



MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON THURSDAY 5 MARCH 2020 at 8.00 PM

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

Cllrs Jacob, Taylor and Walker

Voting Members: 5

In Attendance: Cllrs Gallagher and Wallington

Members of the Public: 0

PD3539/20 Apologies for Absence

Apologies were received from Cllr Birch.

PD3540/20 Declarations of Interest

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

PD3541/20 Representations from the Public

No representations were made.

PD3542/20 Highways and Road Safety

The Clerk advised Members that traffic light controlled roadworks were taking place at 3 locations in Croxley Green – Baldwins Lane/junction with The Green, Baldwins Lane/junction with Winton Drive; Watford Road/junction with New Road. The Clerk informed Members that he has contacted TRDC multiple times (but received no substantive reply) to set up a meeting to discuss installing further barriers to stop vehicles, mainly delivery lorries, from damaging the Green. He advised members that until a meeting was scheduled the Rangers would not be undertaking repairs to the Green caused by vehicles as it was taking up a substantial and unwarranted amount of their time as the damage is now occurring on an almost daily basis.

PD3543/20 Minutes

The Minutes to be considered were those of the Thursday 6 and Tuesday 18 February 2020.

Resolved:

- That the Minutes of the meetings held on Thursday 6 and Tuesday 18 February 2020 be approved and signed by the Chairman.

PD3544/20 Matters Arising

The Clerk gave a verbal update on the Wayfinding scheme. Members feedback was sent to TRDC on 13 February 2020. The scheme has been amended to include the feedback provided.

PD3545/20 **Planning Applications**

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

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)

Planning Application

131 Watford Road Croxley Green Rickmansworth Hertfordshire WD3 3DX
Ref. No: 20/0164/FUL | Received: Mon 27 Jan 2020 | Validated: Sat 14 Mar 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC do not object to the change of use, but note the loss of residential property. Finishes need to harmonise with the street scene.

Variation of Conditions 2 (Approved Plans), 3 (Materials) and Condition 8 (PV Panels) 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 and ridge height of dwelling and alterations to materials

Planning Application

Kenilworth Parrotts Close Croxley Green WD3 3JZ
Ref. No: 20/0306/FUL | Received: Wed 12 Feb 2020 | Validated: Fri 14 Feb 2020 | 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.

Loft conversion including roof alterations, increase in ridge height, insertion of rear dormer and front rooflights

Planning Application

253 Baldwins Lane Croxley Green WD3 3LH
Ref. No: 20/0237/FUL | Received: Tue 04 Feb 2020 | Validated: Mon 17 Feb 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC noted the increase in ridge height. Concerned the style of roof is overmassing the site, suggest dutch hip on both sides to conform with CA2 of the Neighbourhood Plan.

Part-retrospective: Demolition of garage and construction of two-storey side extension; part two-storey, part single-storey rear extension and alterations to fenestration

Planning Application

169 Watford Road Croxley Green WD3 3ED
Ref. No: 20/0281/RSP | Received: Sat 08 Feb 2020 | Validated: Fri 14 Feb 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC concerned by proposal to use GRP on roof, but have no grounds for objection

Erection of front porch, demolition of existing garage and erection of a single storey side extension and two storey and single storey rear extension.

Planning Application

317 Baldwins Lane Croxley Green Rickmansworth Hertfordshire WD3 3LA
Ref. No: 20/0352/FUL | Received: Mon 17 Feb 2020 | Validated: Wed 19 Feb 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC ask that any comments from neighbours are taken into consideration by the case officer. 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.

Loft conversion including hip to gable roof extension, rear dormer and front rooflights

Planning Application

42 Canterbury Way Croxley Green WD3 3SS

Ref. No: 20/0371/FUL | Received: Wed 19 Feb 2020 | Validated: Mon 24 Feb 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Ground and first floor rear extension and insertion of windows in flank elevation

Planning Application

11 Hedges Way Croxley Green Rickmansworth Hertfordshire WD3 3FA

Ref. No: 20/0426/FUL | Received: Mon 24 Feb 2020 | Validated: Fri 28 Feb 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

