



MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
 HELD IN THE COUNCIL CHAMBER
 ON THURSDAY 1 JUNE 2023 at 7.00 PM

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

Cllrs Gallagher, Glasser, Jolowicz, and Reed.

In Attendance: Cllrs Crabtree and Sian

Not Present: Cllr Panju

Voting Members: 6

Members of the Public: 0

PD4345/23 Apologies for Absence

No apologies were received.

PD4346/23 Declarations of Interest

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

PD4347/23 Highways and Road Safety

No matters were raised.

PD4348/23 Minutes

The Minutes to be considered were those of the Thursday 6 April, Tuesday 18 April and Tuesday 2 May 2023.

Resolved:

- That the Minutes of the meeting held on Thursday 6 April, Tuesday 18 April and Tuesday 2 May 2023 be approved and signed by the Chairman.

PD4349/23 Matters Arising

Cllr Gallagher gave an update on an email received from a resident who uses a mobility scooter requesting that grass verges on The Green should be kept short around the dropped kerbs to ensure their safe passage in crossing the road. The verges have now been cut back.

PD4350/23 Representations from the Public

No representations were made.

PD4351/23 Planning Applications

Extension of existing dropped kerb.

Planning Application

279 Baldwins Lane Croxley Green Rickmansworth Hertfordshire WD3 3LH

Ref. No: 23/0563/FUL | Received: Tue 04 Apr 2023 | Validated: Thu 04 May 2023 | Status: Pending Consideration

CGPC Decision: No Comment.

Increase in ridge height of the existing bungalow to create a two-storey dwelling including the construction of a two-storey rear extension and

the insertion of side dormer windows, relocation of entrance door; alterations to external materials and alterations to fenestration

Planning Application

45 Dover Way Croxley Green Rickmansworth Hertfordshire WD3 3SD

Ref. No: 23/0712/FUL | Received: Wed 03 May 2023 | Validated: Tue 09 May 2023 | Status: Pending Consideration

CGPC Decision: CGPC has the following concerns on the amended plans Dormers and low eaves height is out of character with the street scene

Potential overlooking from the side dormers.

CGPC do not request a call into TRDC committee.

Single-storey rear extension, front porch, alterations to fenestration, alterations to external materials and internal alterations

Planning Application

36 Richmond Way Croxley Green Rickmansworth Hertfordshire WD3 3SE

Ref. No: 23/0529/FUL | Received: Wed 29 Mar 2023 | Validated: Wed 29 Mar 2023 | Status: Pending Consideration

CGPC Decision: CGPC note that

the drawings do not include the full scope of work granted under 23/0528/CLPD the proposed new extension might allow the creation of a raised deck or balcony and suggest the Planning Officer adds a condition to deal with this.

Construction of part single, part two storey side and rear extensions.

Planning Application

16 Frankland Close Croxley Green Rickmansworth Hertfordshire WD3 3AR

Ref. No: 23/0744/FUL | Received: Fri 05 May 2023 | Validated: Wed 10 May 2023 | Status: Pending Consideration

CGPC Decision: No Objection subject to reasonable neighbour comments

PD4352/23 Recent Decisions by Three Rivers District Council

Approved

Application: [Rear roof extension including timber cladding, rear porch canopy, insulation and render, alterations to side and rear fenestration](#)

Address: 309 New Road Croxley Green Rickmansworth Hertfordshire WD3 3HE

Application No: 23/0274/FUL

CGPC Decision CGPC supports the concerns of the neighbours and suggests the Planning Officer discusses choice of materials with the applicant.

TRDC Decision Approved

Application: [Construction of single storey side and rear extension and extension to raised patio area.](#)

Address: 8 Dickinson Avenue Croxley Green Rickmansworth Hertfordshire WD3 3EX

Application No: 23/0364/FUL

CGPC Decision CGPC suggests the Planning Officer checks there is not an overlooking issue with the patio extension.

TRDC Decision Approved

Application: [Construction of single storey rear extension and relocation of entrance door, alterations to the side window.](#)

Address: 18 Frankland Road Croxley Green Rickmansworth Hertfordshire WD3 3AU

Application No: 23/0323/FUL
CGPC Decision No Objection
TRDC Decision Approved

Application: [Part Retrospective: Loft conversion incorporating hip to gable extension; front and rear dormer windows; front rooflight and flank window.](#)
Address: 133 Frankland Road Croxley Green Rickmansworth Hertfordshire WD3 3AS
Application No: 23/0381/RSP
CGPC Decision CGPC note that the hip to gable loft extension is contrary to the Neighbourhood Plan policy CA2. CGPC object to the front dormer as it will have a detrimental impact on the street scene.
TRDC Decision Approved

Application: [Construction of single storey front extension, first floor side extension and conversion of garage into habitable accommodation; replacement of rear window with door; construction of an outbuilding.](#)
Address: 246 Baldwins Lane Croxley Green Rickmansworth Hertfordshire WD3 3LQ
Application No: 23/0410/FUL
CGPC Decision Croxley Green Parish Council objects to the application as no dimensions have been provided for the construction of the outbuilding. Neighbour comments must be taken into consideration. CGPC do not request a call into TRDC committee.
TRDC Decision Approved

Application: [Erection of front dormer window.](#)
Address: 4 Frankland Close Croxley Green Rickmansworth Hertfordshire WD3 3AR
Application No: 23/0392/FUL
CGPC Decision Croxley Green Parish Council objects to the front dormer as it does not conform to Policy CA2 of the Neighbourhood Plan. CGPC do not request a call into TRDC committee.
TRDC Decision Approved

Application: [Demolition of existing store/bathroom and construction of single storey rear extension](#)
Address: 16 Dulwich Way Croxley Green Rickmansworth Hertfordshire WD3 3PY
Application No: 23/0504/FUL
CGPC Decision No Objection
TRDC Decision Approved

Application: [Replacement of roof tiles](#)
Address: Orchard View The Green Croxley Green Rickmansworth Hertfordshire WD3 3HX
Application No: 23/0303/FUL
CGPC Decision Croxley Green Parish Council has no objection to the application, but the Planning Officer must ensure that the tiles used must match those existing, and that samples should be sent to the Planning Officer for approval.

