



MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON THURSDAY 4 AUGUST 2022 at 7.30 PM

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

Cllrs Gallagher, Mitchell, Parks and Whitmore.

Voting Members: 5

Members of the Public: 0

PD4154/22 Apologies for Absence

Apologies were received and approved from Cllr Taylor.

PD4155/22 Declarations of Interest

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

PD4156/22 Highways and Road Safety

No matters were raised.

PD4157/22 Minutes

The Minutes to be considered were those of the Thursday 7 and Tuesday 19 July 2022.

Resolved:

- That the Minutes of the meeting held on Thursday 7 and Tuesday 19 July 2022 be approved and signed by the Chairman.

PD4158/22 Matters Arising

There were no matters arising.

PD4159/22 Representations from the Public

No representations were made.

PD4160/22 Single storey front extension and alteration to external materials from pebbledash to white render.

Planning Application

3 Lancing Way Croxley Green Hertfordshire WD3 3LW

Ref. No: 22/1298/FUL | Received: Fri 08 Jul 2022 | Validated: Fri 15 Jul 2022 | Status:

Pending Consideration

CGPC Decision: No comment.

Advertisement Consent: Illuminated advertisement electronic display on bus shelter

Planning Application

Bus Shelter 2908-0014 Watford Road Adj No. 8 Cassiobridge Terrace Three Rivers Rickmansworth WD3 3RU

Ref. No: 22/1281/ADV | Received: Tue 05 Jul 2022 | Validated: Fri 15 Jul 2022 | Status: Pending Consideration

CGPC Decision: CGPC is concerned that the moving advertisement will distract drivers and that bus stop users will not be able to see the bus approaching, if seated at the bus stop, as the view may be obscured by the advertisement.

Application: [Two storey side to rear extension including hip to gable loft conversion with rooflights and dormers; construction of a new outbuilding.](#)
Address: 129 Watford Road Croxley Green Hertfordshire WD3 3DX
Application No: 22/0958/FUL
CGPC 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 cills 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.

TRDC Decision Approved

Application: [Single storey front, side and rear extensions and part two storey rear extension](#)
Address: 33 Scots Hill Croxley Green Hertfordshire WD3 3AE
Application No: 22/1059/FUL
CGPC 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 inappropriate side hung casements currently designed. Material neighbour comments to be taken into consideration.

TRDC Decision Approved

Withdrawn

Application: [Demolition of an existing outbuilding and construction of single storey rear extension including alterations to fenestration.](#)
Address: 24 Rochester Way Croxley Green Hertfordshire WD3 3NG
Application No: 22/0880/FUL
CGPC Decision The proposed rear extension along the boundary with No 26 is unnecessarily high and dominant. As it is south of No 24 it will cut a lot of No 26's sun too. The proposed single storey extension is 3.1m high. It could be redesigned without the parapet wall around the roof which would make it less tall and overbearing. Alternatively the designer could have extended the existing lean to roof across to No 26 boundary, and then had a flat roof with no parapet on the new extension making it about 1m lower in height than currently proposed. The bike shed at the end does not need to be so tall. Request that neighbour's comments are taken into account. The parish council objects to the proposal, but does not request call in.

TRDC Decision Withdrawn on 21 July 2022

PD4162/22 Appeals Against Planning Decisions

None advised.

PD4163/22 Update on Recent Objections

None advised.

PD4164/22 Killingdown Farm

Members discussed the ongoing Killingdown Farm development.

PD4165/22 Closure

There being no further business, the Chairman closed the meeting at 7:57pm