



MINUTES OF A MEETING OF THE  
**PLANNING AND DEVELOPMENT COMMITTEE**  
 HELD Online using ZOOM secure video conference  
 ON WEDNESDAY 21 APRIL at 8.00 PM

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

Cllrs Taylor, Whitmore and Yeung

Voting Members: 6

In Attendance: Cllrs Gallagher and Cole

Members of the Public: 0

**PD3823/21 Apologies for Absence**

Apologies were received from Cllr Birch.

**PD3824/21 Declarations of Interest**

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

**PD3825/21 Representations from the Public**

No representations were made.

**PD3826/21 Highways and Road Safety**

The Administrative Officer advised members that there will be temporary road closures on Manor Way from 10 May and Little Green Lane from 17 May. Members spoke about concerns of speeding on The Green, Sherborne Way and Winton Drive. Previous funding for speed limit signs came from the County Councillor's Locality Budget - agenda item to be added to P&D Committee Meeting on 3<sup>rd</sup> June 2021.

**PD3827/21 Planning Applications**

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

**[Variation of Condition 2 \(Approved Plans\) of planning permission 20/2046/FUL: \(Alterations to existing two storey side extension, erection of single storey extensions including glazed link, reinstatement of external elevated walkway and change to the roof form on The Windmill and the demolition of existing outbuildings and construction of new outbuilding and patio areas\) to include rear garage roof canopy with open sided area, alterations to roof of staircase link, alterations to rooflights and addition of chimney](#)**

Planning Application

The Windmill 34 Windmill Drive Croxley Green WD3 3FD

Ref. No: 21/0531/FUL | Received: Tue 02 Mar 2021 | Validated: Fri 19 Mar 2021 | Status: Pending Consideration

**Croxley Green Parish Council Decision: Croxley Green Parish Council objects to the application. The proposed plans represent an overdevelopment and over massing of the site. The enlargement of the buildings will result in an obscurement of view of the historic windmill tower, which the Conservation Officer describes as "the strongest feature in terms of its form and height...the tower is the key feature of the property". The application will not marry with the existing protected structure and must be reduced to protect this vital heritage**

asset as per the approved plans of December 2020, A104 Rev 6. The committee also holds reservations regarding the garage canopy and support in full the letter of objection submitted by Mr. & Mrs. Bull.

**Variation of Condition 2 (Approved Plans) of Listed Building Consent 20/2047/LBC: (Listed Building Consent: Alterations to existing two storey side extension, erection of single storey extensions including glazed link, reinstatement of external elevated walkway and change to the roof form on The Windmill and the demolition of existing outbuildings and construction of new outbuilding and patio areas) to include rear garage roof canopy with open sided area, alterations to roof of staircase link, alterations to rooflights and addition of chimney**

Planning Application

The Windmill 34 Windmill Drive Croxley Green WD3 3FD

Ref. No: 21/0532/LBC | Received: Tue 02 Mar 2021 | Validated: Wed 17 Mar 2021 | Status: Pending Consideration

**Croxley Green Parish Council Decision: Croxley Green Parish Council objects to the application. The proposed plans represent an overdevelopment and over massing of the site. The enlargement of the buildings will result in an obscurement of view of the historic windmill tower, which the Conservation Officer describes as “the strongest feature in terms of its form and height...the tower is the key feature of the property”. The application will not marry with the existing protected structure and must be reduced to protect this vital heritage asset as per the approved plans of December 2020, A104 Rev 6. The committee also holds reservations regarding the garage canopy and support in full the letter of objection submitted by Mr. & Mrs. Bull.**

**Erection of front dormer**

Planning Application

110 Links Way Croxley Green WD3 3RN

Ref. No: 21/0657/FUL | Received: Mon 15 Mar 2021 | Validated: Mon 22 Mar 2021 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO subject to neighbours comments taken into consideration**

**Part single, part two storey rear extension and rear rooflights**

Planning Application

17 Beechcroft Avenue Croxley Green WD3 3EG

Ref. No: 21/0672/FUL | Received: Tue 16 Mar 2021 | Validated: Tue 23 Mar 2021 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO subject to neighbours comments taken into consideration**

