



MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
 HELD IN THE COUNCIL CHAMBER
 ON THURSDAY 3 OCTOBER 2019 at 8.00 PM

Present: Cllr Hobbs - In the Chair Amanda Gardiner – Administrative Assistant
 Cllr Birch, Taylor, Walker
 Voting Members: 5

In Attendance: Cllrs Gallagher, Wallington

Members of the Public: 0

PD3445/19 Apologies for Absence

Apologies were received from Cllrs Jacob and Mitchell.

PD3446/19 Declarations of Interest

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

PD3447/19 Representations from the Public

No representations were made.

PD3448/19 Highways and Road Safety

The Administrative Assistant advised Members that a resident sent an email detailing concerns about the front wall at 8 Watford Road which is leaning towards to the highway. Cllr Hobbs advised Members that the wall was assessed by TRDC earlier in the year and was deemed to be safe at that time.

PD3449/19 Minutes

The Minutes to be considered were those of the 5 & 19 September 2019.

Resolved:

- That the Minutes of the meetings held on Thursday 5 & 19 September 2019 be approved and signed by the Chairman.

PD3450/19 Matters Arising

PD3430/19 – Planning Applications – District Council Refurbishment of existing play area including the installation of new play equipment – Cassiobridge Play Area. Member of the public asked Cllr Gallagher if Air Quality Check has been performed at the location. Administrative Assistant informed Members that to their knowledge no Air Quality Check had been completed.

PD3440/19 – Planning Applications – Outline Application Demolition of offices and erection of new development of 59 or 63 flats – Scotsbridge House. Members discussed attending the TRDC Planning Committee Meeting when this application is reviewed (date to be confirmed).

PD3451/19 Planning Applications

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

[Change of use from retail use \(Use Class A1\) to a children's day nursery \(Use Class D1\) including extensions and alterations to the existing building, with associated parking and play area](#)

Planning Application

Winton House 2 Winton Approach Croxley Green WD3 3TL

Ref. No: 19/1740/FUL | Received: Tue 10 Sep 2019 | Validated: Fri 13 Sep 2019 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC draws the Planning Officers attention to our previous comments submitted on 18/07/2019 and 16/08/2019 re 19/1215/FUL

[Single storey rear extension](#)

Planning Application

The Old House 3 Watford Road Croxley Green WD3 3DL

Ref. No: 19/1713/FUL | Received: Mon 09 Sep 2019 | Validated: Mon 16 Sep 2019 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC notes the application is in the conservation area. NGFO

[Two storey front extension, part single storey and part two storey rear extension and widening of the existing vehicular access](#)

Planning Application

5 Winton Drive Croxley Green WD3 3RF

Ref. No: 19/1687/FUL | Received: Thu 05 Sep 2019 | Validated: Tue 17 Sep 2019 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Construction of single storey front, side and rear extensions and change of use of ground floor from retail \(Use Class A1\) to two one bedroom flats \(Use Class C3\)](#)

Planning Application

175 New Road Croxley Green Rickmansworth Hertfordshire WD3 3HB

Ref. No: 19/1695/FUL | Received: Thu 05 Sep 2019 | Validated: Tue 17 Sep 2019 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Front porch and two storey side and rear extension and single storey rear extension.](#)

Planning Application

50 Harvey Road Croxley Green Rickmansworth Hertfordshire WD3 3BT

Ref. No: 19/1779/FUL | Received: Tue 17 Sep 2019 | Validated: Mon 23 Sep 2019 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Part Retrospective: Single storey rear extension](#)

Planning Application

84 Barton Way Croxley Green WD3 3QA

Ref. No: 19/1808/RSP | Received: Fri 20 Sep 2019 | Validated: Wed 25 Sep 2019 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC has no comment on Planning but is concerned whether building regulations have been complied with.

[9:06 pm At this point Cllr Taylor left the meeting and took no further part in the discussion]

[Single storey rear extension](#)

Planning Application

62 Kenilworth Drive Croxley Green WD3 3NW

Ref. No: 19/1823/FUL | Received: Tue 24 Sep 2019 | Validated: Wed 25 Sep 2019 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Single storey rear extension

Planning Application

20 Durrants Drive Croxley Green WD3 3NP

Ref. No: 19/1821/FUL | Received: Mon 23 Sep 2019 | Validated: Thu 26 Sep 2019 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Re-siting of entrance and construction of front porch extension, internal alterations and associated works including removal of wall hung clay tiles at first floor level to red brick external finish

Planning Application

Elmcote House The Green Croxley Green Rickmansworth Hertfordshire WD3 3HN

Ref. No: 19/1796/FUL | Received: Thu 19 Sep 2019 | Validated: Thu 26 Sep 2019 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Creation of a vehicular crossover.

