



MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON WEDNESDAY 2 AUGUST 2023 at 8.00 PM

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

Cllrs Gallagher & Reed.
Voting Members: 3
Not Present: Cllr Jolowicz
In Attendance: Cllr Sian
Members of the Public: 1

PD4390/23 Apologies for Absence

Apologies were received and approved from Cllrs Glasser and Panju.

PD4391/23 Declarations of Interest

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

PD4392/23 Highways and Road Safety

The Clerk advised Members of the closure of Sarratt Road between 14th August to 3rd September 2023 – Cadent are conducting gas pipe renewal.

Cllr Reed advised Members that signs had been installed in Grove Crescent stating surface dressing work to commence and cars that were not removed would be towed. Deep concern was expressed that the signs were put up only 24 hrs before work was due to start and no prior communication with residents to advise them to move their cars.

PD4393/23 Minutes

The Minutes to be considered were those of the Wednesday 19 July 2023. It was agreed that comments submitted on Flat 1 Barton Way and show in the Minutes was incorrect. Minutes will be manually corrected and presented at the P&D Committee Meeting on 16 August 2023 for approval, if so decided.

PD4394/23 Matters Arising

There were no matters arising.

PD4395/23 Representations from the Public

PD4399/23 - A representative from Croxley Green Residents Association spoke about development areas in Croxley Green identified in the Draft Local Plan that would be reviewed by Three Rivers District Council Local Plan Sub Committee meeting on 3 August 2023.

[Under Standing Order 13.1.15 it was agreed to suspend the meeting between 8:12 and 8:26 pm]

PD4399/23 Update on Recent Objections

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

Members discussed the Parish Council's response to the Three Rivers District Council draft Local Plan.

PD4396/23 Planning Applications

Construction of single storey rear extension.

Planning Application

40 Dickinson Avenue Croxley Green Rickmansworth Hertfordshire WD3 3EX

Ref. No: 23/1092/FUL | Received: Mon 03 Jul 2023 | Validated: Mon 10 Jul 2023 | Status: Pending Consideration

CGPC Decision: No objection

Retrospective: Construction of raised rear patio.

Planning Application

93 Winton Drive Croxley Green Rickmansworth Hertfordshire WD3 3QS

Ref. No: 23/1116/RSP | Received: Fri 30 Jun 2023 | Validated: Tue 11 Jul 2023 | Status: Pending Consideration

CGPC Decision: CGPC notes that there is the potential for overlooking over the existing fence, which itself will require planning permission if it is to be raised more than 1500 above the new patio, which it would need to be to avoid overlooking.

Demolition of existing front porch and construction of front porch and first floor side extension; provision of additional front dormer window and rear rooflights

Planning Application

313 Baldwins Lane Croxley Green Rickmansworth Hertfordshire WD3 3LA

Ref. No: 23/0794/FUL | Received: Mon 15 May 2023 | Validated: Wed 12 Jul 2023 | Status: Pending Consideration

CGPC Decision: No objection

Increase in ridge height of the existing bungalow to create a two-storey dwelling including the construction of a two-storey rear extension and insertion of side rooflights and roof to front bay window, front porch, relocation of entrance door; alterations to side fenestration (Resubmission: 23/0712/FUL)

Planning Application

45 Dover Way Croxley Green Rickmansworth Hertfordshire WD3 3SD

Ref. No: 23/1155/FUL | Received: Mon 10 Jul 2023 | Validated: Mon 10 Jul 2023 | Status: Pending Consideration

CGPC Decision: No objection

Construction of single storey front extension and alterations to front fenestration.

Planning Application

101 Springfield Close Croxley Green Rickmansworth Hertfordshire WD3 3HG

Ref. No: 23/1117/FUL | Received: Mon 03 Jul 2023 | Validated: Mon 10 Jul 2023 | Status: Pending Consideration

CGPC Decision: CGPC draw the Planning Officer's attention to the fact that the existing tile creasing above the ground floor front window has not been shown above the new larger window proposed. The feature should be replicated to meet the CGNP guidelines. CGPC asks that the planning officer ensures that sufficient parking remains at the property.

Part Retrospective: Installation of 2no. single storey portable cabin buildings to be used as clinical and office rooms

Planning Application

Surgery 266 Baldwins Lane Croxley Green Rickmansworth Hertfordshire WD3 3LG

Ref. No: 23/1185/RSP | Received: Thu 13 Jul 2023 | Validated: Thu 13 Jul 2023 | Status: Pending Consideration

CGPC Decision: No objection. CGPC supports this temporary installation as an expedient and urges Three Rivers District Council to find suitable new sites for the doctors' surgeries in Croxley Green as part of the development of the new local plan.

