



MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
 HELD IN THE COUNCIL CHAMBER
 ON THURSDAY 7 APRIL 2022 at 7.30 PM

Present: Cllr Mitchell - In the Chair Amanda Gardiner – Administrative Officer

Cllrs Gallagher (7:42), Parks, Tobin and Whitmore (7.44)

Voting Members: 5

Members of the Public: 0

PD4074/22 Apologies for Absence

Apologies were received and approved from Cllrs Birch and Taylor.

PD4075/22 Declarations of Interest

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

PD4076/22 Highways and Road Safety

[Under Standing Order 13.1.6 it was agreed to move this item to the end of the Agenda]

PD4077/22 Minutes

The Minutes to be considered were those of the Thursday 3 and Tuesday 15 March 2022.

Resolved:

- That the Minutes of the meeting held on Thursday 3 and Tuesday 15 March 2022 be approved and signed by the Chairman.

PD4078/22 Matters Arising

There were no matters arising.

PD4079/22 Representations from the Public

No representations were made.

PD4080/22 Planning Applications

Single storey rear extension and conversion to rear of garage to habitable accommodation, provision of canopy over rear patio area and extension to raised patio area.

Planning Application

7 Warwick Way Croxley Green Hertfordshire WD3 3SB

Ref. No: 22/0426/FUL | Received: Wed 09 Mar 2022 | Validated: Wed 09 Mar 2022 | Status: Pending Consideration

Croxley Green Parish Council Decision: No Comment

Two storey front extension and front porch

Planning Application

56 Winton Drive Croxley Green Hertfordshire WD3 3RD

Ref. No: 22/0241/FUL | Received: Tue 15 Feb 2022 | Validated: Thu 10 Mar 2022 | Status: Pending Consideration

Croxley Green Parish Council Decision: No Comment

Single storey side and rear extensions, removal of chimney and alterations to fenestration

Planning Application

8 Frankland Road Croxley Green Hertfordshire WD3 3AU

Ref. No: 22/0174/FUL | Received: Fri 04 Feb 2022 | Validated: Mon 14 Feb 2022 | Status: Pending Consideration

Croxley Green Parish Council Decision: No Comment, subject to neighbours comments

Enlargement of front dormer

Planning Application

21 Rousebarn Lane Croxley Green WD3 3RL

Ref. No: 22/0369/FUL | Received: Wed 02 Mar 2022 | Validated: Fri 11 Mar 2022 | Status: Pending Consideration

Croxley Green Parish Council Decision: The Parish Council notes that the pitched roof on the front dormer does not meet the policies set out in the Neighbourhood Plan (CA2).

Councillor Gallagher joined the meeting at this point (7.42)

Councillor Whitmore joined the meeting at this point (7.44)

Loft conversion including hip to gable roof alteration; removal of chimney stack; insertion of second floor flank window, front and rear dormers and rooflights

Planning Application

18 Bateman Road Croxley Green WD3 3BL

Ref. No: 22/0407/FUL | Received: Mon 07 Mar 2022 | Validated: Tue 15 Mar 2022 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC objects to the gable end and suggest that a sussex hip is more in keeping.

Demolition of single storey side extension, construction of two storey side/rear extension, single storey front and rear extensions.

Planning Application

128 Baldwins Lane Croxley Green Hertfordshire WD3 3LJ

Ref. No: 22/0480/FUL | Received: Mon 14 Mar 2022 | Validated: Mon 14 Mar 2022 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC have the following concerns:

- 1. The front ground floor extensions do not meet the policies set out in the Neighbourhood Plan as the style is different to the existing house roof pitch.**
- 2. No sections submitted.**
- 3. Proximity to neighbours and potential loss of daylight**

This is a Landmark Building (Old Lodge House) and covered by policy CA4 in the Neighbourhood Plan. With minor modifications this application could be sympathetic to the existing house. If Planning Officer is minded to approve, then CGPC request that it be considered by TRDC planning committee.

Prior approval: Change of use from dental surgery to five residential units

Planning Application

Elmcote House The Green Croxley Green Rickmansworth Hertfordshire WD3 3HN

Ref. No: 22/0391/PDM | Received: Wed 02 Mar 2022 | Validated: Thu 17 Mar 2022 | Status: Pending Consideration

Croxley Green Parish Council Decision: The Parish Council note that further planning applications might need to be submitted to achieve the conversion of this building to suitable accommodation meeting current building regulations - external plant, external insulation and fenestrations. No other comment, subject to neighbours comments.

Demolition of existing conservatory, single storey rear extension, demolition of existing front porch with new replacement canopy

Planning Application

284 Baldwins Lane Croxley Green Hertfordshire WD3 3LD

Ref. No: 22/0535/FUL | Received: Tue 22 Mar 2022 | Validated: Tue 22 Mar 2022 | Status: Pending Consideration

Croxley Green Parish Council Decision: No Comment

PD4081/22 Recent Decisions by Three Rivers District Council

Approved

Application: [Part-retrospective: Ground and lower ground floor side and rear extension, loft conversion including insertion of rear dormer window, front rooflights, alterations to fenestration and alterations to existing rear terrace, new external rear stairs to garden level and new raised planters \(amendments to planning permission 20/1896/FUL\)](#)

Address: 23 Copthorne Road Croxley Green Rickmansworth Hertfordshire WD3 4AB

Application No: 21/2860/RSP

CGPC Decision CGPC object due to concerns over privacy and overlooking of the neighbours garden. CGPC support and echo the objection from the residents at No.25 Copthorne Road. If the Planning Officer is minded to approve, then CGPC request that it be considered by TRDC planning committee. CGPC request that before reaching a decision at committee meeting that TRDC Members undertake a site visit.

