



MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
 HELD IN THE COUNCIL CHAMBER
 ON WEDNESDAY 6 SEPTEMBER 2023 at 8.00 PM

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

Cllrs Gallagher, Glasser, Panju & Reed.

Voting Members: 5

Members of the Public: 1

PD4411/23 Apologies for Absence

Apologies were received and approved from Cllr Jolowicz.

PD4412/23 Declarations of Interest

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

PD4413/23 Highways and Road Safety

No updates were given.

PD4414/23 *[Under Standing Order 13.1.10 it was agreed to add the following item to the Agenda]*

Watford Road – Traffic Regulation Order

Members discussed the revised draft Watford Road Traffic Regulation Order.

Resolved:

- That CGPC notes and responds to the consultation.

PD4415/23 Minutes

The Minutes to be considered were those of the Wednesday 2 and 16 August 2023.

Resolved:

- That the Minutes of the meeting held on Wednesday 2 and 16 August 2023 be approved and signed by the Chairman.

PD4416/23 Matters Arising

There were no matters arising.

PD4417/23 Representations from the Public

No representations were made.

PD4418/23 Planning Applications

Demolition of existing conservatory and shed; construction of part single, part two storey front and rear extensions including front porch; replacement of window with door to the side elevation. Front extension: Bring front porch out 0.98m and 2.4m wide so level with existing bay window. First floor extend out by 2.31m (to bring level with front of porch extension) and 2.4m wide to match width. Dormer into existing roof structure. Circular front window.

Planning Application

19 Winton Drive Croxley Green Rickmansworth Hertfordshire WD3 3RF

Ref. No: 23/1225/FUL | Received: Thu 20 Jul 2023 | Validated: Thu 10 Aug 2023 | Status: Pending Consideration

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

Prior approval: Change of use from existing ground floor retail unit (Class E) to (Class C3) residential unit.

Planning Application

219 New Road Croxley Green Rickmansworth Hertfordshire WD3 3HE

Ref. No: 23/1253/PDM | Received: Thu 27 Jul 2023 | Validated: Mon 14 Aug 2023 | Status: Pending Consideration

CGPC Decision: CGPC object to the application as it does not meet policy R1 of the Croxley Green Neighbourhood Plan. No evidence has been provided by the applicant to justify the loss of local retail premises. If the officer is minded to approve, CGPC do not request call in to the TRDC planning committee.

Demolition of existing store/bathroom and construction of single storey rear extension. (Resubmission of 23/0504/FUL)

Planning Application

16 Dulwich Way Croxley Green Rickmansworth Hertfordshire WD3 3PY

Ref. No: 23/1363/FUL | Received: Fri 11 Aug 2023 | Validated: Fri 11 Aug 2023 | Status: Pending Consideration

CGPC Decision: Croxley Green Parish Council has no objection to the 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. (Resubmission of 23/0491/FUL)

Planning Application

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

Ref. No: 23/1368/FUL | Received: Mon 14 Aug 2023 | Validated: Mon 14 Aug 2023 | Status: Pending Consideration

CGPC Decision: Croxley Green Parish Council has no objection to the application but ask that the planning officer investigates the neighbour's concerns.

Construction of first floor side extension and loft conversion including hip to gable roof extension with rear juliet dormer, rear dormer windows and front rooflights.

Planning Application

65 Copthorne Road Croxley Green Rickmansworth Hertfordshire WD3 4AH

Ref. No: 23/1164/FUL | Received: Wed 12 Jul 2023 | Validated: Tue 15 Aug 2023 | Status: Pending Consideration

CGPC Decision: CGPC object to the application as the outlined hip to gable does not meet policy CA1 of the Croxley Green Neighbourhood plan due to its impact on the street scene. If the officer is minded to approve the application, CGPC do not request call in to the TRDC planning committee.

Outline application: Construction of a two storey end of terrace dwelling with associated access and parking (landscaping and layout as reserved matters)

Planning Application

115 Windmill Drive Croxley Green Rickmansworth Hertfordshire WD3 3FB

Ref. No: 23/0771/OUT | Received: Thu 11 May 2023 | Validated: Fri 18 Aug 2023 | Status: Pending Consideration

CGPC Decision: CGPC do not object to the application, but request that a daylight study be undertaken to measure the impact of the application on neighbouring properties and that the officer investigates the concerns raised by the neighbours.

Change of use of existing playroom and garages into habitable accommodation to provide two-bedroom dwelling and associated works to provide amenity space and refuse storage

Planning Application

39 Watford Road Croxley Green Rickmansworth Hertfordshire WD3 3DP

Ref. No: 23/0889/FUL | Received: Wed 31 May 2023 | Validated: Wed 23 Aug

2023 | Status: Pending Consideration

CGPC Decision: CGPC object to the application due to it being an overdevelopment of the site, having insufficient parking, and no access for emergency vehicles. Application is also in contravention of the Local Plan due to it being backland development. If the Officer is minded to approve the application, CGPC request that it is called into the TRDC Planning committee for review.

