



MINUTES OF A MEETING OF THE  
**PLANNING AND DEVELOPMENT COMMITTEE**  
HELD Online using ZOOM secure video conference  
ON THURSDAY 5 NOVEMBER 2020 at 7.00 PM

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

Cllrs Birch, Jacob, Mitchell, Taylor, Yeung  
Voting Members: 7  
In Attendance: Cllrs Gallagher and Wallington  
Members of the Public: 2

**PD3701/20 Apologies for Absence**

No apologies were received.

**PD3702/20 Declarations of Interest**

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

**PD3703/20 Representations from the Public**

A representative of Croxley Green Residents Association spoke about agenda item PD3707/20 and their concerns on the development of Killingdown Farm.

**PD3707/20 Planning Applications**

*[Under Standing Order 13.1.6 it was agreed that this item be brought up the Agenda]*

**[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](#)**

Planning Application

Killingdown Farm Little Green Lane Croxley Green Rickmansworth Hertfordshire WD3 3JJ

Ref. No: 20/1881/FUL | Received: Thu 10 Sep 2020 | Validated: Thu 10 Sep 2020 | Status: Pending Consideration

**Croxley Green Parish Council Decision: see attached letter sent to TRDC**

*[Under Standing Order 13.1.15 it was agreed to suspend the meeting between 7:09-7:23pm]*

*[Councillor Yeung joined the meeting at 7:20 pm]*

**PD3704/20 Highways and Road Safety**

None advised.

**PD3705/20 Minutes**

The Minutes to be considered were those of the Thursday 1, Tuesday 13 and Thursday 22 October 2020.

**Resolved:**

- That the Minutes of the meeting held on Thursday 1, Tuesday 13 and Thursday 22 October 2020 be approved and signed by the Chairman.

**PD3706/20 Matters Arising**

The Clerk updated Members on Item PD3687/20 on 13 October 2020 Minutes to confirm that the Croxley Green Parish Council response to the Planning for the Future proposal had been submitted. Documents were put on the Council website and shared on social media.

**PD3707/20 Planning Applications**

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

**[Two storey front extension, single storey side extension and first floor rear extension](#)**

Planning Application

105 Barton Way Croxley Green WD3 3PB

Ref. No: 20/2119/FUL | Received: Thu 08 Oct 2020 | Validated: Fri 16 Oct 2020 | Status: Pending Consideration

**Croxley Green Parish Council Decision: CGPC would like to bring to the Planning Officer's attention that the front extension is not compliant with CA2 of the Neighbourhood Plan. Neighbours comments should be taken into account.**

**[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.](#)**

Planning Application

47 Valley Walk Croxley Green WD3 3TQ

Ref. No: 20/2160/FUL | Received: Tue 13 Oct 2020 | Validated: Fri 16 Oct 2020 | Status: Pending Consideration

**Croxley Green Parish Council Decision: CGPC would like to bring to the Planning Officer's attention that the front extension is not compliant with CA2 of the Neighbourhood Plan. CGPC suggests the front extension is brought back to the building line. Neighbours comments should be taken into consideration and building work should be restricted to permitted building hours.**

**[Construction of front dormer window](#)**

Planning Application

62 Barton Way Croxley Green Rickmansworth Hertfordshire WD3 3QA

Ref. No: 20/2149/FUL | Received: Mon 12 Oct 2020 | Validated: Thu 22 Oct 2020 | Status: Pending Consideration

**Croxley Green Parish Council Decision: CGPC objects to the application as there are no front dormers on any of the properties in Barton Way and this will change the street scene and is not compliant with CA2 of the Neighbourhood Plan. If the Planning Officer is minded to approve, we do not request it called into Committee.**

**PD3708/20 Recent Decisions by Thee Rivers District Council**

**Approved**

**Application:** [Demolition of existing residential dwelling and erection of two storey building with accommodation within roof served by rooflights to be used as a dental surgery \(Use Class](#)