TRDC Decision Approved

Application: [Part single, part two storey rear extension, front porch, loft conversion including front and rear rooflights and erection of close boarded fencing](#)

Address: 60 Durrants Drive Croxley Green WD3 3NS

Application No: 22/0022/FUL

CGPC Decision CGPC would like to draw the Case Officer's attention to the size of the porch in relation to the remaining space to park a vehicle and request that dimensions are checked on site before approving the front porch.

TRDC Decision Approved

Application: [Part single, part two storey rear extension, insertion of rooflights, front porch and associated alterations](#)

Address: 68 Durrants Drive Croxley Green WD3 3NS

Application No: 22/0050/FUL

CGPC Decision Croxley Green Parish Council have no objection to the application, but ask that the planners ensure there is enough room for a 4.8m car parking space.

TRDC Decision Approved

Application: [Installation of signage to include an internally illuminated fascia sign, 1 set of welcome letters and 1 lantern to the front elevation, two internally illuminated free-standing signs, two externally illuminated free-standing signs and one free-standing non illuminated sign, oval fascia sign,](#)

Address: [3x post mounted corex signs, 1x lantern, 1x set of welcome letters, 1x post mounted parking signs](#)
Harvester Watford Road Croxley Green WD3 3RX

Application No: 22/0120/ADV

CGPC Decision CGPC objects to the application for the following reasons:

1. The scale of the sign on the front of the property is in contravention of the Croxley Green Neighbourhood Plan. Policy CA4 lists the Harvester as a landmark building and that "any proposed change to or replacement of these buildings and structures will only be permitted if the design respects the character and scale of the immediate environment".
2. The size of the sign, showing as blocking windows on the front of the property, is far too large and detracts from the overall character of the building and does not meet policy CA4.
3. It also fails to meet the requirements set out in Appendix G, namely that "fascia signs should be in proportion to adjoining signs and the host building" and that "lettering and font size should be proportionate".
4. The building is situated at a gateway to Croxley Green and must be respected.

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

Advised of amended plans submitted 22/03/2022. The Clerk submitted the following in an email to the Planning Officer
"The council would like to withdraw the call in following the reduction in sign size which we note is already in place."

TRDC Decision Approved

Application: [Loft conversion including roof alterations to form gable end, front rooflights and rear dormers, provision of new roof form to existing rear conservatory and alterations to fenestration detail](#)

Address: The Laurels 14 Green Lane Croxley Green Rickmansworth Hertfordshire WD3 3HR

Application No: 22/0104/FUL

CGPC Decision No Comment

TRDC Decision Approved

Application: [Removal of rear conservatory and construction of single storey rear extension and installation of wall mounted heat pump](#)

Address: 119 Windmill Drive Croxley Green WD3 3FB

Application No: 22/0040/FUL

CGPC Decision CGPC have the following concerns:

1. The proposed building will be out of character with the existing building
2. There are no details shown for the edge of the roof
3. The heat pump will be visible

TRDC Decision Approved

Application: [Conversion of garage to habitable accommodation, insertion of new windows and rooflights, internal alterations and external paving](#)
Address: 1 Hazelwood Road Croxley Green Hertfordshire WD3 3EA
Application No: 22/0195/FUL
CGPC Decision No Comment
TRDC Decision Approved

Application: [Single storey front extension](#)
Address: 112 Valley Walk Croxley Green Hertfordshire WD3 3TG
Application No: 22/0200/FUL
CGPC Decision The Parish Council notes that application does not meet the polices set out in the Neighbourhood Plan but has no further comments on this occasion.
TRDC Decision Approved

Refused
None advised.

Withdrawn
None advised.

PD4082/22 **Appeals Against Planning Decisions**
None advised.

PD4083/22 **Update on Recent Objections**
None advised.

PD4084/22 **Luton Airport Consultation**
The Administrative Officer advised Members that the Clerk had submitted the CGPC response to the Luton Airport Expansion Consultation – see attached. Members requested that the Parish Council response to consultations is circulated to all Committee Members.

PD4076/22 **Highways and Road Safety**
[Under Standing Order 13.1.6 it was agreed to move this item to the end of the Agenda]

Cllr Gallagher advised Members that he had spoken to a number of residents of Chalmers Court who raised concerns about the condition of the footways between Chalmers Court and the nearest shops and bus stops (near All Saints Church). The footways appear to be in very poor condition – narrow, uneven and with sub-standard dropped kerbs. As many of the residents are elderly and infirm and rely on mobility aids, this is a barrier to their activities and needs to be remedied under current legislation.

Members agreed that the Parish Council

- formally write to Hertfordshire County Council and request a meeting on site with someone who is professionally qualified both as a road engineer and to assess access provided under DDA legislation.

- start a campaign to have that part of the footway upgraded to meet the needs of residents.

PD4085/22 **Closure**

There being no further business, the Chairman closed the meeting at 8.31 pm