PD3546/20 Recent Decisions by Thee Rivers District Council

Approved

- Application:** [Proposed raising of existing roof over nos. 83 and 85 Barton Way and first floor front extension to no. 85 Barton Way](#)
- Address:** 83-85 Barton Way Croxley Green Rickmansworth Hertfordshire WD3 3PB
- Application No:** 20/0032/FUL
- CGPC Decision** CGPC has concerns over the raise in ridge height of the two properties but does not object to the application.
- TRDC Decision** Approved
- Application:** [Retrospective: Construction of raised patio to rear of dwelling and fences to side boundaries replacing existing fence](#)
- Address:** 11 Lancing Way Croxley Green WD3 3LW
- Application No:** 19/2488/RSP
- CGPC Decision** NGFO
- TRDC Decision** Approved
- Application:** [Rendering of front elevation](#)
- Address:** 41 Hastings Way Croxley Green WD3 3SQ
- Application No:** 19/2505/FUL
- CGPC Decision** CGPC objects to the proposal for the following reason: The render is out of keeping with the street scene and would result in a complete unbalance in comparison to the neighbouring properties.
- TRDC Decision** Approved
- Application:** [Proposed two storey rear extension, single storey front and side extension and single storey front porch extension](#)
- Address:** 16 Gonville Avenue Croxley Green WD3 3BY
- Application No:** 20/0034/FUL
- CGPC Decision** CGPC appreciates the amended plans, following previous comments and does not object to the application, but recommends that the porch matches the style of the neighbouring property.
- TRDC Decision** Approved

Refused

Application:	<u>Construction of two two storey dwellings to rear gardens of 8 to 10 Claremont Crescent including associated access, parking and gardens</u>
Address:	8-10 Claremont Crescent Croxley Green Rickmansworth Hertfordshire WD3 3QR
Application No:	19/2348/FUL
CGPC Decision	Croxley Green Parish Council does not object to the application, and appreciates the efforts made in the proposal's massing and design to fit within the space and the wider local area. However, the committee, given that the application is back-land development and has scope to impact on a number of neighbouring properties, requests, regardless of the planning officer's decision, that it is called into committee at TRDC for further scrutiny.
TRDC Decision	Refused

Withdrawn

None Advised.

PD3547/20 Appeals Against Planning Decisions

No appeals had been received.

PD3548/20 Update on Recent Objections

19/1684/OUT - SCOTSBRIDGE HOUSE, SCOTS HILL, CROXLEY GREEN, HERTFORDSHIRE WD3 3BB Verbal update on objections to the development due to potential flooding and lack of affordable housing

Officers' recommendation: That Outline Planning Permission be Granted, following the completion of a Section 106 Agreement to secure an Affordable Housing Review Mechanism.

Approved subject to conditions and an informative on the public footway

19/2213/FUL - GREYSTONE WORKS, THE GREEN, CROXLEY GREEN, HERTS, WD3 3AN Verbal update on objections to the development due to overmassing, no amenity space and overlooking neighbours gardens. Verbal update for the development four new homes on an underutilised site.

Officers' recommendation: That Planning Permission be Granted, following the completion of a Section 106 Agreement to secure the affordable housing contribution.

Approved

20/0034/FUL - 16 GONVILLE AVENUE, CROXLEY GREEN, WD3 3BY Verbal update Officers said design had been amended, therefore **approved** unanimously.

PD3549/20 TRDC Proposals for Controlled Parking Zones (CPZ) in Croxley Green

The Clerk provided a verbal update on the Controlled Parking Zones in Croxley Green. The Chairman invited comments from Members in order to build a response to TRDC.

Members discussed the following

- Short time available for the Parish Council to respond, meaning that the Parish Council is unable to carry out its own consultation.
- That TRDC should re-consult the residents of Dickinsons Square and Dickinsons Avenue to gain a better understanding of their views.
- A Professional review of the impact of the scheme 12 months after its introduction.
- Confusion felt by residents of how the consultation was communicated to them.
- Any introduction of controlled parking zones should be properly enforced.

Resolved:

- That the Clerk responds to the TRDC consultation.

PD3550/20 Croxley Schools Parking

[Under Standing Order 13.1.10 it was agreed by Members to add this item to the Agenda]

The Clerk made Members aware of a Letter received from Governors of Yorke Mead School, Malvern Way School and Little Green School detailing issues with parking during school drop off and collection times.

Members discussed

- Safety lines marked on the road outside Little Green School have faded and need repainting.
- Utilising PCSOs and Parking Wardens to monitor parking around schools during drop off and collection times.
- Requesting schools to write to parents to request considerate parking.
- Children setting a walking target and being awarded points for distances walked.

PD3551/20 Closure

There being no further business, the Chairman closed the meeting at 10.07 pm