



MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON THURSDAY 19 DECEMBER 2019 at 8.00 PM

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

Cllrs Hobbs, Jacob, Taylor and Walker

Voting Members: 6

In Attendance: Cllrs Gallagher, Vassiliou, Wallington

Members of the Public: 0

PD3497/19 Apologies for Absence

Apologies were received from Cllr Birch

PD3498/19 Declarations of Interest

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

PD3499/19 Representations from the Public

No representations were made.

PD3500/19 Planning Applications

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

[Variation of Condition 4 \(Drainage Strategy\) of planning permission 18/2040/FUL: Changes to drainage strategy](#)

Planning Application

Croxley Danes School Baldwins Lane Croxley Green Hertfordshire

Ref. No: 19/2164/FUL | Received: Mon 11 Nov 2019 | Validated: Wed 20 Nov 2019 | Status: Pending Consideration

Croxley Green Parish Council Decision: Members would like to draw the Planning Officer’s attention to the concerns of the Residents and assume that they will be fully investigated. TRDC must ensure that future maintenance of the drainage system is enforced.

[Demolition of existing outbuilding and erection of single storey rear extension with first floor terrace, loft conversion including rear dormer and conversion of building to three flats and construction of outbuilding](#)

Planning Application

197 Watford Road Croxley Green WD3 3EH

Ref. No: 19/2134/FUL | Received: Tue 05 Nov 2019 | Validated: Mon 02 Dec 2019 | Status: Pending Consideration

Croxley Green Parish Council Decision: Members welcome the changes made to the original application. Committee recommends that the glass used on the first floor terrace should be opaque to maintain privacy for the neighbouring properties.

Proposed single storey rear extension, loft conversion including hip to gable conversion, rear dormer and front rooflight

Planning Application

246 Watford Road Croxley Green Rickmansworth Hertfordshire WD3 3DD

Ref. No: 19/2230/FUL | Received: Tue 19 Nov 2019 | Validated: Wed 04 Dec

2019 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO, subject to no neighbour objections.

Two-storey front infill extension including extension to roof and loft conversion including hip to gable extension, rear dormer and front rooflights

Planning Application

6 Oakleigh Drive Croxley Green WD3 3EF

Ref. No: 19/2345/FUL | Received: Wed 04 Dec 2019 | Validated: Wed 04 Dec

2019 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Proposed two storey rear extension, single storey front and side extension and single storey front porch extension

Planning Application

16 Gonville Avenue Croxley Green WD3 3BY

Ref. No: 19/2339/FUL | Received: Wed 04 Dec 2019 | Validated: Wed 04 Dec

2019 | Status: Pending Consideration

Croxley Green Parish Council Decision:

Croxley Green Parish Council recommends:-

- the porch roofline should match the adjoining property to harmonise the street scene.
- the side extension should not encroach beyond the original property line at the side of the property, to not be in contradiction of the Croxley Green Neighbourhood Plan Policy CA2.

Single storey front and side extension, two storey bay window extension, first floor rear extension, and installation of first floor window to front elevation

Planning Application

15 The Green Croxley Green WD3 3HN

Ref. No: 19/2293/FUL | Received: Thu 28 Nov 2019 | Validated: Wed 04 Dec

2019 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Variation of Conditions 2 (Approved Plans) and 3 (Materials) of Planning Permission 19/1486/FUL (Demolition of existing detached dwelling and erection of detached two storey replacement dwelling including accommodation in the roof space and associated external works) to include increase in size of dwelling and alterations to materials

Planning Application

Kenilworth Parrotts Close Croxley Green WD3 3JZ

Ref. No: 19/2316/FUL | Received: Mon 02 Dec 2019 | Validated: Fri 06 Dec

2019 | Status: Pending Consideration

Croxley Green Parish Council Decision: In view of the fact that the location is in the Conservation Area, materials should match existing.

Demolition of existing conservatory and construction of a single storey rear extension and associated internal alterations and front porch

Planning Application

37 Valley Walk Croxley Green WD3 3TQ

Ref. No: 19/2259/FUL | Received: Mon 25 Nov 2019 | Validated: Mon 25 Nov 2019 | Status: Pending Consideration

Croxley Green Parish Council Decision: Croxley Green Parish Council recommends the porch roofline should match the adjoining property to harmonise the street scene.

First floor rear extension

Planning Application

2 Copthorne Cottages The Green Croxley Green Rickmansworth Hertfordshire WD3 3HX

Ref. No: 19/2226/FUL | Received: Tue 19 Nov 2019 | Validated: Tue 10 Dec 2019 | Status: Pending Consideration

Croxley Green Parish Council Decision: Members noted that this property is in the Conservation Area. NGFO.

Part Retrospective: Change of Use: Laying of driveway to side and front of property and alterations to landscaping.

