



MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
 HELD IN THE COUNCIL CHAMBER
 ON THURSDAY 3 NOVEMBER 2022 at 7.30 PM

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

Cllrs Jolowicz, Mitchell, Parks, Taylor and Whitmore.

Voting Members: 6

Members of the Public: 0

PD4210/22 Apologies for Absence

Apologies were received and approved from Cllr Tobin.

PD4211/22 Declarations of Interest

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

PD4212/22 Highways and Road Safety

No matters were raised.

PD4213/22 Minutes

The Minutes to be considered were those of the Thursday 6 October 2022.

Resolved:

- That the Minutes of the meeting held on Thursday 6 October 2022 be approved and signed by the Chairman.

PD4214/22 Matters Arising

There were no matters arising.

PD4215/22 Representations from the Public

No representations were made.

PD4216/22 Planning Applications

Construction of single storey front extension and addition of new window to side elevation

Planning Application

38 Sherborne Way Croxley Green Hertfordshire WD3 3PF

Ref. No: 22/1862/FUL | Received: Thu 06 Oct 2022 | Validated: Thu 06 Oct 2022 | Status: Pending Consideration

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.

Part-retrospective: Part single, part two storey side and rear extension; loft conversion including hip to gable roof extension with rear dormer and front rooflights; alterations to fenestration and construction of a detached outbuilding.

Planning Application

129 Watford Road Croxley Green Hertfordshire WD3 3DX

Ref. No: 22/1757/RSP | Received: Wed 21 Sep 2022 | Validated: Thu 06 Oct 2022 | Status: Pending Consideration

CGPC Decision: CGPC object to the application and recommended that Three Rivers District Council take enforcement action as it has not been constructed in accordance with the approved drawings. Once it has been rectified (demolished) we will consider a new application. To cite the adjacent site application as a case for being less than one metre away at first floor does not apply, as at that time the extension above the garage at 129 was not present, so there was plenty of space between the two buildings. CGPC object on the grounds that the first floor extension is too close and does not meet TRDC planning guidelines, and that the outbuilding is too high, contrary to policy CA2 of the Neighbourhood Plan.

CGPC request that the application is called into the TRDC planning committee if the officer is minded to approve.

Construction of two storey side extension

Planning Application

Highwood Copthorne Road Croxley Green Hertfordshire WD3 4AE

Ref. No: 22/1832/FUL | Received: Mon 03 Oct 2022 | Validated: Mon 10 Oct 2022 | Status: Pending Consideration

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.

CGPC do not request call in.

Conversion of garage to habitable accommodation, single storey rear infill extension and extension to patio area, installation of roof lights, alterations to fenestration detail including re-location of the front door, extension to hardstanding and provision of bin store to front.

Planning Application

96 Valley Walk Croxley Green Hertfordshire WD3 3TG

Ref. No: 22/1915/FUL | Received: Fri 14 Oct 2022 | Validated: Fri 14 Oct 2022 | Status: Pending Consideration

CGPC Decision: No comment

Advertisement Consent: Installation of 2 externally illuminated free standing signs.

Planning Application

The Fox And Hounds 216 New Road Croxley Green Hertfordshire WD3 3HH

Ref. No: 22/1894/ADV | Received: Tue 11 Oct 2022 | Validated: Tue 11 Oct 2022 | Status: Pending Consideration

CGPC Decision: No objection, but request as a condition of granting permission that the sign is only illuminated during business hours.

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

Planning Application

74 Sherborne Way Croxley Green Hertfordshire WD3 3PG

Ref. No: 22/1913/FUL | Received: Thu 13 Oct 2022 | Validated: Wed 19 Oct 2022 | Status: Pending Consideration

CGPC Decision: No comment

Construction of first floor rear extension and rear juliet balcony.

Planning Application

97 Springfield Close Croxley Green Hertfordshire WD3 3HG

Ref. No: 22/1888/FUL | Received: Tue 11 Oct 2022 | Validated: Wed 19 Oct 2022 | Status: Pending Consideration

CGPC Decision: No comment, subject to material neighbours comments.

PD4217/22 Recent Decisions by Three Rivers District Council

Approved

Application: [Demolition of existing outbuilding and construction of single storey rear extension.](#)
Address: 24 Rochester Way Croxley Green Hertfordshire WD3 3NG
Application No: 22/1526/FUL
CGPC Decision No comment, subject to material concerns raised by neighbours.
TRDC Decision Approved

Application: [Lower-ground floor rear extension, partial conversion of existing integral garage to habitable accommodation, alterations to fenestration detail, new rooflights, internal alterations, alterations to driveway and external landscaping](#)
Address: 13 Copthorne Road Croxley Green Hertfordshire WD3 4AB
Application No: 22/1613/FUL
CGPC Decision No comment, subject to material concerns raised by neighbours.
TRDC Decision Approved

Application: [Single storey rear extension.](#)
Address: 30 Watford Road Croxley Green Rickmansworth Hertfordshire WD3 3BJ
Application No: 22/1636/FUL
CGPC Decision No reason to object. However, can we ask the planning officer to check if they propose to replace the pebbledash on the side wall.

Officer comment: The plans have been corrected to show the pebbledash retained.

TRDC Decision Approved

Application: [Construction of single storey rear and two storey side extensions; conversion of garage into habitable accommodation.](#)
Address: 55 Frankland Road Croxley Green Rickmansworth Hertfordshire WD3 3AS
Application No: 22/1609/FUL
CGPC Decision No comment
TRDC Decision Approved

Refused

Application: [Retrospective: Second floor loft extension with addition of rear dormer and juliet balcony](#)

Address: 99 New Road Croxley Green Hertfordshire WD3 3EN

Application No: 22/1577/RSP

CGPC Decision The Parish Council is disappointed that this scale of development went ahead without first seeking planning permission. Drawing 101 is incorrect as it is handed. Normally dormers would not extend beyond the main house original rear elevation, this proposal extends right out to the rear of the original back extension. Therefore CGPC is concerned about excessive development and over dominance of neighbouring properties.

TRDC Decision Refused

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).

Withdrawn

None advised.

PD4218/22 Appeals Against Planning Decisions

None advised.

PD4219/22 Update on Recent Objections

None advised.

PD4220/22 South West Hertfordshire Joint Strategic Plan

The Chairman took members through the draft response to the South West Hertfordshire Joint Strategic Plan that was shared ahead of the meeting. Councillors made no further amendments to the draft response.

Resolved:

- That the committee submits the response to the South West Hertfordshire Joint Strategic Plan.

PD4221/22 Killingdown Farm

Members discussed the ongoing Killingdown Farm development. It was noted that a meeting with the developers, local councillors, and residents would be held on site at Killingdown Farm on November 17.

PD4222/22 P&D Budget 2023/24

Members reviewed the 2023/24 Budget.

PD4223/22 Closure

There being no further business, the Chairman closed the meeting at 8:38pm