



MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON THURSDAY 2 DECEMBER at 8.00 PM

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

Cllrs Birch, Gallagher, Parks, Taylor and Whitmore

In Attendance: Cllr Cole

Voting Members: 7

Members of the Public: 0

PD3989/21 Apologies for Absence

Apologies were received and approved from Cllr Tobin.

PD3990/21 Declarations of Interest

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

PD3991/21 Representations from the Public

No representations were made.

PD3992/21 Highways and Road Safety

The Clerk advised Members that a resident had send photos to the office about cars being parked on the grass verge behind the bus stops to visit the shops at Watford Road junction with Hazelwood Road. A Councillor suggested investigating who owns the land and to contact them re installing a knee high timber fence.

The Chairman advised Members that Footpath 11 that runs between Harvey Road and Frankland Road is being resurfaced. The Footpath was blocked by contractors and prevented residents from accessing the allotments. No prior warning was given for the works to take place.

A Councillor advised that more regular speed checks were taking place on The Green.

PD3993/21 Minutes

The Minutes to be considered were those of the Thursday 4 and Tuesday 16 November 2021.

Resolved:

- That the Minutes of the meeting held on Thursday 4 and Tuesday 16 November 2021 be approved and signed by the Chairman.

PD3994/21 Matters Arising

PD3982/21 - Breakspeare School Consultation – Cllr Gallagher suggested that the Clerk writes to Hertfordshire County Council asking what criteria was used to determine appropriate sites to relocate the school. Cllr Gallagher also suggested writing to Three Rivers District Council and the Croxley Green Country Councillor to ask if they had been advised of the consultation.

PD3995/21 Change to the Start Time of the P&D Committee Meeting

Members discussed and agreed to change the start time of the P&D Committee Meetings from 8:00pm to 7:30pm.

PD3996/21 Planning Applications

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

Proposed window to first floor front Bedroom, first floor rear window, Proposed Entry Porch configuration of front door and re-construction of steps, construction of outbuilding

Planning Application

59 New Road Croxley Green WD3 3EN

Ref. No: 21/2246/FUL | Received: Wed 22 Sep 2021 | Validated: Tue 28 Sep 2021 | Status: Pending Decision

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

Insufficient space will remain to park a car

Inconsistency of drawings for the porch roof

Changing the first floor window from 1 to 2 windows will unbalance the proportions with the adjoining property

Single storey rear extension

Planning Application

23 Warwick Way Croxley Green Hertfordshire WD3 3SB

Ref. No: 21/2569/FUL | Received: Sat 06 Nov 2021 | Validated: Wed 10 Nov 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO subject to neighbour comments

Variation of Condition 2 (Plan Numbers) of planning permission 20/2197/FUL (Cross-boundary application: Redevelopment of the site, including demolition and erection of new commercial buildings, to provide a flexible mix of uses comprising: research and development (Class E), light industrial (Class E), general industrial (Class B2), storage and distribution (Class B8), ancillary offices (Class E), standalone cafe (Class E), parking, landscaping and associated works (Cross boundary application with Watford Borough Council). Development within Three Rivers District Council consists only of landscaping works) to reduce of commercial floorspace over the approved scheme

Planning Application

1-5 Faraday Close And 1-6 Greenhill Crescent Car Park Watford Business Park Watford Hertfordshire

Ref. No: 21/2516/FUL | Received: Mon 01 Nov 2021 | Validated: Mon 01 Nov 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Demolition of existing dwelling and construction of two storey detached dwelling with loft accommodation served by front and rear dormers, poolhouse and landscaping

Planning Application

73 Copthorne Road Croxley Green WD3 4AH

Ref. No: 21/2568/FUL | Received: Fri 05 Nov 2021 | Validated: Mon 15 Nov 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: It is regretful that the applicant has not followed Aim 5 page 40 of the Neighbourhood Plan and an opportunity for sustainability has been missed. Building close to the boundaries of the plot, appears to leave very narrow access to the rear at each side of the plot. Materials should be sympathetic to the character area.