Information included in Application:-

“We will use concrete tiles of a similar colour and size to the existing tiles maintaining the bonnet structure at the front and the hip structure at the back. Whilst, there will be an initial change of appearance to the roof as a result of the new tiles, this will naturally blend over time as the new tiles become weathered.”

TRDC Decision Approved

Application: [Demolition of existing garage and construction of single storey front, side to rear extension including front porch and two storey side extension](#)

Address: 64 Claremont Crescent Croxley Green Rickmansworth Hertfordshire WD3 3QR

Application No: 23/0439/FUL

CGPC Decision Croxley Green Parish Council has no objection to the application, subject to reasonable neighbours comments

TRDC Decision Approved

Application: [Construction of single storey front and rear extension, replacement new roof, alterations to rear second storey roof, reduce height of flank wall to rear at roof level, removal of chimney, alterations to window levels and external materials including render](#)

Address: 303 New Road Croxley Green Rickmansworth Hertfordshire WD3 3HE

Application No: 23/0422/FUL

CGPC Decision Croxley Green Parish Council has no objection to the application.

TRDC Decision Approved

Application: [Part Retrospective: Conversion of garage into habitable accommodation including alterations to ground floor fenestration](#)

Address: 37 Byewaters Croxley Green Watford Hertfordshire WD18 8WH

Application No: 23/0584/RSP

CGPC Decision No objection

TRDC Decision Approved

Refused

Application: [Loft conversion including hip to gable roof extension with rear dormer and front rooflights](#)

Address: 38 Durrants Drive Croxley Green Rickmansworth Hertfordshire WD3 3NR

Application No: 23/0407/FUL

CGPC Decision Croxley Green Parish Council has no objection to the application.

TRDC Decision Refused

Reason for Refusal

By virtue of its scale, siting and relationship with the existing two storey rear projection the proposed rear

dormer window would have a cramped and contrived appearance and would represent a discordant form of development. As a result, it would harm the character and appearance of the host dwelling and the wider area. The proposal would be contrary to Policies CP1 and CP12 of the Core Strategy, Policy DM1 and Appendix 2 of the DMP LDD and Policy CA2 and Appendices B and C of the Croxley Green Neighbourhood Plan (adopted December 2018).

Withdrawn

Application: [Variation of Condition 2 \(Plan Numbers\) pursuant to planning permission 22/1294/FUL \(Increase in ridge height of the existing bungalow to create a two storey dwelling including render to exterior and alterations to fenestration\) to allow erection of side dormers and to include alterations approved first floor layout and front elevation, internal alterations and alterations to fenestration.](#)

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

Application No: 23/0547/FUL

CGPC Decision No objection subject to neighbour comments.

TRDC Decision Withdrawn on 10/05/2023

Application: [Change of use of woodland land into residential garden with timber fencing for the three properties 31, 33 and 35 Woodland Chase](#)

Address: Land Adjacent To 31, 33 And 35 Woodland Chase Croxley Green Rickmansworth Hertfordshire WD3 3FN

Application No: 23/0386/FUL

CGPC Decision Croxley Green Parish Council, as the land-owner, does not feel it is appropriate to comment on the merits of the application at this stage. We note that there is a blanket TPO for the whole woodland.

TRDC Decision Withdrawn on 16/05/2023

PD4353/23 Appeals Against Planning Decisions

None advised.

PD4354/23 Update on Recent Objections

23/0483/FUL Croxley House Croxley Green Rickmansworth Hertfordshire WD3 3JB – The application will be reviewed by TRDC Planning Committee in July.

PD4355/23 Parking Consultation

The Chairman introduced the topic of the Parking Consultation and asked the Clerk to elaborate. The Clerk advised Members that Three Rivers District Council were consulting on the creation of Pay and Display bays on Watford Road to facilitate parking for local shops. Members held concerns on the number of ticket machines and locations, the enforcement of the scheme and whether the number of drop off spaces at the Station will be reduced.

Resolved:

- That the Council responds to the consultation.

PD4356/23 Walking & Cycling Consultation

Cllr Gallagher outlined the consultation to members.

Resolved:

- That Cllr Gallagher prepares a draft response to the consultation.

PD4357/23 Directional Signage in Croxley Green

Clerk advised Members that TRDC were considering placing 2 static directional signs in Croxley Green to direct people to local shops. Updates to the signs would be the financial responsibility of the Parish Council. Members commented that shops within Croxley Green are in 5 distinct areas and 2 signs would not help direct people to them all. Members do not see a role for these signs in Croxley Green and did not agree that the Parish Council should be financially responsible for the upkeep of the signs.

Resolved:

- That the recommendation is not approved.

PD4358/23 Closure

There being no further business, the Chairman closed the meeting at 8:55pm