



MINUTES OF A MEETING OF THE  
**PLANNING AND DEVELOPMENT COMMITTEE**  
HELD IN THE COUNCIL CHAMBER  
ON WEDNESDAY 4 DECEMBER 2024 at 8.00 PM

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

Cllrs Gallagher, Glasser, Jolowicz, and Parikh.

In Attendance: Cllr Reed

Voting Members: 6

Members of the Public: 0

**PD4653/24 Apologies for Absence**

Apologies were received and approved from Cllr Cole.

**PD4654/24 Declarations of Interest**

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

**PD4655/24 Minutes**

The Minutes to be considered were those of Wednesday 6 November 2024.

**Resolved:**

- That the Minutes of the meeting held on Wednesday 6 November 2024 be approved and signed by the Chairman.

**PD4656/24 Matters Arising**

There were no matters arising.

**PD4657/24 Highways and Road Safety**

Members discussed the following items:

- Process for installing drop kerbs.
- Road works on Scots Hill.
- Speeding on Barton Way.

**PD4658/24 Footpaths and Rights of Way**

Members discussed the resurfacing of the track on Little Green Lane and unauthorised parking next to the Grand Union Canal at the bottom of Mill Lane.

**PD4659/24 Representations from the Public**

No representations were made.

**PD4660/24 Planning Applications**

[Single storey side and rear extension; loft conversion including mansard roof extension to create an additional storey with front and rear dormers; alterations to fenestration and internal alterations.](#)

Planning Application

98 Kenilworth Drive Croxley Green Rickmansworth Hertfordshire WD3 3NW

Ref. No: 24/1778/FUL | Received: Thu 07 Nov 2024 | Validated: Mon 11 Nov 2024 | Status: Pending Consideration

CGPC decision: The proposed design appears incongruous and out of character with the surrounding area, which is contrary to the principles outlined in the CGNP. Specifically, the inclusion of front dormers does not align with the CGNP guidelines, which discourage such features.

Additionally, the proposed extension may exceed the permitted development limits for structures within or adjacent to the roof space. The applicant should provide a detailed calculation to demonstrate compliance with permitted development regulations.

While no objection is raised regarding the ground floor extension, we object to the proposal overall due to the excessive and inappropriate scale and design, which are contrary to the CGNP.

Should the planning officer be minded to approve the application, we request that it be called in for committee consideration.

**[Demolition of existing rear extension; construction of a single storey rear extension; replacement of rear first floor roof slope with flat roof.](#)**

Planning Application

317 New Road Croxley Green Rickmansworth Hertfordshire WD3 3HE

Ref. No: 24/1792/FUL | Received: Mon 11 Nov 2024 | Validated: Mon 11 Nov 2024 | 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.](#)**

Planning Application

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

Ref. No: 24/1809/FUL | Received: Thu 14 Nov 2024 | Validated: Fri 15 Nov 2024 | Status: Pending Consideration

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

**[Approval of Details: Construction of end of terrace dwelling \(Reserved matters application containing details of landscaping and layout pursuant to Outline Planning Permission 23/0771/OUT\).](#)**

Planning Application

115 Windmill Drive Croxley Green Rickmansworth Hertfordshire WD3 3FB

Ref. No: 24/1770/AOD | Received: Wed 06 Nov 2024 | Validated: Tue 19 Nov 2024 | Status: Pending Consideration

CGPC decision: CGPC objects to the proposed development. We acknowledge and support the concerns raised by neighbouring residents regarding the proposed laurel hedge. It is our understanding that properties on Windmill Drive were originally sold with covenants restricting enclosure, and the proposed hedge appears to contravene these covenants.

We strongly urge the Planning Officer to take these restrictions into account and request that Three Rivers District Council (TRDC) Property Team reviews the covenants applicable to these properties and provides a detailed commentary on the proposal.

Furthermore, we believe that the introduction of a laurel hedge would be inappropriate for the character of the area and inconsistent with the open aspect historically maintained on Windmill Drive.

In light of these issues, the Parish Council requests that this application be refused. If the officer is minded to approve, CGPC does not request call in to the TRDC planning committee.