Change of use of existing building from care home (C2) use to a nursery (Class E) including partial demolition of existing single storey rear extension and construction of two storey front extension; provision of spiral stairs, ramp access, green roof, rooflights and vents; repairs to boundary wall with associated parking and landscaping works; and widening of existing access track, internal alterations and alterations to fenestration.

Planning Application

Croxley House Croxley Green Rickmansworth Hertfordshire WD3 3JB

Ref. No: 23/0483/FUL | Received: Wed 22 Mar 2023 | Validated: Wed 22 Mar 2023 | Status: Pending Consideration

CGPC Decision: CGPC object to the application. Although fully supportive of the change of use, we have the following concerns

Inaccurate/insufficient study of vehicle movements on/off the site and would recommend using a Traffic Micro Simulation to assess how the junction would operate with vehicle movements on/off the site.

There is no contingency parking if the number of vehicles arriving at the same time exceed the stated 8 drop off spaces.

A Cllr recently conducted a hour assessment of the number of drop offs at Croxley Park that has space for 72 children and witnessed 9 vehicles dropping off at the same time. Croxley House would have space for 122 children which suggests that more drop off parking spaces would be required.

Listed Building Consent: Change of use of existing building from care home (C2) use to a nursery (Class E) including partial demolition of existing single storey rear extension and construction of two storey front extension; provision of spiral stairs, ramp access, green roof, rooflights and vents; repairs to boundary wall with associated parking and landscaping works; widening of existing access track, internal alterations and alterations to fenestration.

Planning Application

Croxley House Croxley Green Rickmansworth Hertfordshire WD3 3JB

Ref. No: 23/0484/LBC | Received: Wed 22 Mar 2023 | Validated: Wed 22 Mar 2023 | Status: Pending Consideration

CGPC Decision: No objection

Listed Building Consent: Repair works to the roof, brick walls, car ports and brick boundary wall

Planning Application

Durrants House Gloucester Court Croxley Green Hertfordshire

Ref. No: 23/0979/LBC | Received: Tue 13 Jun 2023 | Validated: Thu 20 Jul 2023 | Status: Pending Consideration

CGPC Decision: No objection

Part Retrospective: Demolition of existing conservatory and construction of single storey rear extension.

Planning Application

94 Manor Way Croxley Green Rickmansworth Hertfordshire WD3 3LY

Ref. No: 23/1245/RSP | Received: Tue 25 Jul 2023 | Validated: Tue 25 Jul 2023 | Status: Pending Consideration

CGPC Decision: No objection

PD4397/23 **Recent Decisions**

Approved

Application: [Construction of first floor side extension and conversion of garage into habitable accommodation](#)
Address: Pefka Parrotts Close Croxley Green Rickmansworth
 Hertfordshire WD3 3JZ
Application No: 23/0725/FUL
CGPC Decision No objection subject to reasonable neighbour comments.
TRDC Decision Approved

Application: [Demolition of existing single storey rear extension and construction of part single, part two storey front, side and rear extensions; conversion of garage into habitable accommodation; alterations to front fenestration.](#)
Address: 34 Girton Way Croxley Green Rickmansworth
 Hertfordshire WD3 3QN
Application No: 23/0948/FUL
CGPC Decision CGPC do not object to the application but comment that the loss of brickwork at ground floor and replacement with render is a retrograde step and contrary to the Neighbourhood Plan.
TRDC Decision Approved

Application: [Joint application: Construction of single storey rear extensions to adjoining 303 And 305 New Road properties](#)
Address: 303 And 305 New Road Croxley Green Rickmansworth
 Hertfordshire WD3 3HE
Application No: 23/0899/FUL
CGPC Decision Croxley Green Parish Council has no objection to the application.
TRDC Decision Approved

Application: [Demolition of existing single storey rear projection and construction of single storey side and rear extensions and loft conversion including hip to gable roof extension with front dormer window.](#)
Address: 78 Frankland Road Croxley Green Rickmansworth
 Hertfordshire WD3 3AU
Application No: 23/0915/FUL
CGPC Decision CGPC do not object to the application but note that the new front dormer and hip to gable are contrary to CGNP guidelines.
TRDC Decision Approved

Withdrawn
None advised.

PD4398/23 **Appeals Against Planning Decisions**

None advised.

PD4399/23 **Update on Recent Objections**

This item was discussed earlier.

PD4400/23 Batchworth Community Council: Neighbourhood Plan Reg 14 Consultation

Members reviewed the Neighbourhood Plan and how it could impact upon Croxley Green. Members suggested that the council's response be shared on the council's website.

Resolved:

- That CGPC responds to the Batchworth Community Council Neighbourhood Plan consultation.

PD4401/23 Croxley Green Neighbourhood Plan

Members discussed options on how the Croxley Green Neighbourhood Plan could potentially be updated in the future.

PD4402/23 Closure

There being no further business, the Chairman closed the meeting at 9:26pm