**Part single storey, part two storey front, side and rear extensions**

Planning Application

95 Kenilworth Drive Croxley Green WD3 3NN

Ref. No: 21/0770/FUL | Received: Thu 25 Mar 2021 | Validated: Thu 25 Mar 2021 | Status: Pending Consideration

**Croxley Green Parish Council Decision: CGPC object to the rear extension being 1.6m beyond permitted development which may have an adverse effect on the neighbour. CGPC request the Planning Officer to check if the side doors looking at the neighbour's garden causes privacy issues. The front extension should not protrude further than the front of the bay. Neighbours comments should be taken into account. If the officer is minded to approve, CGPC does not request that it is called into the TRDC planning committee.**

**Extension to dropped kerb and cross over including removal of parking bay**

Planning Application

270 Watford Road Croxley Green Rickmansworth Hertfordshire WD3 3DD

Ref. No: 21/0779/FUL | Received: Fri 26 Mar 2021 | Validated: Fri 26 Mar 2021 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

**[Creation of a vehicular crossover](#)**

Planning Application

272 Watford Road Croxley Green WD3 3DD

Ref. No: 21/0691/FUL | Received: Wed 17 Mar 2021 | Validated: Mon 29 Mar 2021 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

**[Two storey side extension, single storey side and rear extensions, loft conversion including formation of a crown roof and construction of front, rear and side dormer windows, raised patio to rear, alterations to porch roof and fenestration](#)**

Planning Application

9 Green Lane Croxley Green WD3 3HR

Ref. No: 21/0671/FUL | Received: Tue 16 Mar 2021 | Validated: Fri 26 Mar 2021 | Status: Pending Consideration

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

**Croxley Green Parish Council Decision: CGPC object to this application on the same grounds shared by the neighbour. If the planning officer is minded to approve, CGPC request that it is called into the TRDC planning committee**

**[Single storey rear extension, first floor side extension, two storey side extension, roof alterations including extension to roof, insertion of rear dormer and removal of chimney to provide habitable accommodation within the loft space](#)**

Planning Application

8 Green Lane Croxley Green WD3 3HR

Ref. No: 21/0795/FUL | Received: Mon 29 Mar 2021 | Validated: Mon 29 Mar 2021 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO subject to neighbours comments taken into consideration and building work should be restricted to permitted building hours.**

**[Demolition of existing garage/store and construction of single storey side extension](#)**

Planning Application

2 Winton Crescent Croxley Green WD3 3QX

Ref. No: 21/0392/FUL | Received: Thu 18 Feb 2021 | Validated: Mon 29 Mar 2021 | Status: Pending Consideration

**Croxley Green Parish Council Decision: CGPC object to this application and support the concerns raised by neighbours. CGPC request planning restrictions to prevent the division of the property. If the officer is minded to approve, CGPC does not request that it is called into the TRDC planning committee.**

**[Alterations to existing rear conservatory](#)**

Planning Application

26 Warwick Way Croxley Green WD3 3SA

Ref. No: 21/0574/FUL | Received: Mon 08 Mar 2021 | Validated: Mon 29 Mar 2021 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO subject to neighbours comments taken into consideration**

**Demolition of conservatory and construction of single storey rear extension, single storey side infill extension, conversion of garage to habitable use and external paving**

Planning Application

10 Uplands Croxley Green WD3 4RD

Ref. No: 21/0821/FUL | Received: Wed 31 Mar 2021 | Validated: Wed 31 Mar 2021 | Status: Pending Consideration

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

**Croxley Green Parish Council Decision: CGPC request the Planning Officer to check if the side doors looking at the South East neighbour's garden cause any privacy issues.**

**Re-design of existing garden to include extension of existing patio, erection of new boundary fence; construction of shed and a pergola**

Planning Application

Wildfell Green Lane Croxley Green WD3 3HR

Ref. No: 21/0416/FUL | Received: Mon 22 Feb 2021 | Validated: Fri 26 Mar 2021 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO subject to Conservation Officer approving as appropriate.**

