

01923 710250  
@CroxleyGreenPC  
info@croxleygreen-pc.gov.uk  
www.croxleygreen-pc.gov.uk



Community Way  
Croxley Green  
Rickmansworth  
Hertfordshire WD3 3SU

MINUTES OF A MEETING OF THE  
**PLANNING AND DEVELOPMENT COMMITTEE**  
HELD Online using ZOOM secure video conference  
ON TUESDAY 14 JULY 2020 at 6.30 PM

**Present** Cllr Walker - In the Chair Amanda Gardiner – Administrative Officer

Cllrs Birch, Jacob, Mitchell, and Taylor

Voting Members: 7

In Attendance: Cllrs Cole, Gallagher and Wallington

Members of the Public: 1

**PD3615/20 Apologies for Absence**

Apologies were received from Cllr Yeung.

**PD3616/20 Declarations of Interest**

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

**PD3617/20 Representations from the Public**

Representations were made in support of application 20/1148/FUL 8-10 Claremont Crescent.

Written representations were received from 4 residents in opposition to application 20/1148/FUL 8-10 Claremont Crescent. Their objections included:-

- Back garden development is not in keeping with the Neighbourhood Plan.
- Overdevelopment of the site
- Disruption to local wildlife
- Overlooking and Privacy issues

Written representation was made from 1 resident in opposition to 20/1253/FUL 23 Lewes Way – Their objections included:-

- Dual flank hip to gable roof additions will create an unduly dominant and overbearing built form, loss of light and overlooking.
- Materials do not match existing.
- Missing outbuilding from block plan.

**PD3618/20 Planning Applications**

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

**[Construction of two single storey dwellings to rear gardens of 8 to 10 Claremont Crescent including associated access, parking and gardens](#)**

Planning Application

8-10 Claremont Crescent Croxley Green Rickmansworth Hertfordshire WD3 3QR

Ref. No: 20/1148/FUL | Received: Sat 13 Jun 2020 | Validated: Mon 06 Jul

2020 | Status: Pending Consideration

**Croxley Green Parish Council Decision:**

**CGPC object for the following reasons:**

**1. An uncharacteristic form of development which would be significantly out of character with the underlying uniformity of the local building pattern thereby**

resulting in a discordant form of development. It does not comply with CA1 or H01 and Appendix B of the Neighbourhood Plan.

2. Overmassing of site.

3. Neighbouring properties will be impacted by noise and disturbance.

Neighbours comments should be taken into account. If the officer is minded to approve the application then CGPC request that it be considered by TRDC planning committee.

### **Part Retrospective: Loft conversion including insertion of rear dormer to provide habitable accommodation within the roof**

Planning Application

23 Lewes Way Croxley Green WD3 3SN

Ref. No: 20/1253/FUL | Received: Fri 26 Jun 2020 | Validated: Wed 01 Jul 2020 | Status: Pending Consideration

*[Cllr Birch declared a non-pecuniary interest and did not take part in the discussion or the vote]*

**Croxley Green Parish Council Decision:**

**CGPC object for the following reasons:**

1. Development does not comply with CA2 of the Neighbourhood Plan.

2. The extension of the increased ridge height would create an overbearing structure.

3. This further development would result in a total overmassing of site.

4. There are concerning privacy issues and loss of light for neighbours.

CGPC notes retrospective planning application of outbuilding is not included in block plan.

CGPC notes a pattern of retrospective applications being submitted.

Neighbours comments should be taken into account. If the planning officer is minded to approve the application then CGPC request that it be considered by TRDC planning committee.

