



MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
 HELD IN THE COUNCIL CHAMBER
 ON THURSDAY 21 NOVEMBER 2019 at 8.00 PM

Present: Cllr Mitchell - In the Chair Amanda Gardiner – Administrative Assistant
 Cllrs Birch, Hobbs, Taylor and Walker
 Voting Members: 6

In Attendance: Cllrs Gallagher, Wallington

Members of the Public: 6

PD3476/19 Apologies for Absence

Apologies were received from Cllr Jacob

PD3477/19 Declarations of Interest

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

PD3478/19 Representations from the Public

PD3479/19 Representations were made from 3 representatives re the proposed development of 2 Canterbury Way.

[In accordance with Standing Order 13.1.15 the meeting was temporarily suspended between 8:08 – 8:28 PM]

[In accordance with Standing Order 13.1.6 PD3470/19 - 19/1998/RSP Retrospective: Erection of gates and fence fronting Windmill Drive was brought forward]

PD3479/19 Planning Applications

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

[Outline Application: Development of two self-build detached dwellings including alterations to existing vehicular access \(landscaping reserved\).](#)

Planning Application

2 Canterbury Way Croxley Green WD3 3SS

Ref. No: 19/1923/OUT | Received: Fri 04 Oct 2019 | Validated: Tue 15 Oct 2019 | Status:

Pending Consideration

Croxley Green Parish Council 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 Neighbourhood plan. Especially as the site is on a slope and is overlooked by a large number of properties.**
- **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**

Single storey front extension

Planning Application

77 Durrants Drive Croxley Green WD3 3NY

Ref. No: 19/2082/FUL | Received: Fri 25 Oct 2019 | Validated: Tue 05 Nov 2019 | Status:

Pending Consideration

Croxley Green Parish Council Decision: NGFO

Part Retrospective: Ground floor rear extension

Planning Application

22 Pevensey Way Croxley Green WD3 3FX

Ref. No: 19/2151/RSP | Received: Thu 07 Nov 2019 | Validated: Thu 07 Nov 2019 | Status:

Pending Consideration

Croxley Green Parish Council Decision: Croxley Green Parish Council supports the concerns of No 30 Scarborough Drive re loss of privacy. If the officer is minded to approve the application then CGPC wish for it to be discussed by the TRDC planning committee.

Single storey extension to rear of property with flat roof

Planning Application

99 New Road Croxley Green WD3 3EN

Ref. No: 19/2192/FUL | Received: Thu 14 Nov 2019 | Validated: Mon 18 Nov 2019 | Status:

Pending Consideration

Croxley Green Parish Council Decision: If there are any comments from the neighbours, can the case officer please take note.

Conversion of garage into habitable space with front extension and replacement roof of existing side extension

Planning Application

11 Lewes Way Croxley Green WD3 3SN

Ref. No: 19/2198/FUL | Received: Fri 15 Nov 2019 | Validated: Mon 18 Nov 2019 | Status:

Pending Consideration

Croxley Green Parish Council Decision: NGFO

Two-storey infill front extension and single storey rear extension

Planning Application

58 Winton Drive Croxley Green WD3 3RA

Ref. No: 19/2167/FUL | Received: Sun 10 Nov 2019 | Validated: Fri 15 Nov 2019 | Status:

Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Demolition and erection of detached garage, replacement boundary wall / fencing](#)

Planning Application

15 The Green Croxley Green WD3 3HN

Ref. No: 19/2199/FUL | Received: Fri 15 Nov 2019 | Validated: Mon 18 Nov 2019 | Status:

Pending Consideration

Croxley Green Parish Council Decision: Croxley Green Parish Council has no objection to this application, provided the materials chosen harmonise with the house.

[Front extension and increase in height of existing garage](#)

Planning Application

177 New Road Croxley Green WD3 3HB

Ref. No: 19/2070/FUL | Received: Thu 24 Oct 2019 | Validated: Fri 15 Nov 2019 | Status:

Pending Consideration

Croxley Green Parish Council Decision: NGFO

PD3480/19 Recent Decisions by Thee Rivers District Council

Approved

- | | |
|------------------------|--|
| Application: | Retrospective: Single storey rear extension |
| Address: | 84 Barton Way Croxley Green WD3 3QA |
| Application No: | 19/1808/RSP |
| CGPC Decision | CGPC has no comment on Planning but is concerned whether building regulations have been complied with. |
| TRDC Decision | Approved |
| Application: | Single storey rear extension |
| Address: | The Old House 3 Watford Road Croxley Green WD3 3DL |
| Application No: | 19/1713/FUL |
| CGPC Decision | NGFO |
| TRDC Decision | Approved |
| Application: | Creation of a vehicular crossover. |
| Address: | 274 Watford Road Croxley Green WD3 3DD |
| Application No: | 19/1830/FUL |
| CGPC Decision | CGPC noted the application is within the proposed CPZ area. |
| TRDC Decision | Approved |
| Application: | Front porch and two storey side and rear extension and single storey rear extension. |
| Address: | 50 Harvey Road Croxley Green Rickmansworth Hertfordshire WD3 3BT |
| Application No: | 19/1779/FUL |
| CGPC Decision | NGFO |
| TRDC Decision | Approved |
| Application: | Construction of single storey front, side and rear extensions and change of use of ground floor from retail (Use Class A1) to two one bedroom flats (Use Class C3) |

Address: 175 New Road Croxley Green Rickmansworth
Hertfordshire WD3 3HB
Application No: 19/1695/FUL
CGPC Decision NGFO
TRDC Decision Approved

Application: Single storey rear extension
Address: 20 Durrants Drive Croxley Green WD3 3NP
Application No: 19/1821/FUL
CGPC Decision NGFO
TRDC Decision Approved

Application: Single storey rear extension
Address: 62 Kenilworth Drive Croxley Green WD3 3NW
Application No: 19/1823/FUL
CGPC Decision NGFO
TRDC Decision Approved

Application: Single storey rear extension
Address: 1 Manor Way Croxley Green WD3 3LU
Application No: 19/1842/FUL
CGPC Decision Croxley Green Parish Council objects to the application as the proposed extension and storage unit will be contiguous and there are concerns to the future
TRDC Decision Approved

Refused

Application: Re-siting of entrance and construction of front porch extension, internal alterations and associated works including removal of wall hung clay tiles at first floor level to red brick external finish
Address: Elmcote House The Green Croxley Green
Rickmansworth Hertfordshire WD3 3HN
Application No: 19/1796/FUL
CGPC Decision Refused
TRDC Decision NGFO

Withdrawn

None Advised

PD3481/19 Appeals Against Planning Decisions

No appeals had been received.

PD3482/19 P&D Budget 2020/21

Members agreed to review the P&D Budget for 2020/21 before the next meeting and to discuss any updates required at the next P&D Committee Meeting on 5 December 2019.

PD3483/19 Closure

There being no further business, the Chairman closed the meeting at 9.52 pm