**Demolition of existing conservatory and erection of single storey rear extension**

Planning Application

213 New Road Croxley Green WD3 3HE

Ref. No: 21/0735/FUL | Received: Tue 23 Mar 2021 | Validated: Tue 30 Mar 2021 | Status: Pending Consideration

**Croxley Green Parish Council Decision: CGPC request the Planning Officer to check the neighbour's concerns about loss of light.**

**Single storey side and rear extension and alterations to fenestration**

Planning Application

63 Springfield Close Croxley Green WD3 3HG

Ref. No: 21/0631/FUL | Received: Thu 11 Mar 2021 | Validated: Tue 30 Mar 2021 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO subject to neighbours comments taken into consideration**

**Variation of Condition 2 (Plan numbers) pursuant to planning permission 20/1935/FUL: (Single storey rear extension and first floor side and rear extension) to allow for alteration to rear fenestration**

Planning Application

10 Hedges Way Croxley Green WD3 3FA

Ref. No: 21/0729/FUL | Received: Tue 23 Mar 2021 | Validated: Tue 30 Mar 2021 | Status: Pending Consideration

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

**Croxley Green Parish Council Decision: NGFO**

**Partial conversion of existing garage and installation of bay window**

Planning Application

1 The Orchard On The Green Croxley Green WD3 3HS

Ref. No: 21/0782/FUL | Received: Fri 26 Mar 2021 | Validated: Wed 31 Mar 2021 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO subject to Conservation Officer approving as appropriate.**

**Alterations to existing shop front, internal alterations and new kitchen extract located behind the new sign**

Planning Application

3A The Green Croxley Green WD3 3AJ

Ref. No: 21/0877/FUL | Received: Tue 06 Apr 2021 | Validated: Tue 06 Apr 2021 | Status: Pending Consideration

**Croxley Green Parish Council Decision: CGPC request the Planning Officer check the proposed sign complies with the Croxley Green Neighbourhood Plan guidance policy SF1 and guidelines annex G**

**Advertisement Consent: New non-illuminated fascia sign**

Planning Application

3A The Green Croxley Green WD3 3AJ

Ref. No: 21/0878/ADV | Received: Tue 06 Apr 2021 | Validated: Tue 06 Apr 2021 | Status: Pending Consideration

**Croxley Green Parish Council Decision: CGPC request the Planning Officer check the proposed sign complies with the Croxley Green Neighbourhood Plan guidance policy SF1 and guidelines annex G**

**Increase in height of existing side/rear extension and replacement of flat roof with pitched roof and alterations to fenestration**

Planning Application

32 Dulwich Way Croxley Green Rickmansworth Hertfordshire WD3 3PY

Ref. No: 21/0780/FUL | Received: Fri 26 Mar 2021 | Validated: Fri 26 Mar 2021 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO subject to neighbours comments taken into consideration**

**Single storey side/rear extension**

Planning Application

22 Owens Way Croxley Green WD3 3PU

Ref. No: 21/0792/FUL | Received: Mon 29 Mar 2021 | Validated: Wed 07 Apr 2021 | Status: Pending Consideration

**Croxley Green Parish Council Decision: CGPC consider this application an overdevelopment of the site. Neighbours comments should be taken into account.**

**Single storey rear extension**

Planning Application

33 Winchester Way Croxley Green WD3 3QE

Ref. No: 21/0885/FUL | Received: Wed 07 Apr 2021 | Validated: Wed 07 Apr 2021 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO subject to neighbours comments taken into consideration**

**Demolition of existing garage and construction of single storey front, side and rear extension**

Planning Application

248 Baldwins Lane Croxley Green WD3 3LQ

Ref. No: 21/0800/FUL | Received: Mon 29 Mar 2021 | Validated: Thu 08 Apr 2021 | Status: Pending Consideration

**Croxley Green Parish Council Decision: CGPC note the front extension is in front of the existing building line which does not comply with the Neighbourhood Plan CA2, but in this location as long as the front extension does not extend beyond the line of the adjoining semi, no grounds for objection subject to neighbour comments.**

**Demolition of existing store and construction of part single storey, part two storey rear extension and first floor side extension above existing garage.**

