



MINUTES OF A MEETING OF THE  
**PLANNING AND DEVELOPMENT COMMITTEE**  
 HELD IN THE COUNCIL CHAMBER  
 ON THURSDAY 7 NOVEMBER 2019 at 8.00 PM

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

Cllr Jacob, Walker

Voting Members: 4

In Attendance: Cllrs Gallagher, Wallington, Vassiliou

Members of the Public: 10

PD3464/19 Apologies for Absence

Apologies were received from Cllrs Birch, Hobbs and Taylor.

PD3465/19 Declarations of Interest

Members were invited to declare interests as appropriate during the course of the meeting. Cllrs Gallagher and Vassiliou declared a non-pecuniary interest re Windmill Drive.

PD3466/19 Representations from the Public

PD3470/19 Representations were made from a representative from the Windmill Drive Residents Association re the development of the Windmill site.

*[In accordance with Standing Order 13.1.15 the meeting was temporarily suspended between 8:04 – 8:34 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]*

PD3467/19 Highways and Road Safety

Members were advised that no matters regarding road safety had been formally brought to the Council's attention.

PD3468/19 Minutes

The Minutes to be considered were those of the 3 & 17 October 2019.

**Resolved:**

- That the Minutes of the meetings held on Thursday 3 & 17 October 2019 be approved and signed by the Chairman.

PD3469/19 Matters Arising

There were no matters arising.

PD3470/19 Planning Applications

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

**[Retrospective: Erection of gates and fence fronting Windmill Drive.](#)**

Planning Application

The Windmill 34 Windmill Drive Croxley Green WD3 3FD

Ref. No: 19/1998/RSP | Received: Tue 15 Oct 2019 | Validated: Tue 22 Oct 2019 | Status: Pending Consideration

**Croxley Green Parish Council Decision:**

Croxley Green Parish Council has the following concerns

- That the application is only for the Front Fence and does not cover the work undertaken to the Sides and Back of the property.
- That measurements taken of the Fence show that it exceeds the permitted height
- On inspection the gravel board is showing above ground and not buried as per the plan.
- The drawing exaggerates the slope.
- That damage has been done to wildlife habitats

We would also like to draw the case officer's attention to the Neighbourhood Plan point 5.2.6 on page 39 which discourages gated developments  
If case officer is minded to approve the application then CGPC would like the application to be considered by the TRDC planning committee

**[Single storey side and rear extension and loft conversion including side and rear dormer](#)**

Planning Application

14 Gonville Avenue Croxley Green WD3 3BY

Ref. No: 19/1873/FUL | Received: Sun 29 Sep 2019 | Validated: Wed 23 Oct 2019 | Status: Pending Consideration

**Croxley Green Parish Council 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.

**[Single storey side and front extension and detached double garage at rear](#)**

Planning Application

2B Barton Way Croxley Green WD3 3QA

Ref. No: 19/2050/FUL | Received: Tue 22 Oct 2019 | Validated: Thu 24 Oct 2019 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

**[Part single, part two storey side and rear extension](#)**

Planning Application

12 Manor Way Croxley Green WD3 3LY

Ref. No: 19/1910/FUL | Received: Thu 03 Oct 2019 | Validated: Thu 24 Oct 2019 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

**[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: deferred to P&D Meeting 21 November 2019**

**[Part two storey, part single storey side and rear extension, alterations to roof of existing ground floor and alterations to fenestration details including installation of a first floor flank wall window and associated internal alterations](#)**

Planning Application

209 New Road Croxley Green WD3 3HE

Ref. No: 19/2109/FUL | Received: Thu 31 Oct 2019 | Validated: Fri 01 Nov 2019 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

[New roof to existing rear extension, single storey rear infill extension, external render to exterior and basement extension with four new rooflights](#)

Planning Application

24 Sycamore Road Croxley Green WD3 3TD

Ref. No: 19/2098/FUL | Received: Wed 30 Oct 2019 | Validated: Mon 04 Nov 2019 | Status: Pending Consideration

**Croxley Green Parish Council Decision:**

**CGPC believe that this application is highly out of character with the area. Partly being down to the proposed white rendering on all elevations of the property.**

**If the officer is minded to approve then CGPC wish for this application to be called into committee.**

PD3471/19 Recent Decisions by Thee Rivers District Council

**Approved**

**Application:** Part Retrospective: Construction of detached building  
**Address:** 23 Lewes Way Croxley Green Rickmansworth Hertfordshire WD3 3SN  
**Application No:** 19/1691/RSP  
**CGPC Decision** CGPC objects to the application for the following reasons:  
· Concerns on the scale, height and potential use of the building as the plans submitted do not show height measurements.  
· CGPC feel that this development represents an overdevelopment of a site on which a very large extension has already been built.  
· Concerns that the building is or could be connected to mains drainage and could be used as a separate dwelling.  
· It appears that the site has been built up with excavated earth from a previous extension. Clarification is requested on whether the building conforms to the requirement that it is no higher than 2.5 meters as it is within 2 meters of the boundary.  
If the planning officer is minded to approve the application then CGPC would like it to be called into committee.

**TRDC Decision** Approved

**Application:** Two storey front extension  
**Address:** 214 Baldwins Lane Croxley Green WD3 3LQ  
**Application No:** 19/1655/FUL  
**CGPC Decision** Members do not object, but would draw the Planning Officers attention to CA2 in the Neighbourhood Plan.

**TRDC Decision** Approved

**Application:** 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  
**Address:** 46 Kenilworth Drive Croxley Green WD3 3NW  
**Application No:** 19/1631/FUL  
**CGPC 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.

**TRDC Decision** Approved

**Application:** Single storey rear extension with raised platform and steps  
**Address:** 54 Beechcroft Avenue Croxley Green WD3 3EQ  
**Application No:** 19/1628/FUL  
**CGPC Decision** NGFO  
**TRDC Decision** Approved

**Application:** Single storey extension to rear at ground floor, with replacement pitched roof to single storey elements at rear.  
**Address:** 10 Dickinson Square Croxley Green Rickmansworth Hertfordshire WD3 3HA  
**Application No:** 19/1708/FUL  
**CGPC Decision** NGFO  
**TRDC Decision** Approved

**Application:** Single storey rear extension, part conversion of existing garage to habitable accommodation, front porch and alterations to fenestration including new window in first floor front bedroom and new door to ground floor rear elevation.  
**Address:** 6 Copthorne Road Croxley Green WD3 4AE  
**Application No:** 19/1720/FUL  
**CGPC Decision** NGFO  
**TRDC Decision** Approved

**Application:** Demolition of existing single storey rear extension, construction of part single, part two storey rear extension including extension to roof and replacement rear dormer, insertion of additional rooflights, conversion of garage into habitable accommodation and alterations to fenestration  
**Address:** 247 Baldwins Lane Croxley Green WD3 3LH  
**Application No:** 19/1686/FUL  
**CGPC Decision** NGFO  
**TRDC Decision** Approved

**Application:** Two storey front extension, part single storey and part two storey rear extension and widening of the existing vehicular access  
**Address:** 5 Winton Drive Croxley Green WD3 3RF  
**Application No:** 19/1687/FUL  
**CGPC Decision** NGFO  
**TRDC Decision** Approved

**Refused**  
None Advised

**Withdrawn**  
None Advised

PD3472/19 Appeals Against Planning Decisions

No appeals had been received.

PD3473/19 Update on Recent Objections

There were no recent objections.

PD3474/19 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 21 November 2019.

PD3475/19 Closure

There being no further business, the Chairman closed the meeting at 9.54 pm