**[Construction of a single storey side extension and a single storey front porch extension; internal alterations.](#)**

**Planning Application**

**14A Copthorne Road Croxley Green Rickmansworth Hertfordshire WD3 4AE**

**Ref. No: 24/1865/FUL | Received: Mon 25 Nov 2024 | Validated: Wed 27 Nov**

**2024 | Status: Pending Consideration**

**CGPC decision: CGPC has issue with the proposed side extension. However, we note concerns regarding the design of the new front door and porch. Specifically, the roof of the porch has a shallow pitch that is inconsistent with the character of the house and does not complement the overall design. The Council believes a flat roof for the porch would be a more suitable and harmonious choice.**

**While we acknowledge that this is not a matter of objection, we feel it is important to highlight that the house is currently well-designed and proportioned, and the proposed alterations detract from its overall appearance. We suggest that the applicant explores a design that better integrates with the existing structure and character of the property.**

**[Construction of a single storey rear extension; hip to gable loft conversion including rear dormer and front rooflights; internal alterations.](#)**

**Planning Application**

**56 Harvey Road Croxley Green Rickmansworth Hertfordshire WD3 3BT**

**Ref. No: 24/1853/FUL | Received: Fri 22 Nov 2024 | Validated: Wed 27 Nov**

**2024 | Status: Pending Consideration**

**CGPC decision: The Parish Council objects to the proposed development on the following grounds:**

**The hip-to-gable extension is contrary to the policies set out in the Croxley Green Neighbourhood Plan (CGNP). Furthermore, it is noted that the permitted development rights for roof space may already have been utilised by the previous two-storey side extension.**

**The Parish Council requests that the applicant provides calculations to demonstrate that the proposed hip-to-gable extension remains within the allowances for permitted development under current planning regulations.**

**[Construction of a single storey rear extension, first floor side extension with gabled extension to roof and front porch extension; conversion of existing garage to habitable accommodation; internal alterations and alterations to fenestration.](#)**

**Planning Application**

**210 Baldwins Lane Croxley Green Rickmansworth Hertfordshire WD3 3LQ**

**Ref. No: 24/1827/FUL | Received: Mon 18 Nov 2024 | Validated: Tue 26 Nov**

**2024 | Status: Pending Consideration**

**CGPC decision: Croxley Green Parish Council objects to the proposed development on the following grounds:**

**The hip-to-gable extension and the loss of the entrance arch are contrary to the policies set out in the Croxley Green Neighbourhood Plan (CGNP). These features are integral to maintaining the character and aesthetic consistency of the area, and their removal would represent a significant deviation from the principles outlined in the CGNP.**

**Additionally, the Parish Council requests that the applicant provides calculations to demonstrate that the hip-to-gable extension qualifies as permitted development under current planning regulations. If the officer is minded to approve, CGPC does not request call in to the TRDC planning committee.**

**Construction of a single storey rear extension; loft conversion including rear dormer and two front rooflights.**

**Planning Application**

**302 Watford Road Croxley Green Rickmansworth Hertfordshire WD3 3DE  
Ref. No: 24/1846/FUL | Received: Thu 21 Nov 2024 | Validated: Wed 27 Nov 2024 | Status: Pending Consideration**

**CGPC decision: Croxley Green Parish Council objects to the proposed development for the following reasons:**

**The side elevation drawing is incorrect, as it does not show the edge of the sloping roof as depicted in the rear elevation. This inconsistency raises concerns about the accuracy of the plans and their compliance with planning requirements.**

**Furthermore, the proposed hip-to-gable extension is contrary to the policies set out in the Croxley Green Neighbourhood Plan (CGNP). The Parish Council also requests that the applicant provides calculations to demonstrate that the hip-to-gable extension complies with the criteria for permitted development under current planning regulations.**

**Given these issues, the Parish Council urges the Planning Authority to address these points thoroughly before making a determination on the application. If the officer is minded to approve, CGPC does not request call in to the TRDC planning committee.**

**Construction of part single, part two storey rear extension; front porch extension; alterations to roof of first floor front windows, alterations to fenestration and internal alterations.**

**Planning Application**

**2 Windmill Drive Croxley Green Rickmansworth Hertfordshire WD3 3FD  
Ref. No: 24/1884/FUL | Received: Wed 27 Nov 2024 | Validated: Wed 27 Nov 2024 | Status: Pending Consideration]**