**increase in height of existing garage and raised patio to rear and single storey front extension**

Planning Application

31 Hastings Way Croxley Green WD3 3SQ

Ref. No: 21/0809/FUL | Received: Tue 30 Mar 2021 | Validated: Wed 07 Apr

2021 | Status: Pending Consideration

**Croxley Green Parish Council Decision: CGPC request the Planning Officer asks for modifications to the front extension to ensure that it complies with Neighbourhood Plan CA2, Appendix C.2.2**

**Part retrospective: Erection of detached outbuilding**

Planning Application

115 Springfield Close Croxley Green WD3 3HG

Ref. No: 21/0787/FUL | Received: Fri 26 Mar 2021 | Validated: Tue 06 Apr

2021 | Status: Pending Consideration

**Croxley Green Parish Council Decision: CGPC object to the height, proximity to the street and impact to the street scene of the detached outbuilding. If planning officer is minded to approve, CGPC requests that it is called into the TRDC planning committee.**

**PD3828/21 Recent Decisions by Three Rivers District Council**

**Approved**

**Application:** [Construction of front porch, part conversion of garage into habitable accommodation, single storey rear extension, replacement of flat roof with pitched roof form and alterations to fenestration](#)

**Address:** 6 Uplands Croxley Green WD3 4RD

**Application No:** 21/0189/FUL

**CGPC Decision** NGFO subject to neighbour comments

**TRDC Decision** Approved

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

**Address:** 63 Sherborne Way Croxley Green WD3 3PQ

**Application No:** 21/0405/FUL

**CGPC Decision** CGPC request the Planning Officer to check if there is overlooking.

**TRDC Decision** Approved

**Application:** [Single storey rear extension](#)

**Address:** 2 Old Barn Lane Croxley Green WD3 3HU

**Application No:** 21/0401/FUL

**CGPC Decision** CGPC note there is a substantial application (20/2612/FUL) pending determination by TRDC and request that this application is considered together with it.

**TRDC Decision** Approved

**Application:** [Single storey front porch extension and internal alterations](#)

**Address:** 38 Beechcroft Avenue Croxley Green Rickmansworth Hertfordshire WD3 3EQ

**Application No:** 21/0352/FUL

**CGPC Decision** NGFO

**TRDC Decision** Approved

**Application:** [Single storey front, side and rear extensions](#)  
**Address:** 26 Harvey Road Croxley Green WD3 3BW  
**Application No:** 21/0373/FUL  
**CGPC Decision** CGPC object as the application does not comply with Policy CA2 of the Croxley Green Neighbourhood Plan. If the officer is minded to approve the application, CGPC does not request that it is called into the TRDC planning committee.  
**TRDC Decision** Approved

**Application:** [Demolition of existing conservatory and construction of single storey rear extension with associated decking](#)  
**Address:** 66 Baldwins Lane Croxley Green WD3 3LP  
**Application No:** 21/0413/FUL  
**CGPC Decision** NGFO  
**TRDC Decision** Approved

**Application:** [Single storey rear extension](#)  
**Address:** 34 Dickinson Avenue Croxley Green WD3 3EX  
**Application No:** 21/0578/FUL  
**CGPC Decision** NGFO subject to neighbour comments  
**TRDC Decision** Approved

**Application:** [Two storey side extension, single storey rear extension and front porch](#)  
**Address:** 318 Baldwins Lane Croxley Green WD3 3LB  
**Application No:** 21/0346/FUL  
**CGPC Decision** NGFO subject to neighbours comments  
**TRDC Decision** Approved

**Application:** [Single storey rear extension](#)  
**Address:** 20 Hastings Way Croxley Green WD3 3SG  
**Application No:** 21/0500/FUL  
**CGPC Decision** NGFO subject to neighbour comments  
**TRDC Decision** Approved

**Withdrawn**  
None Advised.

**Refused**  
None Advised.

**PD3829/21** **Appeals Against Planning Decisions**

None advised.

**PD3830/21** **Update on Recent Objections**

The Clerk advised members that 20/1881/FUL Killingdown Farm may be considered at TRDC Planning Committee on 20 May 2021.

**PD3831/21** **Closure**

There being no further business, the Chairman closed the meeting at 9.21 pm