



MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON THURSDAY 6 FEBRUARY 2020 at 8.00 PM

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

Cllrs Jacob and Walker

Voting Members: 5

In Attendance: Cllrs Cole, Gallagher, Vassiliou, Wallington

Members of the Public: 3

PD3516/20 Apologies for Absence

Apologies were received from Cllrs Birch, Hobbs and Taylor.

PD3517/20 Declarations of Interest

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

PD3518/20 Representations from the Public

A representative of Croxley Green Residents Association provided a verbal update on feedback received via Facebook about the Wayfinding Scheme.

PD3526/20 Wayfinding Scheme

[Under Standing Order 13.1.6 it was agreed that this item be brought up the Agenda]

Members highlighted missing areas which they felt warranted inclusion; they included, Bywaters Estate, Croxley Great Barn, Little Green Lane pond, Croxley Windmill, the second Village Green (including Buddleia Walk & Weston Wood), the Skate Park and doctor's surgeries.

Members also pointed out the colour difference in street furniture – white road signs, black high level pointers and the new signs – which may lead to roads looking cluttered and untidy. Members agreed with the principal of the scheme (encouraging residents to walk around the village) but that the scheme needs further thought to encompass all of Croxley Green and that the Parish Council and wider community should have been consulted earlier.

Resolved

- That the Clerk responds to the consultation on behalf of the Committee.

PD3519/20 Highways and Road Safety

The Clerk advised Members that Ringway had contacted the Parish Council Office to request a list of areas in Croxley Green that require drain clearance.

PD3520/20 Minutes

The Minutes to be considered were those of the 14 January 2020.

Resolved:

- That the Minutes of the meetings held on Tuesday 14 January 2020 be approved and signed by the Chairman.

PD3521/20 Matters Arising

No matters arising.

PD3522/20 Planning Applications

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

[Rendering of front elevation](#)

Planning Application

41 Hastings Way Croxley Green WD3 3SQ

Ref. No: 19/2505/FUL | Received: Mon 30 Dec 2019 | Validated: Mon 13 Jan 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC objects to the proposal for the following reason: The render is out of keeping with the street scene and would result in a complete unbalance in comparison to the neighbouring properties.

[Single storey rear extension](#)

Planning Application

5 Gonville Avenue Croxley Green WD3 3BY

Ref. No: 20/0068/FUL | Received: Tue 14 Jan 2020 | Validated: Thu 16 Jan 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Single storey rear extension](#)

Planning Application

36 Norwich Way Croxley Green WD3 3SP

Ref. No: 20/0091/FUL | Received: Fri 17 Jan 2020 | Validated: Fri 17 Jan 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO but the Committee noted the concerns from St Ives.

[Demolish existing side extension and construct new single storey side extension](#)

Planning Application

14 Manor Way Croxley Green Rickmansworth Hertfordshire WD3 3LY

Ref. No: 19/2491/FUL | Received: Mon 23 Dec 2019 | Validated: Thu 16 Jan 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Conversion of existing garage to habitable accommodation, erection of single storey front porch, alteration to fenestration detail to include replacement rear patio doors, alterations to external materials, including alteration to the colour of the external wall tiles, and internal alterations.](#)

Planning Application

39 Sycamore Road Croxley Green WD3 3TE

Ref. No: 20/0125/FUL | Received: Wed 22 Jan 2020 | Validated: Wed 22 Jan 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC objects to the Porch and Awning. We have no objections to the remainder of the application.

[Removal of existing conservatory and erection of single storey rear extension](#)

Planning Application

6 Whitegates Close Croxley Green WD3 3JY

Ref. No: 20/0089/FUL | Received: Thu 16 Jan 2020 | Validated: Fri 24 Jan 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Certificate of Lawfulness of Existing Use: Use of outbuilding as an independent dwelling for a period of greater than four years](#)

Planning Application

The Stables 97A New Road Croxley Green Rickmansworth Hertfordshire WD3 3EN

Ref. No: 20/0165/CLED | Received: Tue 28 Jan 2020 | Validated: Tue 28 Jan 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC objects to the application due to the decision in 2006 which states it must only be used for ancillary purposes and we believe that this should not be changed. If the planning officer is minded to approve the application then CGPC would like it to be called into committee.