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

**Demolition of existing outbuildings; subdivision of the site and construction of five two storey residential dwellings including parking, landscaping, cycle and refuse storage.**

**Planning Application**

**Land Rear Of 219 New Road Croxley Green Rickmansworth Hertfordshire WD3 3HE  
Ref. No: 24/1812/FUL | Received: Fri 15 Nov 2024 | Validated: Fri 29 Nov 2024 | Status: Pending Consideration**

**CGPC decision: The Parish Council welcomes the proposed development of this site; however, we wish to raise the following objections and comments:**

**We object to the inclusion of an electric gate onto New Road, as such features are specifically excluded under the policies of the Croxley Green Neighbourhood Plan (CGNP).**

**Additionally, the Parish Council has concerns about the layout of the development. It may be more appropriate and practical to orient the front doors towards Community Way to better integrate with the surrounding streetscape and promote accessibility.**

**We also highlight the need for adequate provision for secure bicycle parking and safe storage for buggies and similar items, which are essential for ensuring the development is both functional and sustainable for future residents.**

**We urge the Planning Authority to consider these points carefully when assessing the application and request that the necessary adjustments are made to address these concerns. If the officer is minded to approve, CGPC do not request call in to the TRDC planning committee.**

[Erection of a single storey rear extension.](#)

Planning Application

16 Byewaters Croxley Green Watford Hertfordshire WD18 8WJ

Ref. No: 24/1901/FUL | Received: Fri 29 Nov 2024 | Validated: Fri 29 Nov 2024 | Status:

Pending Consideration

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

PD4661/24 Recent Decisions by Three Rivers District Council

Approved

Application: [Retrospective: Construction of a boundary wall and gate to the rear of the property.](#)  
Address: 1 Nuttfield Close Croxley Green Rickmansworth Hertfordshire WD3 3AT  
Application No: 24/1169/RSP  
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.  
TRDC Decision Approved

Application: [Single storey rear extension, construction of new porch; alterations to fenestration; installation of rooflights. conversion of existing garage to habitable accommodation; alterations to landscaping and extension to hardstanding.](#)  
Address: Driftwood Lodge Parrotts Close Croxley Green Rickmansworth Hertfordshire WD3 3JZ  
Application No: 24/1535/FUL  
CGPC Decision Croxley Green Parish Council has no objections to the proposed application  
TRDC Decision Approved

Application: [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.](#)  
Address: 77 Links Way Croxley Green Rickmansworth Hertfordshire WD3 3RW  
Application No: 24/1582/FUL  
CGPC Decision Croxley Green Parish Council has no objection to this application.  
TRDC Decision Approved

Withdrawn

None advised.

Refused

**Application:** [Single storey rear extension, construction of new porch; alterations to fenestration; installation of rooflights, conversion of existing garage to habitable accommodation; alterations to landscaping and extension to hardstanding; construction of detached garage and entrance gates to front.](#)

**Address:** Driftwood Lodge Parrotts Close Croxley Green Rickmansworth Hertfordshire WD3 3JZ

**Application No:** 24/1540/FUL

**CGPC Decision** CGPC objects to the application on the grounds that it represents an inappropriate development within the conservation area, and that the proposed entrance gates, in particular, would have a significant negative impact on the surrounding street scene. Additionally, CGPC urges the applicant to ensure that no trees are removed as part of this development, or if removal is necessary, that suitable replacements are planted elsewhere on the property. The retention of existing hedges on the site is also strongly recommended. Should the planning officer be inclined to approve the application, CGPC requests that the matter be called in to the TRDC planning committee for further review.

**TRDC Decision** REFUSED

**PD4662/24** **Appeals Against Planning Decisions**

None advised.

**PD4663/24** **Update on Recent Objections**

No updates were given.

**PD4664/24** **Noticeboard Placement**

Members reviewed potential locations for the installation of two new noticeboards.

**Resolved:**

That two noticeboards be installed at:

- Croxley Guild of Sport
- The parade of shops at the junction of The Green and Watford Road.

**PD4665/24** **P&D Draft Budget 2025/26**

Members reviewed the draft committee budget for 2025/26.

**PD4666/24** **Closure**

There being no further business, the Chairman closed the meeting at 9.47 pm.