



MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON TUESDAY 21 JUNE 2022 at 7.45 PM

Present: Cllr Tobin - In the Chair Amanda Gardiner – Administrative Officer

Cllrs Gallagher, Mitchell, Parks and Whitmore

Voting Members: 5

Members of the Public: 0

PD4125/22 Apologies for Absence

Apologies were received and approved from Cllr Taylor.

PD4126/22 Declarations of Interest

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

PD4127/22 Representations from the Public

No representations were made.

PD4128/22 Planning Applications

Two storey side to rear extension including hip to gable loft conversion with rooflights and dormers; construction of a new outbuilding.

Planning Application

129 Watford Road Croxley Green Hertfordshire WD3 3DX

Ref. No: 22/0958/FUL | Received: Thu 19 May 2022 | Validated: Wed 08 Jun 2022 | Status: Pending Consideration

Croxley Green Parish Council Decision:

CGPC object to the proposal for the following reasons

The side extension step on the ground and first floor are not the same width and create an ugly step on the front elevation.

The ground floor front window to the side extension does not have the head aligned with the bay window - this does not conform to CGNP guidelines CA2.

The rear loft extension windows have sills very close to the floor and should be raised to avoid overlooking.

There are no materials details given for all the wall finishes, roof tiles and loft extension wall finishes.

The first floor rear extension is subject to neighbour comments, but CGPC do not believe it fits in with CGNP guidelines CA2 (Details to match existing), as this style is not seen on other houses in the neighbourhood.

The parish council objects to the proposal, but does not request call in.

Approval of Details: Demolition of offices and erection of new development of 59 flats with underground parking and associated access. (Reserved matters application containing details of appearance and landscaping pursuant to Condition 1 attached to Outline Planning Permission 21/1680/OUT)

Planning Application

Scotsbridge House Scots Hill Croxley Green Rickmansworth Hertfordshire WD3 3BB

Ref. No: 22/0989/AOD | Received: Tue 24 May 2022 | Validated: Tue 31 May 2022 | Status: Pending Consideration

Croxley Green Parish Council Decision:

CGPC notes that significant parts of the design have been varied over the original consent, and amount to more than landscape details.

Comments on the supporting statement

Section 3.2 notes that building construction will now be modular. Details of the junctions between the modules are required to ensure the elevations do not resemble stacked portacabins.

Section 3.7 says the elevational bulk will be increased, but section 3.8 says it will be reduced. Which is correct?

Section 3.9 refers to the elevations for details of finishes. CGPC notes that samples will be required (bricks; metal cladding; windows) for approval because insufficient information is provided on the drawings.

Section 3.10 refers to a planting schedule, but this is not included on the planning website.

Section 3.12 refers to paving details, but none are given. CGPC suggest that samples will be required for approval.

Section 5.14 notes that parking provision will now be 29% less than originally approved. CGPC is concerned that this 23 fewer spaces than approved (79 for 59 flats, many which will have 2 cars, rather than 102) will result in overflow parking in adjacent streets. CGPC suggest that independent professional opinion should be sought before accepting the proposals for parking.

If the Planning Officer is minded to approve, CGPC request that it is called into TRDC Planning Committee.

Single storey front, side and rear extensions and part two storey rear extension

Planning Application

33 Scots Hill Croxley Green Hertfordshire WD3 3AE

Ref. No: 22/1059/FUL | Received: Tue 31 May 2022 | Validated: Wed 08 Jun 2022 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC consider that to meet CGNP policy CA2 (details to match existing in the area) the fenestration to the front of the house should resemble sliding sash windows as would have originally been installed in the house, similar to that currently on Nos 35 and 37, rather than the inappropriate side hung casements currently designed. Material neighbour comments to be taken into consideration.

Single storey side and rear extension.

Planning Application

8 Girton Way Croxley Green Hertfordshire WD3 3QN

Ref. No: 22/1041/FUL | Received: Mon 30 May 2022 | Validated: Fri 10 Jun 2022 | Status: Pending Consideration

Croxley Green Parish Council Decision: No Comment, subject to material neighbour comments.

PD4129/22 Recent Decisions by Three Rivers District Council

Approved

Application:	Conversion of exiting garage and construction of single and two storey rear extensions, single and two storey side extensions, insertion of rooflight, internal alterations and extension to patio.
Address:	43 Kenilworth Drive Croxley Green Hertfordshire WD3 3NN
Application No:	22/0747/FUL
CGPC Decision	No Comment
TRDC Decision	Approved

Application: [Erection of single storey side/rear extension.](#)
Address: 12 Pevensey Way Croxley Green Hertfordshire WD3 3FX
Application No: 22/0774/FUL
CGPC Decision Extension will have a negative impact on the street scene due to the scale of the extension. CGPC note that this is contrary to NP Policies but do not request call in
TRDC Decision Approved

Application: [Single storey rear extension including alterations to roof of existing single storey rear extension, conversion of garage into a habitable room including alterations to fenestration; internal alterations and installation of rooflights](#)
Address: 33 Imperial Way Croxley Green Hertfordshire WD3 3FL
Application No: 22/0779/FUL
CGPC Decision No Comment
TRDC Decision Approved

Application: [Single storey front extension](#)
Address: 42 Dulwich Way Croxley Green Hertfordshire WD3 3PY
Application No: 22/0932/FUL
CGPC Decision The application does not comply with the Neighbourhood Plan. CGPC requests that the planning officer checks the dimensions to ensure there is enough room for 2 car parking spaces.
TRDC Decision Approved

Refused
None advised.

Withdrawn
None advised.

PD4130/22 **Appeals Against Planning Decisions**

None advised.

PD4131/22 **Update on Recent Objections**

None advised.

PD4132/22 **Closure**

There being no further business, the Chairman closed the meeting at 8.03 pm