[Erection of single storey side and rear extension](#)

Planning Application

46 Links Way Croxley Green Rickmansworth Hertfordshire WD3 3RJ

Ref. No: 20/0097/FUL | Received: Mon 20 Jan 2020 | Validated: Mon 27 Jan 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO, subject to no neighbour objections.

[Loft conversion including the installaion of velux roof windows and alterations](#)

Planning Application

Orchard View The Green Croxley Green Rickmansworth Hertfordshire WD3 3HX

Ref. No: 20/0176/FUL | Received: Tue 28 Jan 2020 | Validated: Wed 29 Jan 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC note the comments from the Conservation Officers and wish to make no further comments.

[Enlargement of existing rear dormer window](#)

Planning Application

140 Baldwins Lane Croxley Green WD3 3LJ

Ref. No: 20/0150/FUL | Received: Mon 27 Jan 2020 | Validated: Tue 28 Jan 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Proposed part single, part two storey rear extension including insertion of a window on the south side elevation](#)

Planning Application

20 Appleby Drive Croxley Green WD3 3FP

Ref. No: 20/0149/FUL | Received: Mon 27 Jan 2020 | Validated: Thu 30 Jan 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC has concerns with the window on the south side elevation and the impact on the neighbour's privacy.

Approved

Application: [Part Retrospective: Ground floor rear extension](#)
Address: 22 Pevensey Way Croxley Green WD3 3FX
Application No: 19/2151/RSP
CGPC Decision Croxley Green Parish Council supports the concerns of No 30 Scarborough Drive re loss of privacy. 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

Application: [Part two storey, part single storey side and rear extension, alterations to roof of existing ground floor and alterations to fenestration details including installation of a first floor flank wall window and associated internal alterations](#)
Address: 209 New Road Croxley Green WD3 3HE

Application No: 19/2109/FUL

CGPC Decision NGFO

TRDC Decision Approved

Application: [Two-storey infill front extension and single storey rear extension](#)

Address: 58 Winton Drive Croxley Green WD3 3RA

Application No: 19/2167/FUL

CGPC Decision NGFO

TRDC Decision Approved

Application: [Conversion of garage into habitable space with front extension and replacement roof of existing side extension](#)

Address: 11 Lewes Way Croxley Green WD3 3SN

Application No: 19/2198/FUL

CGPC Decision NGFO

TRDC Decision Approved

Application: [Single storey extension to rear of property with flat roof](#)

Address: 99 New Road Croxley Green WD3 3EN

Application No: 19/2192/FUL

CGPC Decision If there are any comments from the neighbours, can the case officer please take note.

TRDC Decision Approved

Application: [Front extension and increase in height of existing garage](#)

Address: 177 New Road Croxley Green WD3 3HB

Application No: 19/2070/FUL

CGPC Decision NGFO

TRDC Decision Approved

Application: [Single storey front extension and alterations to part front elevation wall including new render](#)

Address: 93 Durrants Drive Croxley Green Rickmansworth Hertfordshire WD3 3NY

Application No: 19/2212/FUL

CGPC Decision NGFO

TRDC Decision Approved

Application: [Ground and first floor rear extensions](#)

Address: 235 New Road Croxley Green WD3 3HE

Application No: 19/2282/FUL

CGPC Decision NGFO

TRDC Decision Approved

Application: [Demolition of existing conservatory and construction of a single storey rear extension and associated internal alterations and front porch](#)

Address: 37 Valley Walk Croxley Green WD3 3TQ

Application No: 19/2259/FUL

CGPC Decision Croxley Green Parish Council recommends the porch roofline should match the adjoining property to harmonise the street scene.

TRDC Decision Approved

Application: [Demolition of existing conservatory and erection of single-storey side extension with rooflights](#)

Address: 113 Frankland Road Croxley Green WD3 3AS

Application No: 19/2311/FUL

CGPC Decision NGFO

TRDC Decision Approved

Application: [Two-storey front infill extension including extension to roof and loft conversion including hip to gable extension, rear dormer and front rooflights](#)

Address: 6 Oakleigh Drive Croxley Green WD3 3EF

Application No: 19/2345/FUL

CGPC Decision NGFO

TRDC Decision Approved

Application: [Demolition of existing outbuilding and erection of single storey rear extension with first floor terrace, loft conversion including rear dormer and conversion of building to three flats and construction of outbuilding](#)

Address: 197 Watford Road Croxley Green WD3 3EH

Application No: 19/2134/FUL

CGPC Decision Members welcome the changes made to the original application. Committee recommends that the glass used on the first floor terrace should be opaque to maintain

privacy for the neighbouring properties.

