



MINUTES OF A MEETING OF THE  
**PLANNING AND DEVELOPMENT COMMITTEE**  
HELD IN THE COUNCIL CHAMBER  
ON THURSDAY 6 OCTOBER 2022 at 7.30 PM

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

Cllrs Gallagher, Parks and Whitmore.

Voting Members: 4

Members of the Public: 0

**PD4187/22 Apologies for Absence**

Apologies were received and approved from Cllrs Mitchell and Taylor.

**PD4188/22 Declarations of Interest**

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

**PD4189/22 Highways and Road Safety**

No issues were raised.

**PD4190/22 Minutes**

The Minutes to be considered were those of the Thursday 1 September 2022.

**Resolved:**

- That the Minutes of the meeting held on Thursday 1 September 2022 be approved and signed by the Chairman.

**PD4191/22 Matters Arising**

There were no matters arising.

**PD4192/22 Representations from the Public**

The Clerk shared written representation from a resident on PD4172/22 in objection to Planning Application 22/1675/FUL 145 New Road.

**PD4193/22 Planning Applications**

**Replacement of windows in front elevation**

Planning Application

10 Dickinson Square Croxley Green Hertfordshire WD3 3HA

Ref. No: 22/1654/FUL | Received: Thu 01 Sep 2022 | Validated: Thu 15 Sep 2022 | Status: Pending Consideration

**CGPC Decision: No comment, subject to Conservation Officer decision.**

**Change of use from Class E (d) fitness studio to Class C3 to provide three, one bedroom residential flats including loft conversion with front and rear dormers, alterations to fenestration and subdivision of site with associated amenity spaces, landscaping and bin stores.**

Planning Application

145 New Road Croxley Green Hertfordshire WD3 3EN

Ref. No: 22/1675/FUL | Received: Tue 06 Sep 2022 | Validated: Mon 12 Sep 2022 | Status: Pending Consideration

**CGPC Decision: CGPC object to the proposal for the following reasons:-**

- The dormers on the front elevation, overdevelopment of site and materials not matching existing, do not conform to Neighbourhood Plan guidelines CA2.
- Lack of Amenity Space.
- Change of use will reduce commercial premises within the village.
- CGPC strongly supports the Resident's concerns on loss of light and privacy.

If planning officer is minded to approve, CGPC request that the application be called in to TRDC Planning Committee.

**Demolition of existing garage and construction of single storey side and rear extensions**

Planning Application

7 New Road Croxley Green Hertfordshire WD3 3EJ

Ref. No: 22/1734/FUL | Received: Thu 15 Sep 2022 | Validated: Thu 15 Sep 2022 | Status: Pending Consideration

**CGPC Decision: No comment.**

**Construction of single storey rear extension.**

Planning Application

20 Durrants Drive Croxley Green Rickmansworth Hertfordshire WD3 3NP

Ref. No: 22/1759/FUL | Received: Wed 21 Sep 2022 | Validated: Thu 29 Sep 2022 | Status: Pending Consideration

**CGPC Decision: No comment.**

**PD4194/22 Recent Decisions by Three Rivers District Council**

**Approved**

**Application:** [Increase in ridge height of the existing bungalow to create a two storey dwelling including render to exterior and alterations to fenestration. Removal of exiting rear bay \(door and window set\). Increase in ridge height of the existing bungalow to create a two-storey dwelling with render to exterior. This is a smaller version of that approved on 29th April 2020 under application reference 20/0363/FUL With the main differences being; No first-floor bay to front or rear elevation resulting in less roof area. Removal of ground floor existing bay to the rear elevation resulting in less footprint. No external insulation.](#)

**Address:** 45 Dover Way Croxley Green Hertfordshire WD3 3SD

**Application No:** 22/1294/FUL

**CGPC Decision** No comment, subject to material concerns raised by neighbours.

**TRDC Decision** Approved

**Application:** [Advertisement Consent: Illuminated advertisement electronic display on bus shelter](#)

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

**Application No:** 22/1281/ADV  
**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.  
**TRDC Decision** Approved

**Application:** [Demolition of existing garage and construction of two storey side/rear extensions including addition and enlargement of front and rear dormer windows.](#)  
**Address:** 1 Scots Hill Close Croxley Green Hertfordshire WD3 3AF  
**Application No:** 22/1316/FUL  
**CGPC Decision** No comment  
**TRDC Decision** Approved

**Application:** [Erection of new window to the side elevation](#)  
**Address:** 3 Revels Court 40A Grove Crescent Croxley Green Hertfordshire WD3 3FR  
**Application No:** 22/1370/FUL  
**CGPC Decision** No comment  
**TRDC Decision** Approved

