



MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
 HELD Online using ZOOM secure video conference
 ON THURSDAY 6 AUGUST 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
 Voting Members: 6
 Not Present: Cllr Yeung
 In Attendance: Cllrs Gallagher and Wallington
 Members of the Public: 1

PD3623/20 Apologies for Absence

No apologies were received.

PD3624/20 Declarations of Interest

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

PD3625/20 Representations from the Public

[In accordance with Standing Order 13.1.15 the meeting was suspended between 18:34 – 19:03]

A representative from Desi Coaches provided an update on the safety measures that would be implemented to the Community Bus. Safety measures included:

- Bus to be cleaned by Disinfectant Chemical Fogging Machine every night.
- Driver to wear mask.
- Hand sanitiser station installed at front of bus.
- Limit the number of seats to be used to ensure social distancing.
- Request passengers to wear masks and sit apart (unless same household) to maintain social distancing.
- All windows to be open, where possible, to enable constant flow of fresh air.
- In between each journey the driver will wipe down any surfaces that are likely to have been touched by passengers with antibacterial spray.

PD3626/20 Resumption of Community Bus

Members discussed the safety measures outlined by the representative from Desi Coaches. Additional measures suggested were:

- Screen placed around driver seat or driver to wear visor in addition to a mask, whilst passengers are embarking and disembarking from the bus. Visor to be removed when bus is in motion.
- Council staff to contact bus passengers to determine maximum numbers for the three bus routes.
- Limiting passengers on the bus to 8 and running the bus twice a week.
- Passenger to ring the Parish Council office to book a seat on the bus.

Members raised concerns of resuming the service due to:

- Government Lockdown regarding opening of businesses and services on 1 August 2020 was put on hold.
- Croxley Green residents who use the bus are likely to be in the vulnerable category.
- Maintaining the safety of the passengers and the driver could limit the interaction of the driver assisting passengers and trolleys onto the bus.

Members discussed communication to bus passengers to provide a date that they could expect the service to resume, dependent on government guidelines and local updates on virus numbers.

Members proposed to defer the decision until the next P&D Meeting to obtain additional information from Desi Coaches and to conduct a phone survey with bus passengers.

Resolved:

- That recommendation 1 was amended to defer decision until P&D Meeting on Tuesday 18 August to obtain further information from Desi Coaches and bus passengers.
- That the decision of when to resume the Community Bus will be deferred to P&D Meeting on Tuesday 18 August.

[The Clerk left the meeting at this point and the Administrative Officer deputised in their absence.]

PD3627/20 Highways and Road Safety

The Administrative Officer informed Members that a Tweet was posted by Herts Highways regarding temporary traffic lights on Watford Road on 6 August 2020 between 9:30 and 4:00pm to carry out structural work. The Chairman informed Members about the roadworks on Winton Drive – roadworks were completed and road was reopened, but remedial works are now required.

PD3628/20 Minutes

The Minutes to be considered were those of the Thursday 2 and Tuesday 14 July 2020.

Resolved:

- That the Minutes of the meetings held on Thursday 2 and Tuesday 14 July 2020 be approved and signed by the Chairman.

PD3629/20 Matters Arising

There were no matters arising.

PD3630/20 Planning Applications

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

[Proposed ground floor rear extension and dummy pitch to existing side projection](#)

Planning Application

64 Frankland Road Croxley Green WD3 3AU

Ref. No: 20/1342/FUL | Received: Mon 06 Jul 2020 | Validated: Wed 08 Jul

2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Demolition of existing garage, erection of two storey and single storey rear extension including a new rooflight, internal alterations and associated external patio works

Planning Application

19 Girton Way Croxley Green WD3 3QW

Ref. No: 20/1379/FUL | Received: Fri 10 Jul 2020 | Validated: Fri 10 Jul 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: Croxley Green Parish Council does not object, but would draw the case officer's attention to the difference between the dimensions (height) of the neighbouring property comparing 192013-D-06 (existing) with 192013-D-11-A (proposed). Neighbours comments should be taken into account.

Proposed side extension following demolition of the garage

Planning Application

25 Durrants Drive Croxley Green WD3 3NL

Ref. No: 20/1394/FUL | Received: Mon 13 Jul 2020 | Validated: Fri 17 Jul 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Single storey rear extension

Planning Application

76 Baldwins Lane Croxley Green WD3 3LP

Ref. No: 20/1408/FUL | Received: Tue 14 Jul 2020 | Validated: Fri 17 Jul 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Demolition of existing conservatory and erection of single storey rear extension, conversion of garage to habitable accommodation and alterations to fenestration detail including the provision of two new first floor flank windows to gable ends.

Planning Application

2 Byewaters Croxley Green WD18 8WJ

Ref. No: 20/1459/FUL | Received: Tue 21 Jul 2020 | Validated: Tue 21 Jul 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Variation of Condition 2 (Approved Plans) of planning permission 19/2213/FUL (Demolition of existing workshops and construction of a two-storey building containing 4 residential units (Use Class C3) including accommodation within the roof served by dormers to the front and rooflights to side and rear, alterations to vehicular access, associated car and bicycle parking, refuse and recycling storage, landscaping and associated works) to allow for internal alterations to the first and second floor level units

Planning Application

Greystone Works The Green Croxley Green WD3 3AN

Ref. No: 20/1494/FUL | Received: Fri 24 Jul 2020 | Validated: Fri 24 Jul 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision:

CGPC objects to the variation of condition due to the living space being relocated to the second floor concerns of overlooking and loss of privacy for existing properties in Windmill Drive. Comments from residents of Windmill Drive should be taken into account. If the officer is minded to approve the variation of condition, then CGPC request that it be considered by TRDC Planning Committee.