Planning Application

274 Watford Road Croxley Green WD3 3DD

Ref. No: 19/1830/FUL | Received: Wed 25 Sep 2019 | Validated: Fri 27 Sep 2019 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC noted the application is within the proposed CPZ area.

Single storey rear extension

Planning Application

1 Manor Way Croxley Green WD3 3LU

Ref. No: 19/1842/FUL | Received: Wed 25 Sep 2019 | Validated: Fri 27 Sep 2019 | Status: Pending Consideration

Croxley Green Parish Council Decision: Croxley Green Parish Council objects to the application as the proposed extension and storage unit will be contiguous and there are concerns to the future purpose of the storage unit.

PD3452/19 Recent Decisions by Thee Rivers District Council

Approved

Application: District Council Application: Refurbishment of existing play area including the installation of new play equipment
Address: Cassiobridge Play Area Recreation Ground Watford Road Croxley Green Hertfordshire
Application No: 19/1427/FUL
CGPC Decision No objection to the refurbishment of existing play area. Members felt that planting more trees and using natural materials for the play equipment would be more appropriate. Project may have benefited from wider consultation.
TRDC Decision Approved

Application: Two storey front extension
Address: 40 Barton Way Croxley Green WD3 3QA
Application No: 19/1387/FUL
CGPC Decision Councillors do not object to the application, but have

concerns on whether the applicants can maintain the current number of parking spaces on their driveway. In general the committee would not approve of this style of development, but due to the property's location on Barton Way it seems appropriate.

TRDC Decision Approved

Application: Change of use from Class A1 (Retail) to Class A1/A4 (Craft beer bottle shop and tasting room)

Address: 142 Watford Road Croxley Green Rickmansworth Hertfordshire WD3 3BZ

Application No: 19/1392/FUL

CGPC Decision Councillors noted the application

TRDC Decision Approved

Application: Single storey side extension and first floor front/side extension.

Address: 218 Watford Road Croxley Green WD3 3DD

Application No: 19/1386/FUL

CGPC Decision No grounds for objection

TRDC Decision Approved

Application: Single storey front extension and alteration and conversion of existing three bedroom dwelling to create two, one bedroom flats with associated parking and amenity space and alterations to existing vehicular access.

Address: 108 Watford Road Croxley Green WD3 3BX

Application No: 19/1425/FUL

CGPC Decision Subject to adequate parking provision, CGPC has no objections to this application.

TRDC Decision Approved

Application: Two storey side/rear extension and single storey rear extension

Address: 44 New Road Croxley Green WD3 3EP

Application No: 19/1364/FUL

CGPC Decision NGFO

TRDC Decision Approved

Application: Demolition of existing rear extension and erection of single storey rear extension and insertion of new ground floor flank window

Address: 39 Dickinson Square Croxley Green WD3 3EY

Application No: 19/1499/FUL

CGPC Decision NGFO

TRDC Decision Approved

Application: Single storey front extension and part single, part two

storey side and rear extension with a hipped roof
Address: 2 Hastings Way Croxley Green WD3 3SG
Application No: 19/1436/FUL
CGPC Decision NGFO
TRDC Decision Approved

Application: Demolition of existing detached dwelling and erection of detached two storey replacement dwelling including accommodation in the roof space and associated external works

Address: Kenilworth Parrotts Close Croxley Green
Application No: 19/1486/FUL
CGPC Decision Subject to the concerns by the Herts & Middx Wildlife Trust being addressed, CGPC has no objections to this application.
TRDC Decision Approved

Refused

None Advised

Withdrawn

None Advised

PD3453/19 Appeals Against Planning Decisions

No appeals had been received.

PD3454/19 Update on Recent Objections

There were no recent objections.

PD3455/19 P&D Budget 2020/21

The Administrative Assistant asked Members to review the P&D Budget for 2020/21 and to discuss any updates required at the next P&D Committee Meeting on 7 November 2019.

PD3456/19 Closure

There being no further business, the Chairman closed the meeting at 9.40 pm