



MINUTES OF A MEETING OF THE  
**PLANNING AND DEVELOPMENT COMMITTEE**  
HELD Online using ZOOM secure video conference  
ON THURSDAY 6 MAY at 7.00 PM

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

Cllrs Taylor, Whitmore and Yeung

Voting Members: 5

In Attendance: Cllr Gallagher

Members of the Public: 0

**PD3832/21 Apologies for Absence**

Apologies were received from Cllr Birch.

**PD3833/21 Declarations of Interest**

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

**PD3834/21 Representations from the Public**

No representations were made.

**PD3835/21 Highways and Road Safety**

None advised.

**PD3836/21 Minutes**

The Minutes to be considered were those of the Thursday 1 and Wednesday 21 April 2021.

**Resolved:**

- That the Minutes of the meeting held on Thursday 1 and Wednesday 21 April 2021 be approved and signed by the Chairman.

**PD3837/21 Matters Arising**

There were no matters arising.

**PD3838/21 Planning Applications**

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

**[Demolition of existing garage and side extension, construction of a part single storey, part double storey side and rear extension and associated internal alterations](#)**

Planning Application

43 Valley Walk Croxley Green WD3 3TQ

Ref. No: 21/0952/FUL | Received: Wed 14 Apr 2021 | Validated: Wed 14 Apr 2021 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO subject to neighbours comments 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: 21/0944/FUL | Received: Tue 13 Apr 2021 | Validated: Tue 13 Apr 2021 | 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. Neighbours comments should be taken into consideration. If the Planning Officer is minded to approve, we do not request it called into Committee.**

**[Construction of rear conservatory](#)**

Planning Application

96 Links Way Croxley Green WD3 3RN

Ref. No: 21/0926/FUL | Received: Mon 12 Apr 2021 | Validated: Thu 15 Apr 2021 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO subject to neighbours' comments taken into consideration.**

**[Single-storey front extension and rendering of dwelling](#)**

Planning Application

156 Links Way Croxley Green WD3 3RN

Ref. No: 21/0939/FUL | Received: Tue 13 Apr 2021 | Validated: Fri 16 Apr 2021 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

**[Installation of Air Source Heat Pumps and acoustic enclosure with rear garden](#)**

Planning Application

Kenilworth Parrotts Close Croxley Green WD3 3JZ

Ref. No: 21/0953/FUL | Received: Wed 14 Apr 2021 | Validated: Fri 16 Apr 2021 | Status: Pending Consideration

**Croxley Green Parish Council Decision: CGPC request the planning officer checks the specification is reasonable for the location. Neighbours comments should be taken into consideration.**

**[Single storey rear/side extension and first floor side extension](#)**

Planning Application

193 Watford Road Croxley Green WD3 3EH

Ref. No: 21/0972/FUL | Received: Thu 15 Apr 2021 | Validated: Tue 20 Apr 2021 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

**[Single storey rear extension](#)**

Planning Application

32 Frankland Close Croxley Green WD3 3AR

Ref. No: 21/0990/FUL | Received: Mon 19 Apr 2021 | Validated: Mon 19 Apr 2021 | Status: Pending Consideration

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

**Croxley Green Parish Council Decision: CGPC note that the extension is over 6 metres. Neighbours comments should be taken into account.**

**Single storey rear infill extension, garage conversion, internal alterations and external hard landscape work**

Planning Application

7 Malvern Way Croxley Green WD3 3QL

Ref. No: 21/1037/FUL | Received: Thu 22 Apr 2021 | Validated: Thu 22 Apr 2021 | Status: Pending Consideration

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

**Croxley Green Parish Council Decision: NGFO subject to neighbours comments taken into consideration.**

**Loft conversion including hip to gable roof enlargement and side dormer, first floor side and rear extensions and single storey rear extension and alterations to fenestration**

Planning Application

14 Hedges Way Croxley Green WD3 3FA

Ref. No: 21/0962/FUL | Received: Wed 14 Apr 2021 | Validated: Mon 26 Apr 2021 | Status: Pending Consideration