Planning Application

74 Windmill Drive Croxley Green WD3 3FE

Ref. No: 19/2326/RSP | Received: Tue 03 Dec 2019 | Validated: Tue 10 Dec 2019 | Status: Pending Consideration

Croxley Green Parish Council Decision: Croxley Green Parish Council supports the comments made by the planning officer that the verge should be fully returned to its previous state. If the planning officer is minded to approve the application then CGPC would like it to be called into committee.

Removal of existing flat conservatory roof and replacement with a pitched composite tile roof and alterations to fenestration detail.

Planning Application

17 Lancing Way Croxley Green WD3 3LW

Ref. No: 19/2317/FUL | Received: Mon 02 Dec 2019 | Validated: Wed 11 Dec 2019 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Erection of front porch, demolition of existing garage and erection of a two storey side and rear extension, alteration of external materials and alterations to fenestration detail/materials.

Planning Application

317 Baldwins Lane Croxley Green WD3 3LA

Ref. No: 19/2397/FUL | Received: Thu 12 Dec 2019 | Validated: Fri 13 Dec 2019 | Status: Pending Consideration

Croxley Green Parish Council Decision: Croxley Green Parish Council objects to the use of white render, as this property is within the Conservation Area. The render is totally out of keeping with the street scene and would result in a complete unbalance in comparison to the neighbouring properties. The property in question is situated at the gateway to Croxley Green from Sarratt and all efforts must be made to retain the existing materials. If the planning officer is minded to approve the application then CGPC would like it to be called into committee.

Approved

Application: Single storey rear extension
Address: 83 Barton Way Croxley Green WD3 3PB
Application No: 19/1929/FUL
CGPC Decision NGFO
TRDC Decision Approved

Application: Part single, part two storey side and rear extension
Address: 12 Manor Way Croxley Green WD3 3LY
Application No: 19/1910/FUL
CGPC Decision NGFO
TRDC Decision Approved

Application: Single storey side and front extension and detached double garage at rear
Address: 2B Barton Way Croxley Green WD3 3QA
Application No: 19/2050/FUL
CGPC Decision NGFO
TRDC Decision Approved

Refused

Application: Alterations and extensions to existing roof form and provision of rear rooflights
Address: Orchard View The Green Croxley Green Rickmansworth Hertfordshire WD3 3HX
Application No: 19/1927/FUL
CGPC Decision NGFO
TRDC Decision Refused

Application: Outline Application: Development of two self-build detached dwellings including alterations to existing vehicular access (landscaping reserved).
Address: 2 Canterbury Way Croxley Green WD3 3SS
Application No: 19/1923/OUT
CGPC Decision Croxley Green Parish Council objects to this application for the following reasons:-
·Back garden development should only be used in exceptional circumstances and we feel that this application does not meet the criteria, please refer to TRDC Local Development Plan, clause 3.5 and policy DM1 (a).
·Overdevelopment of the site – the size of the new build properties are 70% larger than a standard 4 bed dwelling. We consider that this proposal does not comply with Policy CA1 in the Croxley Green
·Self build could result in a lengthy build timeline which would be extremely disruptive to existing properties
·Narrow and unsafe access to the site - there is a lack of storage space for building materials

- The plan includes subterranean living which is not deemed to be appropriate to health and wellbeing of occupiers
- The Badger Method Statement does not include the badger set in No 22 Dover Way with a pass through to 2 Canterbury Way
- The excavation of the basements will disrupt the badger sets due to vibration and multiple journeys to move earth spoil away from the site
- The triangle of land excluded from the development includes TPO Trees – there is no indication of who will be responsible for them in future and how access to them will be obtained
- The Arboricultural Report says the trees are of low value, but local residents consider them very valuable assets for wildlife
- Due to the topography and close proximity of proposed buildings to neighbouring properties this will result in a loss of privacy
- Car Parking Guidelines state that a 4 bed house should have 3 parking spaces, the plan only shows 2 per property
- Gated development is in contradiction of the Croxley Green Neighbourhood Plan point 5.2.6 on page 39

TRDC Decision Refused

Application: Single storey side and rear extension and loft conversion including side and rear dormer

Address: 14 Gonville Avenue Croxley Green WD3 3BY

Application No: 19/1873/FUL

CGPC Decision Croxley Green Parish Council objects to the proposal for the following reasons:-

CGPC believes that the proposal is not in harmony with the character and scale of the immediate environment.

The proposal does not comply with policy CA3 of the Croxley Green Neighbourhood Plan, in which Gonville Avenue is specifically mentioned.

If the officer is minded to approve the application then CGPC would like the application to be considered by the TRDC planning committee.

TRDC Decision Refused

Withdrawn

None Advised

PD3502/19 Appeals Against Planning Decisions

No appeals had been received.

PD3503/19 Update on Recent Objections

143 New Road – detached outbuilding

The Windmill, 34 Windmill Drive – erection of gates and fence

PD3504/19 Closure

There being no further business, the Chairman closed the meeting at 9.43 pm