



MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON THURSDAY 5 SEPTEMBER 2019 at 8.00 PM

Present: Cllr Hobbs - In the Chair
Ryan Bennett – Clerk
Amanda Gardiner – Administrative Assistant

Cllr Birch, Jacob, Taylor, Walker

Voting Members: 6

In Attendance: Cllrs Gallagher, Montague, Tobin, Wallington

Members of the Public: 1

PD3424/19 Apologies for Absence

Apologies were received from Cllr Mitchell.

PD3425/19 Declarations of Interest

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

PD3426/19 Representations from the Public

PD3434/19 Representations were made from a representative of the Croxley Green Residents Association regarding the TRDC proposals for Controlled Parking Zones (CPZ) in Croxley Green.

PD3427/19 Highways and Road Safety

The Clerk advised members of the Traveller Incursion that occurred in Stone's Orchard on 31 August 2019.

PD3428/19 Minutes

The Minutes to be considered were those of the 1 & 15 August 2019.

Resolved:

- That the Minutes of the meetings held on Thursday 1 & 15 August 2019 be approved and signed by the Chairman.

PD3429/19 Matters Arising

There were no matters arising.

PD3430/19 Planning Applications

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

[First floor rear and side extension and two rooflights](#)

Planning Application

1 Hedges Way Croxley Green WD3 3FA

Ref. No: 19/1558/FUL | Received: Thu 15 Aug 2019 | Validated: Thu 15 Aug 2019 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Listed Building Consent: Various repair works to property including brick repairs, replacement doors and windows

Planning Application

The Windmill 34 Windmill Drive Croxley Green WD3 3FD

Ref. No: 19/1567/LBC | Received: Fri 16 Aug 2019 | Validated: Tue 20 Aug 2019 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC Noted the Application

Single storey front and rear extensions

Planning Application

66 Valley Walk Croxley Green Rickmansworth Hertfordshire WD3 3TG

Ref. No: 19/1492/FUL | Received: Tue 06 Aug 2019 | Validated: Wed 21 Aug 2019 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

District Council Application: Refurbishment of existing play area including the installation of new play equipment

Planning Application

Cassiobridge Play Area Recreation Ground Watford Road Croxley Green Hertfordshire

Ref. No: 19/1427/FUL | Received: Mon 29 Jul 2019 | Validated: Thu 15 Aug 2019 | Status: Pending Decision. CGPC not included in original notification – Freya Clewley has requested our feedback before Thursday 12th September.

Croxley Green Parish Council Decision: No objection to the refurbishment of existing play area. Members felt that planting more trees and using natural materials for the play equipment would be more appropriate. Project may have benefited from wider consultation.

Part Retrospective: Demolition of the existing building and erection of two storey building to accommodate one two-bed flat at ground floor and one, one-bed maisonette at first floor level

Planning Application

The Studio Community Way Croxley Green WD3 3FH

Ref. No: 19/1450/FUL | Received: Wed 31 Jul 2019 | Validated: Thu 22 Aug 2019 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Demolition of existing garage and covered passageway, erection of single-storey front porch projection, part single, part two storey side and rear extensions, single storey rear extension and raised patio to rear with screen

Planning Application

46 Kenilworth Drive Croxley Green WD3 3NW

Ref. No: 19/1631/FUL | Received: Thu 29 Aug 2019 | Validated: Thu 29 Aug 2019 | Status: Pending Consideration

Croxley Green Parish Council Decision: Croxley Green Parish Council does not object, but would draw the case officer's attention to the extension encroaching towards the road in contradiction of the Croxley Green Neighbourhood Plan.

First floor side and rear extension

Planning Application

6 Chess Vale Rise Croxley Green WD3 4AF

Ref. No: 19/1641/FUL | Received: Fri 30 Aug 2019 | Validated: Mon 02 Sep 2019 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Approved

Application: Part conversion of existing integral garage to habitable accommodation to include a gym and store
Address: 11 Woodland Chase Croxley Green Rickmansworth Hertfordshire WD3 3FN
Application No: 19/1219/FUL
CGPC Decision NGFO
TRDC Decision Approved

Application: Proposed single storey rear extension and first floor front extension
Address: 47 Fuller Way Croxley Green WD3 3PL
Application No: 19/1184/FUL
CGPC Decision NGFO
TRDC Decision Approved

Application: Single storey front extension
Address: 77 Durrants Drive Croxley Green WD3 3NY
Application No: 19/1065/FUL
CGPC Decision
TRDC Decision Approved

Application: Single storey rear extension
Address: 61 Durrants Drive Croxley Green WD3 3NY
Application No: 19/1211/FUL
CGPC Decision NGFO
TRDC Decision Approved

Application: Alterations to roof form including extension to front dormer window and provision of rear dormer window, flank rooflights, and single storey rear extension.
Address: 11 Elmcote Way Croxley Green Rickmansworth Hertfordshire WD3 3HP
Application No: 19/1119/FUL
CGPC Decision NGFO
TRDC Decision Approved

Application: Removal of garage and construction of single storey side and rear extensions and extension to hardstanding to front
Address: 87 Baldwins Lane Croxley Green WD3 3LT
Application No: 19/1290/FUL
CGPC Decision NGFO
TRDC Decision Approved

Application: Two storey front extension
Address: 38 Winton Drive Croxley Green Rickmansworth Hertfordshire WD3 3RD
Application No: 19/1241/FUL
CGPC Decision NGFO
TRDC Decision Approved

Application: Two storey and single storey rear extension
Address: 35 Fuller Way Croxley Green WD3 3PL
Application No: 19/1276/FUL
CGPC Decision NGFO
TRDC Decision Approved

Refused

Application: Loft conversion including alterations from hip to gabled roof form , side dormer window and roof lights, alterations to roof form of existing rear extension, alterations to external materials to include render, and alterations to fenestration detail.
Address: 24 Sycamore Road Croxley Green WD3 3TD
Application No: 19/1212/FUL
CGPC Decision CGPC believe that this application is highly out of character with the area. Partly being down to the proposed white rendering on the front of the property.
The committee also shares the comments of 26 Sycamore. Furthermore, CGPC believe that the side window represents a loss of privacy to neighbouring properties.
If the officer is minded to approve then CGPC wish for this application to be called into committee.
TRDC Decision Refused

Withdrawn

Application: Change of use from Retail (Class A1) to Children's Day Nursery (Class D1) including extensions and alterations to the existing building, associated parking and play area.
Address: Croxley Plumbing Supplies Winton House 2 Winton Approach Croxley Green Rickmansworth Hertfordshire WD3 3TL
Application No: 19/1215/FUL
CGPC Decision Croxley Green Parish Council object to the change of use from Retail (Class A1) to Children's Day Nursery (Class D1) for the following reasons:
It is a valuable local asset that provides a unique service to the residents and businesses of Croxley Green.
It is the only plumbing supplier in Croxley Green and employs 11 people.
TRDC Decision Withdrawn

PD3432/19 Appeals Against Planning Decisions

No appeals had been received.

PD3433/19 Update on Recent Objections

There were no recent objections.

PD3434/19 TRDC Proposals for Controlled Parking Zones (CPZ) in Croxley Green

[In accordance with Standing Order 13.1.15 the meeting was temporarily suspended between 8:55-9:24]

Discussion was held to determine the Council's response to the TRDC proposals for controlled parking zones in Croxley Green.

PD3416/19 Closure

There being no further business, the Chairman closed the meeting at 9.26 pm