



MINUTES OF A MEETING OF THE  
**PLANNING AND DEVELOPMENT COMMITTEE**  
HELD IN THE COUNCIL CHAMBER  
ON THURSDAY 4 JULY 2019 at 8.00 PM

Present: Cllr Mitchell - In the Chair Ryan Bennett – Clerk

Cllr Birch, Gallagher, Hobbs, Jacob, Taylor, Walker,

Voting Members: 7

In Attendance: Cllr Wallington

Members of the Public: 1

PD3393/19 Apologies for Absence

All members were present.

PD3394/19 Declarations of Interest

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

PD3395/19 Representations from the Public

Representations were made from a representative from the Croxley Green Resident's Association regarding the TRDC proposals for controlled parking zones.

PD3396/19 Highways and Road Safety

The Clerk advised members that the welcome sign into Croxley Green from Watford had been temporarily removed for cleaning.

PD3397/19 Minutes

The Minutes to be considered were those of the 6 & 20 June 2019.

**Resolved:**

- That the Minutes of the meetings held on Thursday 6 & 20 June 2019 be approved and signed by the Chairman.

PD3398/19 Matters Arising

There were no matters arising.

PD3399/19 Planning Applications

In the following applications "NGFO" means No Grounds For Objection:

**[Loft conversion including two rooflights to rear roofslope](#)**

Planning Application

12 Imperial Way Croxley Green WD3 3FL

Ref. No: 19/1026/FUL | Received: Thu 06 Jun 2019 | Validated: Wed 19 Jun 2019 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

**[Proposed single storey rear extension and first floor front extension](#)**

Planning Application

47 Fuller Way Croxley Green WD3 3PL

Ref. No: 19/1184/FUL | Received: Tue 25 Jun 2019 | Validated: Sat 27 Jul 2019 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

**Conversion of garage into habitable accommodation and construction of front porch**

Planning Application

Rose House 73 Watford Road Croxley Green WD3 3DT

Ref. No: 19/1001/FUL | Received: Sat 01 Jun 2019 | Validated: Wed 19 Jun

2019 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

**Retrospective: Change of Use: Laying of driveway to side and front of property**

Planning Application

74 Windmill Drive Croxley Green WD3 3FE

Ref. No: 19/0941/FUL | Received: Wed 22 May 2019 | Validated: Tue 25 Jun

2019 | Status: Pending Consideration

**Croxley Green Parish Council Decision: CGPC objects to the proposals if the case officer believes that they have encroached outside of the curtilage of their property.**

**Loft conversion including alterations from hip to gabled roof form , side dormer window and roof lights, alterations to roof form of existing rear extension, alterations to external materials to include render, and alterations to fenestration detail.**

Planning Application

24 Sycamore Road Croxley Green WD3 3TD

Ref. No: 19/1212/FUL | Received: Fri 28 Jun 2019 | Validated: Fri 28 Jun

2019 | Status: Pending Consideration

**Croxley Green Parish Council Decision: CGPC believe that this application is highly out of character with the area. Partly being down to the proposed white rendering on the front of the property.**

The committee also shares the comments of 26 Sycamore.

Furthermore, CGPC believe that the side window represents a loss of privacy to neighbouring properties.

If the officer is minded to approve then CGPC wish for this application to be called into committee.

**Alterations to roof form including extension to front dormer window and provision of rear dormer window, flank rooflights, and single storey rear extension.**

Planning Application

11 Elmcote Way Croxley Green Rickmansworth Hertfordshire WD3 3HP

Ref. No: 19/1119/FUL | Received: Tue 18 Jun 2019 | Validated: Mon 01 Jul

2019 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

PD3400/19 Recent Decisions by Thee Rivers District Council

**Approved**

<b>Application:</b>	Demolition of existing stores and erection of a single storey side extension
<b>Address:</b>	22 Sycamore Road Croxley Green WD3 3TD
<b>Application No:</b>	19/0909/FUL
<b>CGPC Decision</b>	NGFO
<b>TRDC Decision</b>	Approved

