillary use to main dwelling

TRDC Decision Approved

Refused

None advised.

Withdrawn

Application: [Demolition of existing outbuilding, construction of single storey rear extensions, insertion of dormers to front and rear, front porch and alterations to frontage to facilitate enlarged access and parking area](#)

Address: Waterdell House Little Green Lane Croxley Green WD3 3JH

Application No: 20/0970/FUL

CGPC Decision: Applicant withdrew the application before P&D Committee Meeting

TRDC Decision: Withdrawn by applicant 01/06/2020

Application: [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](#)

Address: The Windmill 34 Windmill Drive Croxley Green WD3 3FD

Application No: 20/0666/FUL

CGPC Decision: CGPC objects to the application for the following reasons:
1. 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
2. If the historic cowling at the top of the Windmill is to be reinstated it should be true to the original in design and size.

3. Large privacy concerns for neighbours due to the viewing platform
 4. Garage is oversized for the size of property
 5. Neighbours comments must be taken into consideration and they must be permitted to present them to the TRDC Planning Committee
- If the officer is minded to approve the application then CGPC request that it be considered by the TRDC planning committee.

TRDC Decision: Withdrawn by applicant 01/06/2020

Application: [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](#)

Address: The Windmill 34 Windmill Drive Croxley Green WD3 3FD

Application No: 20/0667/LBC

CGPC Decision: CGPC Noted the Application

TRDC Decision: Withdrawn by applicant 01/06/2020

PD3592/20 Appeals Against Planning Decisions

No appeals had been received.

PD3593/20 Update on Recent Objections

19/2379/FUL 96-98 New Road Croxley Green WD3 3EP

[Subdivision of the site and conversion of an existing outbuilding to rear into detached 3 bedroom dwelling house including single storey front extension and bike and bin stores with associated parking and landscaping](#) The Clerk gave a verbal update on this application.

PD3594/20 Closure

There being no further business, the Chairman closed the meeting at 7.15 pm