



MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
 HELD IN THE COUNCIL CHAMBER
 ON TUESDAY 13 JUNE 2023 at 7.30 PM

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

Cllrs Glasser, Panju and Reed.

Voting Members: 4

Members of the Public: 0

PD4359/23 Apologies for Absence

Apologies were received and approved from Cllrs Gallagher, Jolowicz and Parks.

PD4360/23 Declarations of Interest

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

PD4361/23 Representations from the Public

No representations were made.

PD4362/23 Planning Applications

Demolition of existing conservatory and construction of single storey rear extension.

Planning Application

121 Frankland Road Croxley Green Rickmansworth Hertfordshire WD3 3AS

Ref. No: 23/0835/FUL | Received: Fri 19 May 2023 | Validated: Fri 19 May 2023 | Status: Pending Consideration

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

Demolition of existing store and construction of single storey rear extension and garage conversion into bike store and habitable accommodation; erection of awning, installation of 3no. wall mounted lights and alterations to external materials including cladding, alterations to fenestration including replacement of doors and windows, internal alterations.

Planning Application

88 Valley Walk Croxley Green Rickmansworth Hertfordshire WD3 3TG

Ref. No: 23/0806/FUL | Received: Tue 16 May 2023 | Validated: Mon 22 May 2023 | Status: Pending Consideration

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

Cllr Glasser declared a non-pecuniary interest in this item and did not take part in the discussion or vote related to the planning application.

Construction of single storey rear extension

Planning Application

50 Dulwich Way Croxley Green Rickmansworth Hertfordshire WD3 3PY

Ref. No: 23/0860/FUL | Received: Thu 25 May 2023 | Validated: Thu 25 May 2023 | Status: Pending Consideration

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

Construction of first floor front extension.

Planning Application

21 Dover Way Croxley Green Rickmansworth Hertfordshire WD3 3SL

Ref. No: 23/0828/FUL | Received: Fri 19 May 2023 | Validated: Wed 24 May 2023 | Status: Pending Consideration

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

Demolition of existing building and construction of two storey attached dwelling with associated rooflights, solar panels, amenity space and parking

Planning Application

Rear Of Dickinson House 132 -146 New Road Dickinson Square Croxley Green Rickmansworth Hertfordshire WD3 3EZ

Ref. No: 23/0758/FUL | Received: Tue 09 May 2023 | Validated: Thu 25 May 2023 | Status: Pending Consideration

CGPC Decision: Croxley Green Parish Council have no objection to the application. CGPC supports the comments made by the Herts & Middx Wildlife Trust and would also like to ensure that the materials used are sympathetic to the wider conservation area.

Construction of first floor side extension and conversion of garage into habitable accommodation

Planning Application

19 Valley Walk Croxley Green Rickmansworth Hertfordshire WD3 3TA

Ref. No: 23/0782/FUL | Received: Fri 12 May 2023 | Validated: Fri 26 May 2023 | Status: Pending Consideration

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

Construction of single storey rear extension and first floor side extensions including side juliet balconies, rooflights; internal alterations and replacement of side doors

Planning Application

Pefka Parrotts Close Croxley Green Rickmansworth Hertfordshire WD3 3JZ

Ref. No: 23/0725/FUL | Received: Thu 04 May 2023 | Validated: Wed 31 May 2023 | Status: Pending Consideration

CGPC Decision: No objection subject to reasonable neighbour comments.

PD4363/23 Recent Decisions by Three Rivers District Council

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: [Loft conversion including hip to gable roof extension with rear dormer with Juliet balcony and front rooflights; erection of front porch; internal alterations and alterations to front/side fenestration and demolition of existing outbuilding](#)

Address: 36 Richmond Way Croxley Green Rickmansworth Hertfordshire WD3 3SE

Application No: 23/0529/FUL

CGPC Decision No Objection subject to reasonable neighbour comments

TRDC Decision Approved

Refused

Application: [Change of use of woodland land into residential garden with timber fencing for the three properties 15, 17 And 19 Woodland Chase.](#)

Address: 15, 17 And 19 Woodland Chase Croxley Green Rickmansworth Hertfordshire WD3 3FN

Application No: 23/0387/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 **Refused**

1 The proposed development, including the change of use from woodland to garden amenity land and the erection of fencing, would represent an inappropriate form of development resulting in the spread of urbanising development into the Metropolitan Green Belt. The proposed development would directly conflict with the key purposes of the inclusion of land within the Green Belt. The proposal is therefore contrary to Policy CP11 of the Core Strategy (adopted October 2011), Policy DM2 of the Development Management Policies LDD (adopted July 2013) and the NPPF (2021).

2 The proposed development, including the change of use from woodland to garden amenity land and the erection of fencing, would harmfully alter the existing rural character of the woodland which would be detrimental to the visual amenities of the character of the area. The proposal is therefore contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and the NPPF (2021).

3 The proposed development, including the change of use from woodland to garden amenity land and the erection of fencing, would have a detrimental impact on the existing protected woodland. The proposal is therefore contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011), Policies DM6 and DM7 of the Development Management Policies LDD (adopted July 2013) and the NPPF (2021).

4 In the absence of an ecological report, it has not been demonstrated that the proposed development would not have an impact on the adjacent Local Wildlife Site and that existing biodiversity and wildlife interests would not be adversely affected. The proposal is therefore contrary to Policy CP9 of the Core Strategy (adopted October 2011), Policy DM6 of the Development Management Policies LDD (adopted July 2013) and the NPPF (2021).

Application: [Demolition of existing conservatory and construction of single storey rear extension and first floor side extension; erection of fixed timber pergola structure to rear; internal alterations and alterations to rear fenestration](#)

Address: 3 The Orchard On The Green Croxley Green
Rickmansworth Hertfordshire WD3 3HS

Application No: 23/0491/FUL

CGPC Decision No Objection subject to reasonable neighbour comments

TRDC Decision **Refused**

In the absence of sufficient information it has not been demonstrated that the development would not have a detrimental impact on biodiversity and protected species on the site. Therefore necessary consideration and appropriate mitigation cannot be given to the impact of the development on biodiversity and protected species which is contrary to Policies CP1, CP9 and CP12 of the Core Strategy (adopted October 2011), Policy DM6 of the Development Management Policies LDD (adopted July 2013) and the NPPF (2021).

Withdrawn

Application: [Substantial demolition of the existing dwelling, and construction of part single, part two storey front, side and rear extensions including front dormer windows and rooflights; front porch, relocation of entrance door, render; internal alterations and alterations to fenestration and associated landscaping works](#)

Address: 73 Copthorne Road Croxley Green Rickmansworth
Hertfordshire WD3 4AH

Application No: 23/0607/FUL

CGPC Decision It is regretful that the applicant has not followed Aim 5 page 40 of the Neighbourhood Plan and an opportunity for sustainability has been missed. Building close to the boundaries of the plot, appears to leave very narrow access to the rear at each side of the plot. Materials should be sympathetic to the character area.
Building work should be restricted to permitted building hours.

TRDC Decision Withdrawn on 6 June 2023

PD4364/23 **Appeals Against Planning Decisions**
None advised.

PD4365/23 **Update on Recent Objections**

No updates were given.

PD4366/23 P&D Meeting Date and Time Change

Members agreed to the recommendation.

Resolved:

- That a recommendation is made to Full Council to change the day and time of the P&D Meeting to the 1st and 3rd Wednesday every month at 8 pm.

PD4367/23 Closure

There being no further business, the Chairman closed the meeting at 8:08pm