**Application:** First floor rear extension  
**Address:** Grenaleigh Copthorne Close Croxley Green WD3 4AJ  
**Application No:** 19/0839/FUL  
**CGPC Decision** NGFO  
**TRDC Decision** Approved

**Application:** Single storey front and rear extensions and first floor front extension  
**Address:** 42 Valley Walk Croxley Green Rickmansworth Hertfordshire WD3 3TG  
**Application No:** 19/0817/FUL  
**CGPC Decision** NGFO  
**TRDC Decision** Approved

**Application:** Front porch extension, conversion of garage to habitable accommodation and alterations to front driveway  
**Address:** 8 Sycamore Road Croxley Green WD3 3TD  
**Application No:** 19/0795/FUL  
**CGPC Decision** NGFO  
**TRDC Decision** Approved

**Application:** Single storey rear extension  
**Address:** 141 Malvern Way Croxley Green Rickmansworth Hertfordshire WD3 3QH  
**Application No:** 19/0876/FUL  
**CGPC Decision** NGFO  
**TRDC Decision** Approved

**Application:** Part single storey, part two storey rear extension garage conversion, single storey front and side extension and addition of smooth render to all elevations  
**Address:** 24 Harvey Road Croxley Green WD3 3BW  
**Application No:** 19/0810/FUL  
**CGPC Decision** NGFO  
**TRDC Decision** Approved

**Application:** Insertion of rooflights to front and rear and second floor flank window  
**Address:** 9 Heckford Close Croxley Green Watford Hertfordshire WD18 8WR  
**Application No:** 19/0818/FUL  
**CGPC Decision** NGFO  
**TRDC Decision** Approved

**Application:** Retrospective: Part single/part two storey rear extension, alterations to external materials and fenestration detail  
**Address:** 215 Baldwins Lane Croxley Green Rickmansworth Hertfordshire WD3 3LH  
**Application No:** 19/0948/RSP  
**CGPC Decision** **Comment Date: Tue 11 Jun 2019**  
CGPC objects to the proposal and supports the previous comment and decision from TRDC.  
If the officer is minded to approve the application then CGPC would like it to be considered by the TRDC planning committee.  
**TRDC Decision** Approved

**Application:** Single storey rear extension, two storey rear extension, single storey side and front extension and front porch infill extension  
**Address:** 33 Yorke Road Croxley Green WD3 3DW  
**Application No:** 19/0851/FUL  
**CGPC Decision** CGPC objects to the proposal for the following reasons:  
  
The proposal does not comply with policies CA2 & CA3 of the Croxley Green Neighbourhood Plan. CGPC believe that the proposal is out of keeping with the character and scale of the immediate environment.  
  
If the officer is minded to approve the application then CGPC wish for it to be discussed by the TRDC planning committee.  
**TRDC Decision** Approved

## Refused

None advised.

### PD3401/19 Appeals Against Planning Decisions

No appeals had been received.

### PD3402/19 Update on Recent Objections

Cllr Walker gave an update to Members on the outcome of the proposal at 33 Yorke Road. He informed Members that the TRDC planning committee had approved the application despite the objection from the Parish Council.

### PD3403/19 TRDC Proposals for Controlled Parking Zones (CPZ) in Croxley Green

The Chairman opened the item and updated members on the decision from TRDC to continue with the introduction of CPZs in some areas of Croxley Green. He added that he believed the committee should recommend to Council that a working group be established to look into how the CPZs will affect residents and to make them aware of the proposals.

**Resolved:**

To recommend to full Council the following:

- The Council sets up a working group to communicate TRDCs proposals to those affected, to review the Stage 3 proposals and to formulate a considered response on behalf of the community.
- The Council investigates whether to employ professional advice to review TRDC's proposals on behalf of residents and the community (no financial implications at this stage).

PD3404/19

Closure

There being no further business, the Chairman closed the meeting at 9.13pm