



MINUTES OF A MEETING OF THE  
**PLANNING AND DEVELOPMENT COMMITTEE**  
HELD IN THE COUNCIL CHAMBER  
ON THURSDAY 1 DECEMBER 2022 at 7.30 PM

Present: Cllr Tobin - In the Chair Ryan Bennett – Clerk to the Council

Cllrs Gallagher, Jolowicz, Taylor and Whitmore.

Voting Members: 5

Members of the Public: 0

**PD4233/22 Apologies for Absence**

Apologies were received and approved from Cllrs Mitchell and Parks.

**PD4234/22 Declarations of Interest**

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

**PD4235/22 Highways and Road Safety**

No matters were raised.

**PD4236/22 Minutes**

The Minutes to be considered were those of the Thursday 3 November 2022.

**Resolved:**

- That the Minutes of the meeting held on Thursday 3 November 2022 be approved and signed by the Chairman.

**PD4237/22 Matters Arising**

There were no matters arising.

**PD4238/22 Representations from the Public**

No representations were made.

**PD4239/22 Planning Applications**

**Demolition of existing garage and canopy and construction of part-single storey and part-two storey side and rear extensions to existing shop and first floor flat; subdivision of site and construction of two storey dwelling to the rear with associated parking and landscaping**

Planning Application

12 Scots Hill Croxley Green Rickmansworth Hertfordshire WD3 3AD

Ref. No: 22/1732/FUL | Received: Wed 14 Sep 2022 | Validated: Mon 14 Nov

2022 | Status: Pending Consideration

**CGPC Decision: Demolition of existing garage and canopy and construction of part-single storey and part-two storey side and rear extensions to existing shop and first floor flat; subdivision of site and construction of two storey dwelling to the rear with associated parking and landscaping**

**Certificate of Lawfulness Existing Use: Loft extension to the rear including dormer window and a juliet balcony**

Planning Application

99 New Road Croxley Green Hertfordshire WD3 3EN

**CGPC Decision: The Parish Council continues to object to the application and echoes the concerns raised previously by the TRDC planning officer, including:**

1. The 'L' shaped rear dormer by virtue of its scale, siting, elevated bulk and disproportionality to the host roofslope adversely affect the visual amenity of the host dwelling and wider area. As such the development is contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011), Policy DM1 and Appendix 2 of the Development Management Policies Document (adopted July 2013) and Policy CA2 of the Croxley Green Neighbourhood Plan (adopted December 2018).

2. The 'L' shaped rear dormer window, by virtue of its siting, design and elevated roof bulk and massing would result in an obtrusive and unneighbourly form of development, resulting in demonstrable harm to adjacent neighbouring residential amenity to both No. 97 and 101 New Road. The development is therefore contrary to Policy CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies document (adopted July 2013).

#### PD4240/22 Recent Decisions by Three Rivers District Council

##### Approved

**Application:** [Construction of single storey rear extension.](#)  
**Address:** 20 Durrants Drive Croxley Green Rickmansworth  
Hertfordshire WD3 3NP  
**Application No:** 22/1759/FUL  
**CGPC Decision** No comment  
**TRDC Decision** Approved

**Application:** [Construction of single storey rear extension](#)  
**Address:** 11 Lewes Way Croxley Green Hertfordshire WD3 3SN  
**Application No:** 22/1779/FUL  
**CGPC Decision** No comment  
**TRDC Decision** Approved

**Application:** [Construction of single storey front extension and addition of new window to side elevation](#)  
**Address:** 38 Sherborne Way Croxley Green Hertfordshire WD3 3PF  
**Application No:** 22/1862/FUL  
**CGPC Decision** CGPC do not object, but comment that looking at appendix C, it makes the pair of bungalows appear lopsided, and the window design does not match the existing house. Therefore, it does not meet the requirements of the Neighbourhood Plan and the plans should be amended.  
**TRDC Decision** Approved

##### Refused

None advised.

## Withdrawn

**Application:** [Construction of two storey side extension](#)  
**Address:** Highwood Copthorne Road Croxley Green Hertfordshire  
WD3 4AE  
**Application No:** 22/1832/FUL  
**CGPC Decision** CGPC object to the application due to the ground floor extension protruding from beyond the first floor extension at the front of the house.

CGPC understand that bats are present in the area and a full bat survey should be undertaken. In addition, TRDC's tree officer should be satisfied that the development will not result in harm to nearby protected trees.

**TRDC Decision** CGPC do not request call in.  
Withdrawn on 21 Nov 2022

### **PD4241/22 Appeals Against Planning Decisions**

None advised.

### **PD4242/22 Update on Recent Objections**

None advised.

### **PD4243/22 Killingdown Farm**

Members discussed the ongoing Killingdown Farm development.

### **PD4244/22 P&D Budget 2023/24**

Members reviewed the 2023/24 Budget.

### **PD4245/22 Closure**

There being no further business, the Chairman closed the meeting at 7:52pm