### **Single storey rear extension**

Planning Application

4 Pevensey Way Croxley Green WD3 3FX

Ref. No: 20/1188/FUL | Received: Thu 18 Jun 2020 | Validated: Thu 25 Jun 2020 | Status: Pending Consideration

**Croxley Green Parish Council Decision:**

**NGFO subject to the roof details being agreed with TRDC**

### **Installation of electrical vehicle charger with associated plant compound and non-illuminated signage**

Planning Application

185-187 Croxley Green Service Station Watford Road Croxley Green WD3 3ED

Ref. No: 20/1028/FUL | Received: Fri 29 May 2020 | Validated: Mon 29 Jun 2020 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

### **Single storey rear extension and alterations to fenestration to front**

Planning Application

81 Kenilworth Drive Croxley Green WD3 3NN

Ref. No: 20/1292/FUL | Received: Wed 01 Jul 2020 | Validated: Wed 01 Jul 2020 | Status: Pending Consideration

**Croxley Green Parish Council Decision:**

**Materials should match existing and access should not be permitted via no.79.**

**Neighbours comments should be taken into account.**

### **Part Retrospective - Demolition of existing detached dwelling and erection of**

[detached two storey replacement dwelling including accommodation in the roof space and associated external works and provision of front gates to existing front access.](#)

Planning Application

Kenilworth Parrotts Close Croxley Green WD3 3JZ

Ref. No: 20/1283/FUL | Received: Tue 30 Jun 2020 | Validated: Fri 03 Jul

2020 | Status: Pending Consideration

**Croxley Green Parish Council Decision:**

**CGPC object to the size of the gates which are overbearing and not in keeping with existing boundary hedges to surrounding properties. It does not comply with 5.2.6 of the Neighbourhood Plan.**

[Variation of Condition 2 \(Approved Plans\) of planning permission 18/0970/FUL: \(Construction of two bedroom detached dwelling to rear of 4 Scots Hill accessed via Windmill Drive\) to allow alterations to layout including resiting of garage](#)

Planning Application

4 Scots Hill Croxley Green WD3 3AD

Ref. No: 20/1343/FUL | Received: Mon 06 Jul 2020 | Validated: Mon 06 Jul

2020 | Status: Pending Consideration

*[Cllrs Jacob and Walker declared a non-pecuniary interest and did not take part in the vote]*

**Croxley Green Parish Council Decision:**

**CGPC has no comment other than to note the close proximity to the pub and recommends a condition that states "no resident of this property can have the right to object to the normal business of the pub next door"**

**PD3619/20 Recent Decisions by Three Rivers District Council**

**Approved**

**Application:** [Part two storey, part single storey side extensions, extension to existing loft accommodation including hip to Dutch hip roof alterations, rear dormer extension and front rooflights](#)

**Address:** 6 Harvey Road Croxley Green WD3 3BW

**Application No:** 20/0840/FUL

**CGPC Decision** CGPC object as the application is over permitted development of 6mtrs. If the extension was reduced to within permitted development, the committee have no objection. If the planning officer is minded to approve the application then CGPC would like it to be called into committee. Neighbours comments should be taken into consideration.

**Response to Email from Claire Wilson Planning Officer 26/05/2020 @ 13:14**

CGPC asked for it to be called in because of the size of extension beyond the original house. CGPC note the planning officer's comments and that there are no neighbour comments/objections. Therefore, CGPC are happy for it to be dealt with by the planning officer.

**TRDC Decision** Approved

**Refused**

None Advised.

## Withdrawn

<b>Application:</b>	<a href="#">Construction of a garden outbuilding</a>
<b>Address:</b>	48 Kenilworth Drive Croxley Green WD3 3NW
<b>Application No:</b>	20/1194/FUL
<b>CGPC Decision</b>	CGPC object to the scale and height of the outbuilding, but do not request it be called into Committee if the officer is minded to approve.
<b>TRDC Decision</b>	Withdrawn on 03/07/2020

### PD3620/20 Appeals Against Planning Decisions

No appeals had been received.

### PD3621/20 Update on Recent Objections

Administrative Office advised Members that the planning application **20/1036/FUL – Single storey front extension, construction of front dormers and front rooflight and replacement of pitched roof over rear extension with parapet wall at 16 WINTON CRESCENT, CROXLEY GREEN, HERTFORDSHIRE, WD3 3QX** will be heard at TRDC Planning Committee meeting on 16 July 2020.

### PD3622/20 Closure

There being no further business, the Chairman closed the meeting at 8.04 pm