



MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON WEDNESDAY 6 MARCH 2024 at 8.00 PM

Present: Cllr Gallagher - In the Chair Ryan Bennett – Clerk to the Council
Cllrs Glasser, Jolowicz, Reed, and Stungo.

In Attendance: Cllr Sian.

Not Present: Cllr Panju

Voting Members: 5

Members of the Public: 0

PD4504/24 Apologies for Absence

Apologies were received and approved from Cllr Parks.

PD4505/24 Declarations of Interest

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

PD4506/24 Highways and Road Safety

No items were raised.

PD4507/24 Minutes

The Minutes to be considered were those of Wednesday 7 & 21 February.

Resolved:

- That the Minutes of the meeting held on Wednesday 7 & 21 February 2024 be approved and signed by the Chairman.

PD4508/24 Matters Arising

There were no matters arising.

PD4509/24 Representations from the Public

No representations were made.

PD4510/24 Planning Applications

Retrospective: Construction of a two storey rear extension, change of use of 117 to extend existing D1 use and internal alterations to link 117 and 119 New Road to provide Dental surgery (Class E)

Planning Application

117 - 119 New Road Croxley Green Rickmansworth Hertfordshire WD3 3EN

Ref. No: 24/0170/RSP | Received: Mon 05 Feb 2024 | Validated: Mon 19 Feb 2024 |

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

Demolition of existing detached garage, construction of rear dormer and single storey rear extension; subdivision of site and construction of two storey attached dwelling to side with rear dormer and erection of double garage to rear with associated access along Kenilworth Drive, parking and landscaping works

Planning Application

12 Manor Way Croxley Green Rickmansworth Hertfordshire WD3 3LY
Ref. No: 23/2181/FUL | Received: Wed 27 Dec 2023 | Validated: Wed 21 Feb 2024 | Status:
Pending Consideration

CGPC decision: CGPC objects to the application. This is due to the hip to gable conversion at the side of the property being contrary to the Neighbourhood Plan, having inadequate parking available, and safety concerns over the potential crossover. In addition, the conversion from a semi-detached to terraced house will dramatically alter the street scene of Manor Way and wider character of the area. If the officer is minded to approve, CGPC request that it is called into the TRDC planning committee for review.

Loft conversion including hip to gable roof extension with rear juliet dormer and front rooflight.

Planning Application

85 Baldwins Lane Croxley Green Rickmansworth Hertfordshire WD3 3LT

Ref. No: 24/0073/FUL | Received: Thu 18 Jan 2024 | Validated: Fri 23 Feb 2024 |

CGPC decision: Croxley Green Parish Council objects to the application as the hip to gable conversion is contrary to the Croxley Green Neighbourhood Plan guidelines and will have a negative effect on the street scene. If the officer is minded to approve the application, CGPC do not request call in to the TRDC planning committee.

Demolition of existing garage and construction of single storey side extension, two storey side/rear extension, with side and rear juliet balconies; installation of front solar panels.

Planning Application

2 Kenilworth Drive Croxley Green Rickmansworth Hertfordshire WD3 3NW

Ref. No: 24/0287/FUL | Received: Fri 23 Feb 2024 | Validated: Tue 27 Feb 2024 |

CGPC decision: Croxley Green Parish Council objects to the application as it out of keeping with the street scene, contrary to the Croxley Green Neighbourhood Plan by way of the Juliet balconies and overlooks the neighbouring property. If the officer is minded to approve the application, CGPC does not request call in to the TRDC planning committee.

Construction of part single, part two storey side to rear extension and single storey front extension; conversion of garage into habitable accommodation; alterations to frontage to provide additional parking.

Planning Application


9 Richmond Way Croxley Green Rickmansworth Hertfordshire WD3 3SF

Ref. No: 24/0150/FUL | Received: Thu 01 Feb 2024 | Validated: Thu 01 Feb 2024 |

CGPC decision: Croxley Green Parish Council does not object to the application but draws the officer's attention to the guidelines regarding front gardens in the Croxley Green Neighbourhood Plan.

Approved

PD4511/24

Application: [Discharge of Conditions 9 \(Surface Water Drainage\) and 10 \(SuDS Management and Maintenance\) pursuant to planning permission 23/2015/FUL](#) 

Address: Grove Court Grove Crescent Croxley Green Hertfordshire

Application No: 23/2015/FUL

CGPC Decision CGPC object to the application for the following reasons:-

1. CA1 of the Croxley Green Neighbourhood Plan has not been met
2. Overdevelopment of the Site
3. Privacy concerns for the neighbours in Manor Way as the building will go from 2 to 4 storeys. We believe that there is not sufficient distance between the buildings and homes in Manor Way due to their height.
4. Loss of sunlight/overshadowing

TRDC Decision **APPROVED**

Application: Partial demolition of existing store and construction of single storey rear extension

Address: 300 Baldwins Lane Croxley Green Rickmansworth Hertfordshire
WD3 3LD

Application No: 24/0083/FUL

CGPC Decision CGPC does not object to the application but regrets the loss of access to the rear garden and notes that the drawing of the garden does not specify measurements.

TRDC Decision **APPROVED**

PD4512/24 Appeals Against Planning Decisions

None advised.

PD4513/24 Update on Recent Objections

No updates were given.

PD4514/24 Closure

There being no further business, the Chairman closed the meeting at 8.39 pm.