**Croxley Green Parish Council Decision: CGPC have concerns about the alterations to the appearance of the property within a harmonious development. Neighbours comments should be taken into account. If the Planning Officer is minded to approve, we do not request it called into Committee.**

**PD3839/21 Recent Decisions by Three Rivers District Council**

**Approved**

**Application:** [Variation of Condition 2 \(Plan Numbers\) of planning permission 20/0622/FUL \(Front porch; single storey rear extension; single storey side extension and conversion of garage to habitable accommodation; roof extension; subdivision of site and creation of semi-detached two storey dwelling with associated parking and landscaping and relocation of existing vehicular access to serve both dwellings with alterations to frontage including front and rear land levels\) to make alterations to the main roof design](#)

**Address:** 1A Links Way Croxley Green WD3 3RG

**Application No:** 21/0464/FUL

**CGPC Decision** NGFO but not able to submit comment

**TRDC Decision** Approved

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

**Address:** 36 Gonville Avenue Croxley Green WD3 3BY

**Application No:** 21/0237/FUL

**CGPC 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.

**TRDC Decision** Approved – No Officer Report visible on TRDC Planning Portal.

**Application:** [Single storey side and rear extension to link to existing garage, loft conversion including side extension to roof to form a gable end and insertion of rear dormer window](#)

**Address:** 33 Sherborne Way Croxley Green Rickmansworth Hertfordshire WD3 3PE

**Application No:** 21/0351/FUL

**CGPC Decision** CGPC objects for the following reasons:  
The size of the dormer will result in over-massing of the property.  
The application is out of keeping with the character of the area and should harmonise with the neighbouring properties.  
The application does not meet policy CA2 of the Neighbourhood Plan.  
If the officer is minded to approve, CGPC does not request that it is called into the TRDC planning committee.

**TRDC Decision** Approved – Officer Report on Planning Portal did not agree with the objections CGPC raised.

**Application:** [Ground and first floor rear extension with insertion of window in side elevation](#)

**Address:** 12 Hedges Way Croxley Green WD3 3FA

**Application No:** 21/0333/FUL

**CGPC Decision** NGFO

**TRDC Decision** Approved

**Application:** [Erection of garden office and shed](#)

**Address:** Rowan Cottage Whitegates Close Croxley Green WD3 3JY

**Application No:** 21/0244/FUL

**CGPC 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.

**TRDC Decision** Approved

## Refused

**Application:** [Erection of a block of six apartments and a terrace of three residential dwellings, with the associated access from Sycamore Road, parking and landscaping](#)

**Address:** Land Adjacent To 62-84 & 99-121 Sycamore Road Croxley Green Rickmansworth Hertfordshire WD3 3TF

**Application No:** 20/2737/FUL

**CGPC Decision:** See CGPC Sycamore Road Comments Final.pdf  
PDF sent to Planning Officer on 17/02/2021

**TRDC Decision:** Refused

## Withdrawn

None Advised.

**PD3840/21 Appeals Against Planning Decisions**

20/0054/REF 40-92 Grove Court Grove Crescent Croxley Green WD3 3JU  
20/0467/FUL

[Demolition of Grove Court and the construction of 42 apartments, 19 x 1-bedroom and 23 x 2-bedroom units, associated parking and landscaping, cycle and refuse/recycling stores and shared access](#)

Cllr Mitchell advised members that planning permission had been granted for Grove Court after the appeal was assessed by the Planning Inspector. The Clerk shared the Planning Inspector report – see attached.

**PD3841/21 Update on Recent Objections**

None advised.

**PD3842/21 Review of Community Bus Operations**

The Administrative Officer gave a verbal update on the phone calls made to the regular passengers. All regular passengers would like the bus to resume as soon as possible after the covid restrictions easing on 17 May 2021. Members agreed for the bus service to be reinstated on Friday 21 May 2021 with the same covid safety measures used in December in place.

**PD3843/21 Closure**

There being no further business, the Chairman closed the meeting at 8.24 pm