



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

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

Cllrs Cole and Jolowicz.

Not Present: Cllr Parikh.

Voting Members: 3

Members of the Public: 0

PD4640/24 Apologies for Absence

Apologies were received and approved from Cllr Glasser and Parks.

PD4641/24 Declarations of Interest

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

PD4642/24 Minutes

The Minutes to be considered were those of Wednesday 2 and Wednesday 16 October 2024.

Resolved:

- That the Minutes of the meeting held on Wednesday 2 and Wednesday 16 October 2024 be approved and signed by the Chairman.

PD4643/24 Matters Arising

There were no matters arising.

PD4644/24 Highways and Road Safety

The Clerk informed members of a petition about the state of Barton Way.

PD4645/24 Footpaths and Rights of Way

The Clerk presented members about a proposal from Three Rivers District Council in regard to the installation and costs of installing new bollards on The Green to prevent parking on grass verges.

[Under Standing Order 13.1.6 it was agreed to change the order of business on the agenda]

PD4651/24 Allocation of Community Infrastructure Levy Funding – Public Footpath 23 at Croxley Guild of Sport.

The Clerk informed members about the issues on Public Footpath 23 and took members through the supporting paper. Members resolved not to include a specific amount of funding at this stage.

Resolved

To recommend to full council:

- That the council approves the allocation of Community Infrastructure Levy funds for improvements to Footpath 23.

PD4646/24 Representations from the Public

No representations were made.

PD4647/24 Planning Applications

RECONSULTATION

Removal of existing roof, and construction of new gable end/pitched roof; including alterations to fenestration; relocation of entrance door; creation of storm porch and internal alterations.

Planning Application

77 Links Way Croxley Green Rickmansworth Hertfordshire WD3 3RW

Ref. No: 24/1582/FUL | Received: Tue 01 Oct 2024 | Validated: Tue 08 Oct 2024 | Status: Pending Consideration

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

RECONSULTATION

Demolition of existing garage and single storey rear extension; construction of single storey front, side, and rear extension; loft conversion including hip to gable roof extension with rear Juliet dormer and front rooflights, relocation of entrance door to front elevation, construction of steps to front and removal of chimneys

Planning Application

93 Links Way Croxley Green Rickmansworth Hertfordshire WD3 3RW

Ref. No: 24/1558/FUL | Received: Fri 27 Sep 2024 | Validated: Wed 02 Oct 2024 | Status: Pending Consideration

CGPC Decision: Croxley Green Parish Council objects to this application. While the revised design includes a shallower front porch, it will still significantly reduce the amount of daylight reaching the neighbouring property's front window.

Additionally, the design of the porch and its roof is overly dominant, detracting from the character of the existing street scene and conflicting with the principles outlined in the Neighbourhood Plan.

Should the officer decide to approve the application, Croxley Green Parish Council does not request a call-in to the TRDC Planning Committee.

Demolition of existing conservatory; single storey rear infill extension, partial conversion of garage into habitable accommodation; internal alterations. installation of side window.

Planning Application

31 Woodland Chase Croxley Green Rickmansworth Hertfordshire WD3 3FN

Ref. No: 24/1565/FUL | Received: Mon 30 Sep 2024 | Validated: Mon 14 Oct 2024 | Status: Pending Consideration

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

Erection of single storey rear extension

Planning Application

25 Dover Way Croxley Green Rickmansworth Hertfordshire WD3 3SL

Ref. No: 24/1467/FUL | Received: Fri 13 Sep 2024 | Validated: Thu 17 Oct 2024 | Status: Pending Consideration

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

Demolition of existing outbuilding; construction of single storey rear extension; construction of front porch canopy; landscaping alterations; internal alterations and alterations to external materials (render).

