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Community Way
Croxley Green
Rickmansworth
Hertfordshire WD3 3SU

MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON TUESDAY 15 JUNE at 8.00 PM

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

Cllrs Birch, Taylor, Tobin and Whitmore

Voting Members: 5

Members of the Public: 3

PD3867/21 Apologies for Absence

Apologies were received from Cllr Gallagher.

PD3868/21 Declarations of Interest

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

PD3869/21 Representations from the Public

A representative from Croxley Green Residents Association spoke about the TRDC Local Plan Regulation 18 Part 1 and Part 2 Consultation June 2021.

A representative from Sycamore Road Flats spoke about the inclusion of the amenity space at Sycamore Road Flats CFS19 on the TRDC Local Plan Regulation 18 Part 1 and Part 2 Consultation June 2021.

[Under Standing Order 13.1.15 it was agreed to suspend the meeting between 8:06-8:38 pm]

Cllr Whitmore joined the meeting at 8:31pm

PD3870/21 Planning Applications

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

[Single storey rear and side extension](#)

Planning Application

33 Kenilworth Drive Croxley Green WD3 3NN

Ref. No: 21/1269/FUL | Received: Fri 14 May 2021 | Validated: Mon 24 May 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Demolition of existing conservatory and construction of single storey rear extension](#)

Planning Application

92 New Road Croxley Green WD3 3EP

Ref. No: 21/1341/FUL | Received: Mon 24 May 2021 | Validated: Mon 24 May 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC draw the Planning Officer's attention to the neighbours' concerns about loss of light to the rear of their property and garden amenity.

[Single storey rear extension and construction of canopy to side elevation](#)

Planning Application

1 Hastings Way Croxley Green WD3 3SQ

Ref. No: 21/1287/FUL | Received: Tue 18 May 2021 | Validated: Thu 27 May 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO subject to any neighbours' comments

[Single storey side extension](#)

Planning Application

80 Durrants Drive Croxley Green Hertfordshire WD3 3NS

Ref. No: 21/1110/FUL | Received: Thu 29 Apr 2021 | Validated: Mon 24 May 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC note that there is also a Prior Approval application for a rear extension 21/1320/PDE pending which does not appear to have been communicated to neighbours. CGPC request TRDC to ensure neighbours are aware of Prior Approval application to consider the applications in conjunction.

[First floor front extension and alterations to fenestration](#)

Planning Application

220 Watford Road Croxley Green WD3 3DD

Ref. No: 21/1348/FUL | Received: Mon 24 May 2021 | Validated: Tue 01 Jun 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO subject to any neighbours' comments

[Single storey side and rear extension, first floor rear extension, and internal alterations](#)

Planning Application

239A New Road Croxley Green Hertfordshire WD3 3HE

Ref. No: 21/1358/FUL | Received: Tue 25 May 2021 | Validated: Wed 02 Jun 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO subject to any neighbours' comments

[Single storey side and rear extension, with conversion of garage to habitable space](#)

Planning Application

12 Frankland Close Croxley Green WD3 3AR

Ref. No: 21/1394/FUL | Received: Tue 01 Jun 2021 | Validated: Tue 01 Jun 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Conversion of garage to habitable accommodation, single storey rear extension, internal alterations including changes to internal layout.](#)

Planning Application

6 Pevensey Way Croxley Green WD3 3FX

Ref. No: 21/1420/FUL | Received: Thu 03 Jun 2021 | Validated: Thu 03 Jun 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO subject to any neighbours' comments

Demolition of existing buildings and construction of 2no. detached two-bedroom dwellings and associated works including parking and extension to access road

Planning Application

Whitestocks Loudwater Lane Loudwater WD3 4AL

Ref. No: 21/1253/FUL | Received: Thu 13 May 2021 | Validated: Fri 04 Jun 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC have the following concerns: Conversion of ancillary farm buildings into further domestic buildings within the Green Belt.

The new homes are not to an energy standard stated in Aim 5 of the Neighbourhood Plan and are not compatible with the TRDC climate emergency and sustainability strategy.

PD3871/21 Recent Decisions by Three Rivers District Council

Approved

- Application:** [Construction of rear conservatory](#)
Address: 96 Links Way Croxley Green WD3 3RN
Application No: 21/0926/FUL
CGPC Decision NGFO subject to neighbours' comments taken into consideration.
TRDC Decision Approved
- Application:** [Single-storey front extension and rendering of dwelling](#)
Address: 156 Links Way Croxley Green WD3 3RN
Application No: 21/0939/FUL
CGPC Decision NGFO
TRDC Decision Approved
- Application:** [Installation of Air Source Heat Pumps and acoustic enclosure with rear garden](#)
Address: Kenilworth Parrotts Close Croxley Green WD3 3JZ
Application No: 21/0953/FUL
CGPC Decision CGPC request the planning officer checks the specification is reasonable for the location. Neighbours' comments should be taken into consideration.
TRDC Decision Approved

Refused

- Application:** [Construction of front dormer window](#)
Address: 62 Barton Way Croxley Green Rickmansworth Hertfordshire WD3 3QA
Application No: 21/0944/FUL
CGPC Decision: CGPC objects to the application as there are no front dormers on any of the properties in Barton Way and this will change the street scene and is not compliant with CA2 of the Neighbourhood Plan. Neighbours' comments should be taken into consideration. If the Planning Officer is minded to approve, we do not request it called into Committee.

TRDC Decision: Refused

Withdrawn

None Advised.

PD3872/21 Appeals Against Planning Decisions

None Advised.

PD3873/21 Update on Recent Objections

None advised.

PD3874/21 TRDC Local Plan Regulation 18 Part 1 and Part 2 Consultation June 2021

The Chairman informed Members that the Consultation documents comprised of 2 Parts - Preferred Policy Options and Site Allocations. Members discussed reading the Preferred Policy Options to highlight issues that could impact Croxley Green and negate the Neighbourhood Plan. Administrative Officer will create a tracker by site to collate responses from Councillors and Residents.

PD3875/21 Red Cross Building – Potential Site Allocation & Community Asset

The Clerk informed Members that the online and paper petitions had over 700 signatories. The Chairman reiterated that the Red Cross Building is a community asset that should not be developed commercially, and the Red Cross Building was well used by groups within Croxley Green and that only stopped when the Red Cross ceased hiring the hall in March 2019. Only the Welcome Club have been able to continue to use the hall as stipulated in the covenants. The Clerk will write to TRDC and the District Councillors to request a meeting to discuss the future of the Red Cross Building.

PD3876/21 Closure

There being no further business, the Chairman closed the meeting at 9.38 pm