**Application:** [Construction of a first floor side extension](#)  
**Address:** 69 Barton Way Croxley Green Hertfordshire WD3 3PB  
**Application No:** 22/1479/FUL  
**CGPC Decision** No comment  
**TRDC Decision** Approved

**Application:** [Demolition of existing single storey side projection and construction of two storey front and single storey side/rear extensions with internal alterations.](#)  
**Address:** 15 Winchester Way Croxley Green Hertfordshire WD3 3QE  
**Application No:** 22/1394/FUL  
**CGPC Decision** No comment  
**TRDC Decision** Approved

**Application:** [Single storey rear extension, insertion of new window and front and rear rooflights including installation of solar panels](#)  
**Address:** 35 Rugby Way Croxley Green Hertfordshire WD3 3PD  
**Application No:** 22/1385/FUL  
**CGPC Decision** No comment  
**TRDC Decision** Approved

**Application:** [Part single storey, part two storey rear extension](#)  
**Address:** 274 Watford Road Croxley Green Hertfordshire WD3 3DD  
**Application No:** 22/1355/FUL  
**CGPC Decision** No comment  
**TRDC Decision** Approved

## Refused

<b>Application:</b>	<a href="#">Demolition of existing building and construction of two storey attached dwelling with associated amenity space and parking</a>
<b>Address:</b>	Rear Of Dickinson House 132-146 New Road Dickinson Square Rickmansworth Croxley Green WD3 3EZ
<b>Application No:</b>	22/0996/FUL
<b>CGPC Decision</b>	CGPC note the application is in the Conservation Zone. CGPC suggest that it is important that the materials should harmonise with existing buildings and a more sustainable energy proposal is considered e.g. airtsource heat pump. Subject to Conservation Officer approving as appropriate and any material neighbours comments.
<b>TRDC Decision</b>	Refused The proposed development by reason of its design, appearance, resultant plot size and proximity to the flank boundaries would appear as a visually prominent, cramped and incongruous addition to the street scene which would not reflect the character or appearance of its surroundings and would not preserve or enhance the character and appearance of the Dickinson Square Conservation Area. The proposal would result in less than substantial harm to the heritage asset and public benefits which outweigh that harm have not been identified. The proposed development would fail to provide a suitable quality of accommodation for future occupants due to the size and quality of the proposed amenity space provision. The development would therefore be contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011), Policies DM1, DM3 and Appendix 2 of the Development Management Policies LDD (adopted July 2013), Policy CA1 of the Croxley Green Neighbourhood Plan (referendum version, December 2018) and the Dickinson Square Conservation Area Appraisal (2013).

## Withdrawn

None advised.

### **PD4195/22 Appeals Against Planning Decisions**

None advised.

### **PD4196/22 Update on Recent Objections**

None advised.

### **PD4197/22 Killingdown Farm**

Members discussed the ongoing Killingdown Farm development.

TRDC are investigating if the developer is in breach of the Construction Management Plan (CMP) for removing hedgerow.

### **PD4198/22 Community Infrastructure Levy**

The Clerk gave a verbal update on the Community Infrastructure Levy funds the Parish Council has available to spend. Suggestions to use CIL money included the following:-

- Fund upgrade of the Multi Sport Complex (MSC) in Barton Way Rec.
- Fund repair of the footpath leading from Owens Way into Baldwins Lane Rec.

Councillors and Staff are invited to share their ideas for projects that could be funded by CIL.

**PD4199/22**    **SW Herts Joint Strategic Plan**

Cllr Gallagher gave a verbal update on the SW Herts Joint Strategic Plan.

5 Local Councils (Dacorum and Watford Borough Councils, St Albans, Three Rivers, and Hertsmere) are developing a Joint Strategic Plan. The Joint Strategic Plan (JSP) will provide a long-term blueprint for the area to 2050. It will be able to consider and address issues that cross council boundaries and set out a strategic vision for the area. It will also help guide future plans and strategies by setting out high level policies on topics such as climate change, infrastructure, environmental protection, employment and housing.

Councillors can give feedback individually or provide their comments to the office to be included with the Parish Council's feedback, which will be agreed at P&D Committee Meeting on 3 November.

Residents are encouraged to submit their feedback on the Joint Strategic Plan <https://www.swhertsplan.com/> by 4 November.

**PD4200/22**    **Closure**

There being no further business, the Chairman closed the meeting at 8:05pm