



MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
 HELD IN THE COUNCIL CHAMBER
 ON TUESDAY 16 NOVEMBER at 8.00 PM

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

Cllrs Birch, Gallagher, Mitchell, Tobin and Whitmore

In Attendance: Cllr Cole

Voting Members: 7

Members of the Public: 12

PD3979/21 Apologies for Absence

Apologies were received and approved from Cllr Parks.

PD3980/21 Declarations of Interest

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

PD3981/21 Representations from the Public

Representations were made from Samantha Young, Senior Planning Officer, School Planning Projects, Hertfordshire County Council.

PD3982/21 Breakspeare School Consultation

[Under Standing Order 13.1.15 it was agreed to suspend the meeting between 8:17-8:37 pm]

Members discussed the information provided by Samantha Young. The consultation is a Statutory Consultation focused on the educational rationale and to request funding. Once funding is granted, the issues with access, transportation and the loss of land that is currently in the Green Belt would be covered during the Planning Application stage.

Members reviewed the draft letter and agreed amendments.

Resolved:

- To submit the Council's consultation response following necessary amendments being made.
- To publish the response on the Council's website.

[All Members of the Public left at this point]

PD3983/21 Planning Applications

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

Single storey rear extension and alterations to existing roof form of side projection

Planning Application

12 Valley Walk Croxley Green WD3 3SY

Ref. No: 21/2472/FUL | Received: Mon 25 Oct 2021 | Validated: Fri 29 Oct 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO subject to reasonable neighbour comments

Single storey rear extension and alterations to roof form of existing rear projection.

Planning Application

2 Woodland Chase Croxley Green WD3 3FN

Ref. No: 21/2513/FUL | Received: Fri 29 Oct 2021 | Validated: Fri 29 Oct 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO. CGPC note the small plot and request the planning officer to confirm that the application leaves sufficient amenity space in the curtilage.

Single storey front, side and rear extensions, two storey side extension and extension to existing dormer windows

Planning Application

4 Scots Hill Close Croxley Green Hertfordshire WD3 3AF

Ref. No: 21/2507/FUL | Received: Thu 28 Oct 2021 | Validated: Mon 01 Nov 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC suggest that a sloping porch roof similar to No.2 would be more in keeping with the street scene.

Two storey side and single storey front and rear extension

Planning Application

124 Kenilworth Drive Croxley Green WD3 3NA

Ref. No: 21/2494/FUL | Received: Wed 27 Oct 2021 | Validated: Mon 01 Nov 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO providing the first floor is more than 1 metre from the boundary. Materials, ridge and pitch of roof to extension should match existing.

Construction of part single, part two storey side and rear extension, loft conversion including hip to gable roof alterations, rear dormer and front rooflights, alterations to fenestration and construction of detached outbuilding to rear

Planning Application

129 Watford Road Croxley Green WD3 3DX

Ref. No: 21/2422/FUL | Received: Mon 18 Oct 2021 | Validated: Tue 02 Nov 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC object to the application for the following reasons:

- Details on the front side extension are not respecting the local architectural details and together with the gabled end will make the pair of houses unbalanced.
- Does not comply with Neighbourhood Plan CA2
- Gable at the rear of the property will overshadow the neighbouring property.

If the officer is minded to approve, CGPC request that the application is discussed by the TRDC planning committee.

Demolition of existing conservatory and construction of single storey rear and side extension.

Planning Application

14 Dickinson Avenue Croxley Green WD3 3EX

Ref. No: 21/2517/FUL | Received: Mon 01 Nov 2021 | Validated: Mon 01 Nov 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO subject to reasonable neighbour comments

Single storey rear extension

Planning Application

139 New Road Croxley Green WD3 3EN

Ref. No: 21/2480/FUL | Received: Tue 26 Oct 2021 | Validated: Fri 29 Oct 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Part Retrospective: 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

Memoria 131 Watford Road Croxley Green WD3 3DX

Ref. No: 21/2489/RSP | Received: Wed 27 Oct 2021 | Validated: Mon 01 Nov 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Single storey side and rear extension, conversion of garage to habitable room, front porch and alterations to fenestration

Planning Application

10 Norwich Way Croxley Green WD3 3SP

Ref. No: 21/2464/FUL | Received: Fri 22 Oct 2021 | Validated: Fri 29 Oct 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC suggest that a sloping porch roof instead of the gable would be more in keeping with the street scene.

Single storey rear extension and loft conversion including rear dormer and rooflights

Planning Application

10 Owens Way Croxley Green WD3 3PT

Ref. No: 21/2500/FUL | Received: Wed 27 Oct 2021 | Validated: Tue 09 Nov 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO subject to an assessment of the impact of the size of the rear dormer on the street scene

[Cllr Cole left at 21:20 – not sure what point of the meeting he left]

PD3984/21 Recent Decisions by Three Rivers District Council

Approved

Application: [Construction of front porch, first floor rear extension and alterations to fenestration](#)

Address: 281 New Road Croxley Green WD3 3HE

Application No: 21/1988/FUL

CGPC Decision CGPC object to the size of the porch which is not in keeping with Neighbourhood Plan CA2. If the Planning Officer is minded to approve, then CGPC do not request that it is called in to Committee.

TRDC Decision Approved

Application: [Replacement of existing conservatory roof with roof tiles to match dwelling](#)

Address: 15 Richmond Way Croxley Green WD3 3SF

Application No: 21/1876/FUL
CGPC Decision NGFO
TRDC Decision Approved

Application: [Single storey side and rear extensions, hip to gable loft conversion including rear dormer window and front rooflights and removal of one side chimney](#)

Address: 14 Frankland Close Croxley Green WD3 3AR

Application No: 21/2122/FUL

CGPC Decision NGFO subject to adjoining neighbours comments

TRDC Decision Approved

Refused

None Advised.

Withdrawn

None Advised.

PD3985/21 Appeals Against Planning Decisions

20/1881/FUL - Killingdown Farm Little Green Lane Croxley Green Rickmansworth Hertfordshire WD3 3JJ - [Demolition of existing buildings for residential development comprising two-storey houses and three-storey blocks of flats \(160 dwellings in total\), together with car parking, landscaping, and other associated works](#)

Public Inquiry will start on 30/11/2021 and last 8 days – meeting will be held virtually.

21/0952/FUL – 43 Valley Walk Croxley Green Rickmansworth Hertfordshire WD3 3TQ - [Demolition of existing garage and side extension, construction of a part single storey, part double storey side and rear extension and associated internal alterations](#)

Appeal Reference - 21/0046/REF – start date 26/10/2021 – response date 23/11/2021

20/2737/FUL – Land Adjacent To 62-84 & 99-121 Sycamore Road Croxley Green Rickmansworth Hertfordshire WD3 3TF

[Erection of a block of six apartments and a terrace of three residential dwellings, with the associated access from Sycamore Road, parking and landscaping](#)

Appeal Reference – 21/0031/REF – start date 04/11/2021 – response date 09/12/2021

PD3986/21 Update on Recent Objections

The next TRDC Planning Committee Meeting is 18 November 2021 and the following property in Croxley Green will be discussed:-

21/2319/FUL: Single storey side extension and removal of rear conservatory at 1 OLD BARN MEWS, CROXLEY GREEN, HERTS, WD3 3AH

[Cllr Whitmore left at 21:40]

PD3987/21 Budget 2022/23

Members reviewed the 2022/23 Budget.

PD3988/21 Closure

There being no further business, the Chairman closed the meeting at 9.44 pm