Planning Application

110 Watford Road Croxley Green Rickmansworth Hertfordshire WD3 3BX
Ref. No: 24/1541/FUL | Received: Wed 25 Sep 2024 | Validated: Fri 18 Oct 2024 | Status: Pending Consideration

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

[Demolition of existing conservatory and construction of a single storey rear extension](#)

Planning Application

67 Links Way Croxley Green Rickmansworth Hertfordshire WD3 3RH
Ref. No: 24/1703/FUL | Received: Wed 23 Oct 2024 | Validated: Thu 24 Oct 2024 | Status: Pending Consideration

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

[Construction of a front porch.](#)

Planning Application

124 Baldwins Lane Croxley Green Rickmansworth Hertfordshire WD3 3LJ
Ref. No: 24/1699/FUL | Received: Wed 23 Oct 2024 | Validated: Fri 25 Oct 2024 | Status: Pending Consideration

CGPC Decision: Croxley Green Parish Council objects to the proposed porch, as its design appears overly dominant and contrary to the principles outlined in the Neighbourhood Plan. Additionally, CGPC questions whether the application provides adequate parking space. Should the officer decide to approve the application, Croxley Green Parish Council does not request a call-in to the TRDC Planning Committee.

[Construction of front dormer](#)

Planning Application

19 Frankland Close Croxley Green Rickmansworth Hertfordshire WD3 3AR
Ref. No: 24/1741/FUL | Received: Wed 30 Oct 2024 | Validated: Thu 31 Oct 2024 | Status: Pending Consideration

CGPC Decision: Croxley Green Parish Council objects to this application as the front roof dormer is contrary to Croxley Green Neighbourhood plan Policy CA2. CGPC requests that the officer checks the existing hip to gable, and rear flat roofed extensions, have not already exhausted the property's permitted development rights. If so, this should not be permitted. If the officer is minded to approve, CGPC do not request call in to the TRDC planning committee.

[Loft conversion including hip to gable extension, including rear dormer and front rooflights; conversion of existing garage to a study](#)

Planning Application

70 Canterbury Way Croxley Green Rickmansworth Hertfordshire WD3 3SS
Ref. No: 24/1724/FUL | Received: Mon 28 Oct 2024 | Validated: Wed 30 Oct 2024 | Status: Pending Consideration

CGPC Decision: Croxley Green Parish Council feels that this application is not in accordance to the Neighbourhood Plan. A Half Hip (Dutch Hip) like the neighbouring property number 68 would be more acceptable.

(Cllr Gallagher declared a non – pecuniary interest and therefore did not participate in voting).

[Variation of Condition 2 \(plans\) pursuant to planning permission 23/2015/FUL to allow omission of oriel bay windows \(Block B\).](#)

Planning Application

Grove Court Grove Crescent Croxley Green Hertfordshire

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

PD4648/24

Recent Decisions by Three Rivers District Council

Approved

Application: [Demolition of existing detached dwelling, garage and outbuilding, construction of two storey detached dwelling with accommodation in the roof space served by front/side and rear rooflights; extension to existing access; with associated parking and landscaping works.](#)

Address: 1 Green Lane Croxley Green Rickmansworth Hertfordshire WD3 3HR

Application No: 24/0795/FUL

CGPC Decision Croxley Green Parish Council has no objections to the proposed application but draws the Planning Officer's attention to the concerns of the neighbour's and asks that a condition be added to not allow the proposed gym to be used as a separate dwelling.

TRDC Decision Approved

Application: [Demolition of existing garage and construction of part single, part two storey side and rear extension; alterations to fenestration and external materials.](#)

Address: 90 Valley Walk Croxley Green Rickmansworth Hertfordshire WD3 3TG

Application No: 24/1329/FUL

CGPC Decision No Comment.

TRDC Decision Approved

Application: [Single storey rear and side extensions](#)

Address: 1 Repton Way Croxley Green Rickmansworth Hertfordshire WD3 3PN

Application No: 24/1294/FUL

CGPC Decision No objection subject to neighbours' reasonable comments.

TRDC Decision Approved

Application: [First floor front extension.](#)

Address: 79 Winton Drive Croxley Green Rickmansworth Hertfordshire WD3 3RB

Application No: 24/1453/FUL

CGPC Decision No comment.

TRDC Decision Approved

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

Address: 19 Woodland Chase Croxley Green Rickmansworth Hertfordshire WD3 3FN

Application No: 24/1419/FUL

CGPC Decision No objection subject to neighbours' reasonable comments.

TRDC Decision Approved

Refused

None advised.

Withdrawn

None advised.

PD4649/24 Appeals Against Planning Decisions

None advised.

PD4650/24 Update on Recent Objections

No updates were given.

PD4639/24 Closure

There being no further business, the Chairman closed the meeting at 9.04 pm.