Demolition of existing shed and construction of outbuilding to be used as a home office

Planning Application
29 Girton Way Croxley Green WD3 3QW
Ref. No: 21/2566/FUL | Received: Fri 05 Nov 2021 | Validated: Mon 15 Nov 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC note that the roof height of the outbuilding is 3 meters and is close to the boundary with No.31. CGPC request that outbuilding is not connected to the drains and not used as a separate dwelling.

Single storey rear extension with part roof extension for outdoor covered area

Planning Application
Spring Park House 44A New Road Croxley Green WD3 3EP
Ref. No: 21/2579/FUL | Received: Mon 08 Nov 2021 | Validated: Fri 19 Nov 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC draw the Planning Officers attention to the original planning permission and the withdrawn permitted development rights. Due to the special location, neighbours comments are very important.

PD3997/21 Recent Decisions by Three Rivers District Council

Approved

Application: [Single-storey side and rear extension and insertion of rooflights](#)
Address: 1 Yorke Road Croxley Green WD3 3DW
Application No: 21/2220/FUL
CGPC Decision NGFO
TRDC Decision Approved

Application: [Part single, part two storey front and side extension, alterations to existing single storey rear projection and loft conversion including rear dormer and front rooflights](#)
Address: 132 Baldwins Lane Croxley Green WD3 3LJ
Application No: 21/2283/FUL
CGPC Decision CGPC object to the application.
The proposed gable end does not meet policy CA2 of the Croxley Green Neighbourhood Plan nor take account of the guidelines in Appendix C, and in conjunction with the application encroaching beyond the bay window, leaves the property out of character with the neighbouring properties and residential area.
If the officer is minded to approve the application, CGPC do not request that it is called into committee.
TRDC Decision Approved

Application: [Reallocation of existing forecourt parking spaces to flats 175A, 175B and 175C](#)
Address: 175A-C New Road Croxley Green WD3 3HB
Application No: 21/2201/FUL
CGPC Decision CGPC object to the application as the proposed reallocation will impede upon the footpath next to the nearby bus stop, allowing less room for bus users and other pedestrians, all amounting to a detrimental impact on road safety.

TRDC Decision If the officer is minded to approve the application, CGPC do not request that it is called into committee.
Approved

Application: [First floor side and single storey rear extensions](#)
Address: 34 Bateman Road Croxley Green WD3 3BL
Application No: 21/2324/FUL
CGPC Decision NGFO
TRDC Decision Approved

Application: [Part single storey, part two storey side and rear extensions](#)
Address: 95 Kenilworth Drive Croxley Green WD3 3NN
Application No: 21/2322/FUL
CGPC Decision NGFO
TRDC Decision Approved

Application: [Single storey side extension and removal of rear conservatory](#)
Address: 1 Old Barn Mews The Green Croxley Green WD3 3AH
Application No: 21/2319/FUL
CGPC Decision CGPC objects to the application as the proposed pitch of roof is out of character for a property within the conservation area where the building sits. Furthermore, the overall size and shape of the proposed building would result in an unsympathetic development.
If the officer is minded to approve the application, CGPC request that it is called into the TRDC planning committee.
TRDC Decision Approved

Refused
None Advised.

Withdrawn
None Advised.

PD3998/21 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

21/1798/FUL - 21 Rousebarn Lane Croxley Green WD3 3RL - [Single storey front extension and front dormer window](#)

Appeal Reference - 21/0055/REF – start date 11/11/2021

PD3999/21 Update on Recent Objections

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

Resend comments prepared by Jed Griffiths and Environment Agency drawing on land subject to surface water flooding.

PD4000/21 Budget 2022/23

Members reviewed the 2022/23 Budget.

PD4001/21 Closure

There being no further business, the Chairman closed the meeting at 9.07 pm