



MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON WEDNESDAY 2 OCTOBER 2024 at 8.00 PM

Present: Cllr Parks - In the Chair
Ryan Bennett – Clerk to the Council
Natalie Carter- Administrative Assistant to the Clerk

Cllrs Gallagher and Jolowicz.

Voting Members: 3

In Attendance: Cllr Sian.

Members of the Public: 1.

PD4618/24 Apologies for Absence

Apologies were received and approved from Cllrs Glasser and Parikh.

PD4619/24 Declarations of Interest

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

PD4620/24 Minutes

The Minutes to be considered were those of Wednesday 4 September 2024.

Resolved:

- That the Minutes of the meeting held on Wednesday 4 September 2024 to be approved and signed by the Chairman.

PD4621/24 Matters Arising

There were no matters arising.

PD4622/24 Highways and Road Safety

No items were raised.

PD4623/24 Footpaths and Rights of Way

A member advised that maintenance work was required to a bridge situated along Footpath 1.

PD4624/24 Representations from the Public

Representations were made from a representative from the Croxley Green Resident's Association in respect to item PD4628/24.

[under Standing Order 13.1.15 it was agreed to suspend the meeting between 8.09 and 8.16pm]

PD4625/24 Planning Applications

[Retrospective: Construction of a boundary wall and gate to the rear of the property.](#)
Planning Application

1 Nuttfield Close Croxley Green Rickmansworth Hertfordshire WD3 3AT
Ref. No: 24/1169/RSP | Received: Tue 23 Jul 2024 | Validated: Wed 11 Sep 2024 | Status: Pending Consideration

CGPC Decision: Croxley Green Parish Council objects to the application. CGPC understands that the land in question is owned by Transport for London and views this development as an encroachment onto public land. Additionally, CGPC notes that when the gate is open, it obstructs the bridleway. If permission is granted, a condition should be added to ensure that the public bridleway always remains free from obstruction. If the officer is minded to approve the application, CGPC does not request call in to the TRDC planning committee.

[Single storey rear infill extension and partial conversion of garage to habitable room.](#)

Planning Application

19 Woodland Chase Croxley Green Rickmansworth Hertfordshire WD3 3FN

Ref. No: 24/1419/FUL | Received: Thu 05 Sep 2024 | Validated: Wed 11 Sep

2024 | Status: Pending Consideration

CGPC Decision: No objection subject to neighbours' reasonable comments.

(Cllr Gallagher declared a non-pecuniary interest in this item and did take part in the vote)

[Single storey rear and side extensions](#)

Planning Application

1 Repton Way Croxley Green Rickmansworth Hertfordshire WD3 3PN

Ref. No: 24/1294/FUL | Received: Tue 13 Aug 2024 | Validated: Thu 12 Sep

2024 | Status: Pending Consideration

CGPC Decision: No objection subject to neighbours' reasonable comments.

PD4626/24

Recent Decisions by Three Rivers District Council

- Application:** [Loft conversion including hip to dutch hip roof extension with rear dormer and front rooflights](#)
- Address:** 243 Baldwins Lane Croxley Green Rickmansworth Hertfordshire WD3 3LH
- Application No:** 24/0975/FUL
- CGPC Decision** CGPC Decision: Croxley Green Parish Council has no objection to this application but notes that one of the four rooflights shown on the plan has not been indicated on the proposed front elevation.
- TRDC Decision** APPROVED
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- Application:** [Demolition of existing garage, erection of single storey side/rear extension; removal of chimney; internal alterations and changes to fenestration.](#)
- Address:** 66 Watford Road Croxley Green Rickmansworth Hertfordshire WD3 3BP
- Application No:** 24/1142/FUL
- CGPC Decision** CGPC Decision: No objection subject to neighbours' reasonable comments.
- TRDC Decision** APPROVED
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- Application:** [Change of use of land to horticulture, grazing of Alpacas and for the keeping of horses including erection of single potting enclosure, poly tunnels, hay store and four mobile stables.](#)
- Address:** Land To Rear Of Croxley House Little Green Lane Croxley Green Hertfordshire
- Application No:** 24/0518/FUL
- CGPC Decision** CGPC maintains their concerns over creeping development within the Green Belt. CGPC also wish to draw attention to condition of the wall around the site and ask that it be rebuilt wherever necessary immediately and maintained in perpetuity as

a condition of the granting of any planning permission. If the officer is minded to approve, CGPC request that it is called into the TRDC planning committee.

TRDC Decision APPROVED

Application: [Single storey side and rear extension and first floor side extension; internal alterations and changes to fenestration.](#)
Address: 55 Frankland Road Croxley Green Rickmansworth Hertfordshire WD3 3AS
Application No: 24/1199/FUL
CGPC Decision CGPC consider this application an overdevelopment of the site, but it is an improvement on the previous application. Neighbours comments should be taken into account.
TRDC Decision APPROVED

Application: [Extension of rear raised patio](#)
Address: 54 Bateman Road Croxley Green Rickmansworth Hertfordshire WD3 3BL
Application No: 24/1172/FUL
CGPC Decision No objection subject to neighbours' reasonable comments.
TRDC Decision APPROVED

Application: [Loft conversion including increase in ridge height with rear dormer and front rooflights](#)
Address: 175A New Road Croxley Green Rickmansworth Hertfordshire WD3 3HB
Application No: 24/1088/FUL
CGPC Decision CGPC Decision: Croxley Green Parish Council notes that this application appears similar to the application received in April 2021 and as such repeats the comments submitted previously.
"CGPC consider this application an overdevelopment of the site, but it is an improvement on the previous application. Neighbours comments should be taken into account."
TRDC Decision APPROVED

Application: [Construction of single storey rear extension and alterations to fenestration](#)
Address: 37 Harvey Road Croxley Green Rickmansworth Hertfordshire WD3 3BR
Application No: 24/1248/FUL
CGPC Decision Croxley Green Parish Council has no objection to the application.
TRDC Decision APPROVED

Refused

Application: [Permission in Principle Application: Erection of a block of six apartments with associated access, bin and bike store, parking and landscaping works](#)
Address: Land Adjacent To 62-84 And 99-121 Sycamore Road Croxley Green Rickmansworth
Application No: 24/1093/PIP
CGPC Decision Croxley Green Parish Council objects to the application. CGPC agrees with the previous decision of the Inspector who refused permission on the site as it conflicts with Policies CP1 & CP12 of the Three Rivers Core Strategy, Appendix 2 & Policy DM1 of the

Three Rivers Development Management Policies and Policy CA1 of the Croxley Green Neighbourhood Plan.

In addition, the application will result in harm to the wider character of the area and a loss of green space widely used not just by the residents of the existing flats but those other residents of Croxley Green who live nearby. There are also further concerns over parking and access to the site.

There is a strong sense of public objection to this application and their concerns are shared by CGPC.

TRDC Decision REFUSED

Withdrawn

None advised.

PD4627/24 Appeals Against Planning Decisions

None advised.

PD4628/24 Update on Recent Objections

Members discussed the ongoing planning application in regard to the Breakspeare re-location. No actions were taken.

PD4629/24 Closure

There being no further business, the Chairman closed the meeting at 9.11 pm.