



MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD Online using ZOOM secure video conference
ON THURSDAY 4 MARCH at 7.00 PM

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

Cllrs Birch, Mitchell, Taylor
Voting Members: 5
In Attendance: Cllr Gallagher
Members of the Public: 0

PD3789/21 Apologies for Absence

Apologies were received from Cllr Yeung.

PD3790/21 Declarations of Interest

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

PD3791/21 Representations from the Public

No representations were made.

PD3792/21 Highways and Road Safety

The Clerk advised members that the office had contacted Herts Highways re the roadworks on New Road carried out by Thames Water (between Dickinson Square and Barton Way). The roadworks map incorrectly showed the roadworks as passable by traffic lights, but a complete road closure is in operation. Deep excavations are taking place and the completion date has been updated from 5th March to 19th March. Buses are on diversion along Baldwins Lane and The Green.

PD3793/21 Minutes

The Minutes to be considered were those of the Thursday 4 and Tuesday 16 February 2021.

Resolved:

- That the Minutes of the meeting held on Thursday 4 and Tuesday 16 February 2021 be approved and signed by the Chairman.

PD3794/21 Matters Arising

There were no matters arising.

PD3795/21 Planning Applications

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

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

Planning Application

36 Gonville Avenue Croxley Green WD3 3BY

Ref. No: 21/0237/FUL | Received: Thu 04 Feb 2021 | Validated: Wed 10 Feb 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC note the changes made versus the previous application, but the changes do not address all our concerns. 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.

[Variation of Condition 1 \(Use of Garage\) of planning permission 07/2413/FUL to amend address stated in condition](#)

Planning Application

55 Bateman Road Croxley Green Rickmansworth Hertfordshire WD3 3BL

Ref. No: 21/0150/FUL | Received: Mon 25 Jan 2021 | Validated: Tue 09 Feb 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Certificate of Lawfulness Existing Use: Use of building as single dwellinghouse - C3\(a\)](#)

Planning Application

97 New Road Croxley Green WD3 3EN

Ref. No: 21/0230/CLED | Received: Wed 03 Feb 2021 | Validated: Wed 03 Feb 2021 | Status: Pending Consideration

[Cllr Walker declared a non-pecuniary interest and did not take part in the vote]

Croxley Green Parish Council 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.

[Construction of front porch, part conversion of garage into habitable accommodation, single storey rear extension, replacement of flat roof with pitched roof form and alterations to fenestration](#)

Planning Application

6 Uplands Croxley Green WD3 4RD

Ref. No: 21/0189/FUL | Received: Fri 29 Jan 2021 | Validated: Fri 05 Feb 2021 | Status: Pending Consideration

[Cllr Gallagher declared a non-pecuniary interest and did not take part in the vote]

Croxley Green Parish Council Decision: NGFO subject to neighbours' comments

[Erection of garden office and shed](#)

Planning Application

Rowan Cottage Whitegates Close Croxley Green WD3 3JY

Ref. No: 21/0244/FUL | Received: Fri 05 Feb 2021 | Validated: Wed 17 Feb 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC note the application is within the Conservation Area and request the Conservation Officer to check the impact on surrounding properties. Neighbours' comments should be taken into account.

[Demolition of existing conservatory and construction of single storey rear extension](#)

Planning Application

63 Sherborne Way Croxley Green WD3 3PQ

Ref. No: 21/0405/FUL | Received: Fri 19 Feb 2021 | Validated: Fri 19 Feb 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC request the Planning Officer to check if there is overlooking.

[Single storey rear extension](#)

Planning Application

2 Old Barn Lane Croxley Green WD3 3HU

Ref. No: 21/0401/FUL | Received: Fri 19 Feb 2021 | Validated: Fri 19 Feb 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC note there is a substantial application (20/2612/FUL) pending determination by TRDC and request that this application is considered together with it.

[Two storey side extension, single storey rear extension and front porch](#)

Planning Application

318 Baldwins Lane Croxley Green WD3 3LB

Ref. No: 21/0346/FUL | Received: Tue 16 Feb 2021 | Validated: Tue 23 Feb 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO subject to neighbours comments

[Single storey front porch extension and internal alterations](#)

Planning Application

38 Beechcroft Avenue Croxley Green Rickmansworth Hertfordshire WD3 3EQ

Ref. No: 21/0352/FUL | Received: Tue 16 Feb 2021 | Validated: Tue 23 Feb 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

PD3796/21

Recent Decisions by Three Rivers District Council

Approved

Application: [Demolition of existing outbuilding and construction of detached outbuilding and fencing](#)
Address: 12 Links Way Croxley Green WD3 3RQ
Application No: 20/2762/FUL
CGPC Decision CGPC draw the Planning Officer's attention to the fitout of the building. CGPC have concerns that the building could be used for commercial purposes or occupied as a separate dwelling.
TRDC Decision Approved
Planning Decision Notice item 4.
The proposed outbuilding hereby permitted shall not be occupied or used at any time other than incidental to the enjoyment of, and ancillary to, the residential dwelling located on the site and it shall not be used as an independent dwelling or for residential purpose at any time.