[D1\), including change of use of site from residential to D1 \(Dentist\) and change of use of existing dental surgery at No.138 to residential flat \(Use Class C3\)](#)  
**Address:** 131 And 138 Watford Road Croxley Green Rickmansworth Hertfordshire WD3 3DX  
**Application No:** 20/1564/FUL  
**CGPC Decision** NGFO. Energy assessment of the new build does not meet the aims of the Neighbourhood Plan.  
**TRDC Decision** Approved

**Application:** [Detached outbuilding in rear garden](#)  
**Address:** 120 Watford Road Croxley Green WD3 3BZ  
**Application No:** 20/1800/FUL  
**CGPC Decision** CGPC does not object to the application, but requests that permitted development rights are removed to prevent the building being used as an independent dwelling.  
**TRDC Decision** Approved

**Application:** [First floor side extension](#)  
**Address:** 55 Kenilworth Drive Croxley Green WD3 3NN  
**Application No:** 20/1853/FUL  
**CGPC Decision** NGFO  
**TRDC Decision** Approved

**Application:** [Loft conversion including hip to gable roof alterations, rear dormer window and insertion of 2 rooflights to front elevation](#)  
**Address:** 81 Kenilworth Drive Croxley Green WD3 3NN  
**Application No:** 20/1832/FUL  
**CGPC Decision** CGPC does not object to the application but note that the proposal does not meet Policy CA1 of the Croxley Green Neighbourhood Plan in respect to the roof alterations.  
**TRDC Decision** Approved

**Application:** [Single storey front extension including extension to front porch and garage conversion](#)  
**Address:** 37 Hastings Way Croxley Green WD3 3SQ  
**Application No:** 20/1920/FUL  
**CGPC Decision** NGFO  
**TRDC Decision** Approved

**Application:** [Single storey rear extension](#)  
**Address:** 86 New Road Croxley Green WD3 3EP  
**Application No:** 20/1964/FUL  
**CGPC Decision** No grounds for objection, subject to any neighbours comments. Croxley Green Parish Council would like to draw the Planning Officer's attention to the proposed change to neighbour's right of way.  
**TRDC Decision** Approved

**Refused**  
None advised.

## Withdrawn

**Application:** [Construction of summerhouse outbuilding](#)  
**Address:** Halewood Cottage The Green Croxley Green WD3 3HT  
**Application No:** 20/1969/FUL  
**CGPC Decision:** Notification of the application not received from TRDC.  
**TRDC Decision:** Withdrawn on 3/11/2020

**Application:** [Listed Building Consent: Construction of summerhouse outbuilding](#)  
**Address:** Halewood Cottage The Green Croxley Green WD3 3HT  
**Application No:** 20/1970/LBC  
**CGPC Decision:** CGPC note the Listed Building Consent.  
**TRDC Decision:** Withdrawn on 3/11/2020

**Application:** [Construction of detached garage](#)  
**Address:** Halewood Cottage The Green Croxley Green WD3 3HT  
**Application No:** 20/2032/FUL  
**CGPC Decision:** CGPC is concerned about the scale of the proposed development versus the listed building and would ask the Conservation Officer to give careful consideration.  
**TRDC Decision:** Withdrawn on 3/11/2020

**Application:** [Listed Building Consent: Construction of detached garage](#)  
**Address:** Halewood Cottage The Green Croxley Green WD3 3HT  
**Application No:** 20/2033/LBC  
**CGPC Decision:** CGPC note the Listed Building Consent.  
**TRDC Decision:** Withdrawn on 2/11/2020

## **PD3709/20 Appeals Against Planning Decisions**

The Chairman advised Members that an Appeal has been lodged by Thrive Homes relating to the redevelopment of Grove Court (20/0467/FUL). No date has been set for the appeal.

The Clerk gave a verbal update on Canterbury Way (19/1923/OUT). The appeal has been postponed and a new date has not been advised.

## **PD3710/20 Update on Recent Objections**

None advised.

## **PD3711/20 Review of Community Bus Operations**

The Chairman gave a verbal update to Members to advise that following government guidance against non-essential travel effective 5 November 2020, the bus service is suspended for 4 weeks. Date to resume the service will be after current lockdown ends and government advise that non-essential travel is permitted.

## **PD3712/20 Closure**

There being no further business, the Chairman closed the meeting at 8.49 pm