



MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
 HELD Online using ZOOM secure video conference
 ON THURSDAY 6 JANUARY at 7.30 PM

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

Cllrs Gallagher, Parks, and Taylor

Not Present: Cllrs Birch and Whitmore

In Attendance: Cllr Cole

Voting Members: 5

Members of the Public: 0

PD4011/22 Apologies for Absence

Apologies were received and approved from Cllr Tobin.

PD4012/22 Declarations of Interest

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

PD4013/22 Representations from the Public

No representations were made.

PD4014/22 Highways and Road Safety

An update was given on Hertfordshire County Council's (HCC) street tree works schedule. HCC will be undertaking a large amount of tree work in Croxley Green, with many trees being marked to be felled. HCC have informed the Council that they will seek to replace the trees where possible in the next planting season.

PD4015/22 Minutes

The Minutes to be considered were those of the Thursday 2 and Tuesday 14 December 2021.

Resolved:

- That the Minutes of the meeting held on Thursday 2 and Tuesday 14 December 2021 be approved and signed by the Chairman.

PD4016/22 Matters Arising

PD3982/21 - Breakspeare School Consultation – The Clerk confirmed that the Council has submitted its consultation response to HCC.

PD4017/22 Planning Applications

In the following applications "NGFO" means No Grounds For Objection:

Single storey rear extension, first floor side and rear extension, two storey side extension, roof alterations including extension to roof, insertion of two rear dormers and removal of chimney to provide habitable accommodation within the loft space, and alterations to front fenestration.

Planning Application

8 Green Lane Croxley Green WD3 3HR

Ref. No: 21/2793/FUL | Received: Wed 08 Dec 2021 | Validated: Wed 08 Dec 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC note that the curved eaves of the original house have been lost, as they are not included in the proposed new roof. CGPC consider that this is contrary to the Neighbourhood Plan as it does not respect the architectural detail of the original house.

Demolition of front porch and construction of single-storey front and side extension

Planning Application

89 Kenilworth Drive Croxley Green Rickmansworth Hertfordshire WD3 3NN

Ref. No: 21/2761/FUL | Received: Thu 02 Dec 2021 | Validated: Wed 08 Dec 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: No Comment

Part-retrospective: Conversion of garage into habitable accommodation, ground floor front canopy and first floor side extension

Planning Application

27 Windmill Drive Croxley Green WD3 3FF

Ref. No: 21/2799/RSP | Received: Thu 09 Dec 2021 | Validated: Thu 16 Dec 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: No Comment

Demolition of existing conservatory and erection of single storey side and rear extensions including alterations to fenestration.

Planning Application

109 Watford Road Croxley Green Rickmansworth Hertfordshire WD3 3DX

Ref. No: 21/2697/FUL | Received: Wed 24 Nov 2021 | Validated: Mon 29 Nov 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC Note the parallel Certificate of Lawfulness and request that the applicant is reminded that the development works subject of this planning permission cannot be undertaken at the same time as any development subject of a separate Lawful Development Certificate Application.

Single-storey rear extension

Planning Application

10 Gill Close Croxley Green WD18 8WS

Ref. No: 21/2797/FUL | Received: Wed 08 Dec 2021 | Validated: Mon 20 Dec 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC note

- the biodiversity checklist does not mention the proximity to Croxley Common Moor (SSSI).
- the proposed materials do not match existing.

Single storey rear extension to ground floor maisonette

Planning Application

183 Watford Road Croxley Green WD3 3ED

Ref. No: 21/2866/FUL | Received: Fri 17 Dec 2021 | Validated: Tue 21 Dec 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC would like to draw the Case Officer's attention to the size of the extension in relation to the garden and request a check that sufficient amenity space is retained.

PD4018/22 **Recent Decisions by Three Rivers District Council**

Approved

Application: [Demolition of existing conservatory and construction of single storey rear and side extension.](#)
Address: 14 Dickinson Avenue Croxley Green WD3 3EX
Application No: 21/2517/FUL
CGPC Decision NGFO subject to reasonable neighbour comments
TRDC Decision Approved

Application: [Single storey rear extension](#)
Address: 139 New Road Croxley Green WD3 3EN
Application No: 21/2480/FUL
CGPC Decision NGFO
TRDC Decision Approved

Application: [Single storey side and rear extension, conversion of garage to habitable room, front porch and alterations to fenestration](#)
Address: 10 Norwich Way Croxley Green WD3 3SP
Application No: 21/2464/FUL
CGPC Decision CGPC suggest that a sloping porch roof instead of the gable would be more in keeping with the street scene.
TRDC Decision Approved

Application: [Single storey side and rear extension, insertion of new rooflights, smooth white render, alterations to front door and external patio works](#)
Address: 90 Kenilworth Drive Croxley Green WD3 3NW
Application No: 21/2383/FUL
CGPC Decision CGPC note the comments from the neighbours and supports them. CGPC note the loss of brickwork under the bay and by the front door. Building work should be restricted to permitted building hours.
TRDC Decision Approved

Application: [Single storey rear extension and alterations to existing roof form of side projection](#)
Address: 12 Valley Walk Croxley Green WD3 3SY
Application No: 21/2472/FUL
CGPC Decision NGFO subject to reasonable neighbour comments
TRDC Decision Approved