Application: [Demolition of existing store and construction of part single storey, part two storey rear extension and first floor side extension above existing garage and raised patio to rear](#)
Address: 31 Hastings Way Croxley Green WD3 3SQ
Application No: 20/2548/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:	Single storey rear extension and conversion of garage into habitable space
Address:	2 Rochester Way Croxley Green WD3 3NG
Application No:	20/2743/FUL
CGPC Decision	NGFO subject to neighbours comments and materials to match existing
TRDC Decision	Approved
Application:	Demolition of existing single storey side extension and attached garage, construction of single and two storey side and rear extension with 4no. rooflights, alterations to front drive to allow for two car parking spaces.
Address:	47 Valley Walk Croxley Green WD3 3TQ
Application No:	20/2785/FUL
CGPC Decision	CGPC object to the porch as it does not comply with the Neighbourhood Plan CA2. CGPC request that as much of the front garden as possible is retained in line with Neighbourhood Plan 5.7 Aim 12.
TRDC Decision	Approved
Application:	Single storey rear extension and insertion of first floor and loft floor dormer windows to rear
Address:	65 Copthorne Road Croxley Green WD3 4AH
Application No:	20/2674/FUL
CGPC Decision	NGFO
TRDC Decision	Approved
Application:	Part two and part single storey front, side and rear extensions and conversion of existing garage to habitable accomodation
Address:	201 Baldwins Lane Croxley Green WD3 3LH
Application No:	21/0018/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:	Construction of summerhouse outbuilding
Address:	Halewood Cottage The Green Croxley Green WD3 3HT
Application No:	20/2766/FUL
CGPC Decision	CGPC object to the application, due to the scale, form and adverse impact on the special historic character of the property and the impact to the view from Stone's Orchard.
TRDC Decision	Approved
Application:	Demolition of existing conservatory and erection of single storey rear extension
Address:	22 Watford Road Croxley Green WD3 3BJ
Application No:	20/2819/FUL
CGPC Decision	NGFO subject to neighbours comments

TRDC Decision Approved

Refused
None Advised.

Withdrawn

Application: [Single storey rear extension, first floor side extension and alterations to fenestration](#)

Address: 10 Hedges Way Croxley Green WD3 3FA

Application No: 20/2563/FUL

CGPC Decision: CGPC objects to the application due to the loss of privacy, loss of natural light and overdevelopment on a limited sized plot. Neighbours comments should be taken into consideration. If the Planning Officer is minded to approve, then CGPC request that it be considered by TRDC planning committee.

TRDC Decision: Withdrawn on 18/02/2021
20/1935/FUL went to Appeal and was Approved.

Application: [Alterations to existing two storey side extension, erection of single storey extensions including glazed link and new garage with open sided area, installation of solar panels, reinstatement of external elevated walkway, change to the roof form on The Windmill and the construction of new outbuildings and hard surfacing](#)

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

Application No: 20/2828/FUL

CGPC Decision: CGPC objects to the application for the following reasons:
The overall scale of the development is too large for the plot. It is a complete overdevelopment and results in over massing of the site. CGPC supports the concerns raised by the Chiltern Society, in particular the dominance of the new structure and how the increased ridge height detracts from the character of the windmill.
There is an overall lack of detail within the submitted plans which is highly concerning given the importance of the building. There is also a complete lack of dimensions in some parts and the scale of the plans appears to be distorted. CGPC feel that the application should not be considered by the TRDC planning officer until all plans have been resubmitted by the applicant and contain all necessary dimensions to allow for a fully informed decision to be made.
CGPC objects to the garage due to the increased size, the gym as it will detract from the setting of the listed building and the bbq pit as wood burning is not acceptable in a dense urban environment.
Although the committee supports the intention to restore the cap to the windmill this should not be painted black but instead be brought back to something similar to its original natural wood, as per the historic photos of the site.
CGPC supports the use of green energy but would like the Conservation Officer to determine if the use solar panels

so close to a listed building of historical importance is acceptable.

CGPC is concerned over how revised and different plans keep being submitted for the property. It has brought great confusion to the process and has made it hard for local residents, and committee members, to continually assess the impact the application will have. CGPC request that a condition be placed on the property that no retrospective planning applications be allowed to be brought forward, for the benefit of local residents, to give them full knowledge of what works are being carried out on the historic building.

TRDC Decision: Withdrawn on 04/03/2021

Application: [Listed Building Consent: Alterations to existing two storey side extension, erection of single storey extensions including glazed link, installation of solar panels, reinstatement of external elevated walkway, change to the roof form on The Windmill](#)

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

Application No: 20/2829/LBC

CGPC Decision: Croxley Green Parish Council ask that the Conservation Officer gives serious consideration to our objection, in particular the overmassing and scale of the development.

TRDC Decision: Withdrawn on 04/03/2021

PD3797/21 Appeals Against Planning Decisions

None advised.

PD3798/21 Update on Recent Objections

20/1881/FUL Killingdown Farm – TRDC Planning Committee voted to defer the decision until the next meeting. Date for determination of application is 5th March 2021. Developer can launch an appeal to the Planning Inspector for non-determination of their application. An onsite meeting with the Developer will be arranged.

PD3799/21 Closure

There being no further business, the Chairman closed the meeting at 8.23 pm