Approved

- Application:** [Demolition of existing detached garage and construction single storey side and rear extension, alterations to external materials and internal alterations](#)
- Address:** 11 Ludlow Way Croxley Green WD3 3SJ
- Application No:** 20/0971/FUL
- CGPC 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.
- TRDC Decision** Approved
- Email from Tom Norris 30/06/2020 @ 15:53** - applicant has amended the plans to match materials on front and side with existing materials. P&D Committee reviewed the revised plans on 02/07/2020 and confirmed concerns have been addressed and does not need to be called into committee.
- Application:** [Conversion of existing garage to habitable accommodation, single storey front/side extension and alterations to fenestration detail including installation of front bay window.](#)
- Address:** 12 Dorchester Court Mayfare Croxley Green WD3 3DQ
- Application No:** 20/0782/FUL
- CGPC Decision** NGFO
- TRDC Decision** Approved
- Application:** [Part single storey, part two storey rear extension and first floor side extension](#)
- Address:** 24 Dover Way Croxley Green WD3 3SL
- Application No:** 20/0975/FUL
- CGPC Decision** NGFO
- TRDC Decision** Approved
- Application:** [Loft conversion including roof alterations including increase in ridge height, rear dormer and front rooflights, alterations to existing single storey side projection and porch extension](#)
- Address:** 183 Baldwins Lane Croxley Green WD3 3LL
- Application No:** 20/0763/FUL
- CGPC Decision** NGFO Materials should match existing
- TRDC Decision** Approved
- Application:** [Advertisement Consent: Installation of Internally Illuminated fascia and internally illuminated projecting sign to front elevation](#)

Address: 117-119 New Road Croxley Green Rickmansworth Hertfordshire WD3 3EN

Application No: 20/0940/ADV

CGPC Decision CGPC object to the application for the following reasons:-
1. It is not in accordance with the Neighbourhood Plan policy SF1. Appendix G5 states that "illuminated signs should respect the surroundings".
2. The property is within a residential area of New Road.
3. Concerns about the high illuminance levels.
Neighbours comments should be taken into consideration. If the Planning Officer is minded to approve the application then CGPC would like it to be called into committee.
Email from Tom Norris on 26/06/2020 @14:52 - applicant has amended the plans to show main signage will not be illuminated. Cllrs Walker and Mitchell confirmed ok to remove the call in to committee.

TRDC Decision Approved

Application: [Single storey front extension, construction of front dormers and front rooflight and replacement of pitched roof over rear extension with parapet wall](#)

Address: 16 Winton Crescent Croxley Green Rickmansworth Hertfordshire WD3 3QX

Application No: 20/1036/FUL

CGPC Decision CGPC object to the single storey front extension as it is in contradiction with Croxley Green Neighbourhood Plan CA2 and the Three Rivers Planning Policy. It was noted that building work had already commenced on the property. If the Planning Officer is minded to approve the application then CGPC would like it to be called into committee.

TRDC Decision Approved

Application: [Advertisement Consent: Installation of non-illuminated ground mounted directional sign and electric charging bay sign](#)

Address: 185-187 Croxley Green Service Station Watford Road Croxley Green WD3 3ED

Application No: 20/1029/ADV

CGPC Decision NGFO

TRDC Decision Approved

Refused
None advised.

Withdrawn

Application: [Demolition of existing single storey projection and construction of single storey side/rear extension](#)

Address: 5 Little Green, Ashlea Little Green Lane Croxley Green WD3 3JQ

Application No: 20/1009/FUL

CGPC Decision: NGFO Materials should match existing

TRDC Decision: Withdrawn 21/07/2020

Application: [Two storey front, side and rear extensions, front porch, loft conversion including insertion of rooflights and extensions and alterations to raised patio to rear](#)

Address: 282 Watford Road Croxley Green WD3 3DE

Application No: 20/1070/FUL

CGPC Decision: NGFO subject to materials matching existing.

TRDC Decision: Withdrawn on 03/08/2020

Application: [Part Retrospective: Loft conversion including insertion of rear dormer to provide habitable accommodation within the roof](#)

Address: 23 Lewes Way Croxley Green WD3 3SN

Application No: 20/1253/FUL

CGPC Decision: CGPC object for the following reasons:
1. Development does not comply with CA2 of the Neighbourhood Plan.
2. The extension of the increased ridge height would create an overbearing structure.
3. This further development would result in a total overmassing of site.
4. There are concerning privacy issues and loss of light for neighbours.
CGPC notes retrospective planning application of outbuilding is not included in block plan.
CGPC notes a pattern of retrospective applications being submitted.
Neighbours comments should be taken into account. If the planning officer is minded to approve the application then CGPC request that it be considered by TRDC planning committee.

TRDC Decision: Withdrawn 30/07/2020

PD3632/20 Appeals Against Planning Decisions

No appeals had been received.

PD3633/20 Update on Recent Objections

20/1158/LBC The Windmill 34 Windmill Drive Croxley Green Rickmansworth Hertfordshire WD3 3FD

[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](#)

20/1157/FUL The Windmill 34 Windmill Drive Croxley Green Rickmansworth Hertfordshire WD3 3FD

[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](#)

The Administrative Officer advised Members that The Windmill is on the Agenda of the TRDC Planning Committee on 13 August 2020.

[Post Meeting Note: These applications were withdrawn and will not be on the

PD3634/20 **Closure**

There being no further business, the Chairman closed the meeting at 7.46 pm