Application: [Part single-storey, part two-storey side and rear extensions, rear juliet balcony, hip-to-gable roof extension and insertion of front rooflights](#)
Address: 65 Links Way Croxley Green WD3 3RH
Application No: 21/2345/FUL
CGPC Decision CGPC objects to the application for the following reasons:
 1. The two storey extension is to the south side and will significantly overshadow the neighbours conservatory.
 2. The hip to gable and loss of arch over the front door are contrary to the Neighbourhood Plan policies and guidelines in CA2.
 If the officer is minded to approve the application, CGPC request that it is called into the TRDC planning committee.
TRDC Decision Approved

Application: [Single storey rear extension and alterations to roof form of existing rear projection.](#)
Address: 2 Woodland Chase Croxley Green WD3 3FN
Application No: 21/2513/FUL
CGPC Decision NGFO. CGPC note the small plot and request the planning officer to confirm that the application leaves sufficient amenity space in the curtilage.
TRDC Decision Approved

Application: [Part Retrospective: 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 \(Dentist\)](#)
Address: Memoria 131 Watford Road Croxley Green WD3 3DX
Application No: 21/2489/RSP
CGPC Decision TRDC Case Officer confirmed that this application removed the change of use on 138 Watford Road from dentist to residential. NGFO
TRDC Decision Approved

Application: [Single storey rear extension and loft conversion including rear dormer and rooflights](#)
Address: 10 Owens Way Croxley Green WD3 3PT
Application No: 21/2500/FUL
CGPC Decision NGFO subject to an assessment of the impact of the size of the rear dormer on the street scene
TRDC Decision Approved

Application: [Single storey rear extension](#)
Address: 23 Warwick Way Croxley Green Hertfordshire WD3 3SB
Application No: 21/2569/FUL
CGPC Decision NGFO subject to neighbour comments
TRDC Decision Approved

Refused
None Advised.

Withdrawn

Application: [Loft conversion including side dormer window and rooflights](#)
Address: 23 Lewes Way Croxley Green WD3 3SN
Application No: 21/2446/FUL
CGPC Decision Croxley Green Parish Council objects to the application for the following reasons:
* The owner is yet to comply with the Planning Inspector's refusal of previous applications, and zero remedial work has taken place.
* Uniformity of the rooflines along Lewes Way would be impacted by the proposed changes, leaving the street scene unbalanced and the property to be out of character with neighbouring properties.

* The scaffolding surrounding the building has been in place for over 2 years and is severely impacting the residents living nearby to the property.
* The existing drawings on the application are not correct, because they do not show the loft extension that has been built illegally.

Before this, or any further application related to this property be allowed to be submitted by the applicant or considered by TRDC, CGPC insist that Three Rivers exercise their duty to enforce the contraventions on the property and ensure that all works to remove the illegal works have been completed.

As it stands this is not a valid application as it does not truly reflect the building in its current state and should be withdrawn immediately.

If the planning officer is minded to approve, CGPC request that the application is called into the TRDC planning committee.

TRDC Decision Withdrawn on 22/12/2021

Application: [Construction of part single, part two storey side and rear extension, loft conversion including hip to gable roof alterations, rear dormer and front rooflights, alterations to fenestration and construction of detached outbuilding to rear](#)

Address: 129 Watford Road Croxley Green WD3 3DX

Application No: 21/2422/FUL

CGPC Decision CGPC object to the application for the following reasons:
* Details on the front side extension are not respecting the local architectural details and together with the gabled end will make the pair of houses unbalanced.
* Does not comply with Neighbourhood Plan CA2
* Gable at the rear of the property will overshadow the neighbouring property.

If the officer is minded to approve, CGPC request that the application is discussed by the TRDC planning committee.

TRDC Decision Withdrawn on 22/12/2021

PD4019/22 Appeals Against Planning Decisions

20/1881/FUL - Killingdown Farm Little Green Lane Croxley Green Rickmansworth Hertfordshire WD3 3JJ - [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](#)
Public Inquiry will start on 30/11/2021 and last 8 days – meeting will be held virtually.

21/0952/FUL – 43 Valley Walk Croxley Green Rickmansworth Hertfordshire WD3 3TQ - [Demolition of existing garage and side extension, construction of a part single storey, part double storey side and rear extension and associated internal alterations](#)
Appeal Reference - 21/0046/REF – start date 26/10/2021 – response date 23/11/2021

20/2737/FUL – Land Adjacent To 62-84 & 99-121 Sycamore Road Croxley Green Rickmansworth Hertfordshire WD3 3TF
[Erection of a block of six apartments and a terrace of three residential dwellings, with the associated access from Sycamore Road, parking and landscaping](#)
Appeal Reference – 21/0031/REF – start date 04/11/2021 – response date 09/12/2021

21/1798/FUL - 21 Rousebarn Lane Croxley Green WD3 3RL - [Single storey front extension and front dormer window](#)

Appeal Reference - 21/0055/REF – start date 11/11/2021

PD4020/22 Update on Recent Objections

No updates were given.

PD4021/22 Extending 20mph Zones in Croxley Green

Item was deferred until the next meeting of the Committee.

PD4022/22 Croxley Green Neighbourhood Plan Adherence

A verbal update was given on how the requirements of the Neighbourhood Plan are being followed.

PD4023/22 Budget 2022/23

Members made no changes to the Budget which was supplied with the Agenda.

Resolved:

- That the P&D Budget for 2022/23, a total of £7,850, is put forward to Council for approval.

PD4024/22 Closure

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