TRDC Decision Approved

Application: [Proposed single storey rear extension, loft conversion including hip to gable conversion, rear dormer and front rooflight](#)

Address: 246 Watford Road Croxley Green Rickmansworth Hertfordshire WD3 3DD

Application No: 19/2230/FUL

CGPC Decision NGFO, subject to no neighbour objections.

TRDC Decision Approved

Application: [Single storey front and side extension, two storey bay window extension, first floor rear extension, and installation of first floor window to front elevation](#)

Address: 15 The Green Croxley Green WD3 3HN

Application No: 19/2293/FUL

CGPC Decision NGFO

TRDC Decision Approved

Application: [Part Retrospective: Change of Use: Laying of driveway to side and front of property and alterations to landscaping.](#)

Address: 74 Windmill Drive Croxley Green WD3 3FE

Application No: 19/2326/RSP

CGPC Decision Croxley Green Parish Council supports the comments made by the planning officer that the verge should be fully returned to its previous state. If the planning officer is minded to approve the application then CGPC would like it to be called into committee.

TRDC Decision Approved

Application: [Removal of existing flat conservatory roof and replacement with a pitched composite tile roof and alterations to fenestration detail.](#)

Address: 17 Lancing Way Croxley Green WD3 3LW

Application No: 19/2317/FUL

CGPC Decision NGFO

TRDC Decision Approved

Refused

Application: [Demolition and erection of detached garage, replacement boundary wall / fencing](#)

Address: 15 The Green Croxley Green WD3 3HN

Application No: 19/2199/FUL

CGPC Decision Croxley Green Parish Council has no objection to this application, provided the materials chosen harmonise with the house.

TRDC Decision Refused

Application: [First floor rear extension](#)
Address: 2 Copthorne Cottages The Green Croxley Green
Rickmansworth Hertfordshire WD3 3HX
Application No: 19/2226/FUL
CGPC Decision Members noted that this property is in the Conservation
Area. NGFO.
TRDC Decision Refused

Withdrawn

Application: [Proposed two storey rear extension, single storey front and
side extension and single storey front porch extension](#)
Address: 16 Gonville Avenue Croxley Green WD3 3BY
Application No: 19/2339/FUL
CGPC Decision Croxley Green Parish Council recommends:-
the porch roofline should match the adjoining property to
harmonise the street scene.
the side extension should not encroach beyond the original
property line at the side of the property, to not be in
contradiction of the Croxley Green Neighbourhood Plan
Policy CA2.
TRDC Decision Withdrawn

Application: [Single storey rear extension](#)
Address: 36 Norwich Way Croxley Green WD3 3SP
Application No: 19/2280/FUL
CGPC Decision NGFO but the Committee noted the concerns from St Ives
TRDC Decision Withdrawn

Application: [Variation of Conditions 2 \(Approved Plans\) and 3
\(Materials\) of Planning Permission 19/1486/FUL
\(Demolition of existing detached dwelling and erection of
detached two storey replacement dwelling including
accommodation in the roof space and associated external
works\) to include increase in size of dwelling and
alterations to materials](#)
Address: Kenilworth Parrotts Close Croxley Green WD3 3JZ
Application No: 19/2316/FUL
CGPC Decision In view of the fact that the location is in the Conservation
Area, materials should match existing.
TRDC Decision Withdrawn

PD3524/20 Appeals Against Planning Decisions

No appeals had been received.

PD3525/20 Update on Recent Objections

19/2151/RSP – 22 Pevensey Way, Croxley Green, WD3 3FX - request to conduct a
site visit to assess impact to privacy was turned down by TRDC Committee Chair.

19/2326/RSP – 74 Windmill Drive, Croxley Green, WD3 3FE – verbal update provided.

PD3526/20 Wayfinding Scheme

[Under Standing Order 13.1.10 it was agreed by Members to add this item to the Agenda]

This item was discussed earlier.

PD3527/20 Closure

There being no further business, the Chairman closed the meeting at 9.36 pm