Hip to gable roof extension, construction of part single, part two storey side and rear extensions.

Planning Application

16 Frankland Close Croxley Green Rickmansworth Hertfordshire WD3 3AR

Ref. No: 23/1034/FUL | Received: Wed 21 Jun 2023 | Validated: Fri 30 Jun 2023 | Status:

Pending Consideration

CGPC Decision: Croxley Green Parish Council does not object to the application but comments that the new roof may affect daylight to the neighbouring property and that this should be investigated by the planning officer.

Conversion of garage into habitable accommodation including increase in roof height; alterations to rear fenestration

Planning Application

175 Baldwins Lane Croxley Green Rickmansworth Hertfordshire WD3 3LL

Ref. No: 23/1410/FUL | Received: Mon 21 Aug 2023 | Validated: Thu 24 Aug

2023 | Status: Pending Consideration

CGPC Decision: No objection

PD4419/23

Recent Decisions

Approved

Application: [Variation of Condition 2 pursuant to planning permission 22/0958/FUL \(Part single part two storey side and rear extension including hip to gable roof extension, rear dormer, rooflights, alterations to fenestration and the construction of a detached outbuilding\) to increase scale of rear dormer](#)

Address: 129 Watford Road Croxley Green Rickmansworth Hertfordshire WD3 3DX

Application No: 23/1003/FUL

CGPC Decision CGPC objects to the significant proposed increase in size of the rear dormer, and notes that TRDC previously required the rear dormer to be reduced in size before it would allow approval. If the officer is minded to approve, CGPC request that the application is called to the TRDC planning committee.

TRDC Decision Approved

Application: [Demolition of existing stores and construction of single storey side and rear extension with sedum roof and loft conversion including rear dormer window with Juliet Balcony and front rooflights.](#)

Address: 40 Dulwich Way Croxley Green Rickmansworth Hertfordshire WD3 3PY

Application No: 23/1097/FUL

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

TRDC Decision Approved

Application: [Construction of single storey rear extension.](#)
Address: 40 Dickinson Avenue Croxley Green Rickmansworth Hertfordshire
WD3 3EX
Application No: 23/1092/FUL
CGPC Decision No objection
TRDC Decision Approved

Application: [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 \(Resubmission: 23/0712/FUL\)](#)
Address: 45 Dover Way Croxley Green Rickmansworth Hertfordshire WD3 3SD
Application No: 23/1155/FUL
CGPC Decision No objection
TRDC Decision Approved

Application: [Construction of single storey front extension and alterations to front fenestration.](#)
Address: 101 Springfield Close Croxley Green Rickmansworth Hertfordshire
WD3 3HG
Application No: 23/1117/FUL
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.
TRDC Decision Approved

Application: [Part Retrospective: Demolition of existing conservatory and construction of single storey rear extension.](#)
Address: 94 Manor Way Croxley Green Rickmansworth Hertfordshire WD3 3LY
Application No: 23/1245/RSP
CGPC Decision No objection
TRDC Decision Approved

Application: [Construction of front porch and pitched roof dormer to the front elevation](#)
Address: 9 Beechcroft Avenue Croxley Green Rickmansworth Hertfordshire
WD3 3EG
Application No: 23/1270/FUL
CGPC Decision No objection. CGPC note the Porch is in advance of the existing building line and therefore does not meet policy CA2 of the Croxley Green Neighbourhood Plan.
TRDC Decision Approved

Refused

Application: [Change of use of first floor flat to be used as ancillary space for the veterinary surgery below.](#)
Address: Flat 1 Barton Way Croxley Green Rickmansworth Hertfordshire WD3
3PA
Application No: 23/0982/FUL
CGPC Decision CGPC does not object to the application but draws the planning officer's attention to the following:

Aircon units are shown on the elevations, yet there is no history of planning applications having been made for these.

The plastic cladding that has been added to the side and rear extension is not in keeping with the CGNP. It is unfortunate that a residential unit will be lost if this application is approved.

TRDC Decision

Refused

Permission is refused for the following reason(s):-

1. The proposed development, by virtue of the loss of one dwelling within an area with excellent local access to amenities and public transport, would fail to contribute to meeting local housing demand and undermines the objective of building of new homes in the district. Whilst material considerations have been put forward by the applicant, these do not outweigh the identified harm from the loss of the residential dwelling. The proposed development is therefore contrary to Policy CP2 of the Core Strategy (adopted October 2011), Policy SA1 of the Development Management Policies document (adopted July 2013) and the NPPF (2021).

Withdrawn

None advised.

PD4420/23 Appeals Against Planning Decisions

None advised.

PD4421/23 Update on Recent Objections

Cllr Gallagher updated members on the Council's objection to an application related to 129 Watford Road. The application was approved by the Three Rivers District Council planning committee.

PD4422/23 Closure

There being no further business, the Chairman closed the meeting at 9:12pm