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MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON WEDNESDAY 19 AUGUST 2026 at 8.00 PM

Present: Cllr Parks - In the Chair — Natalie Carter- Administrative Assistant to the Clerk

Cllrs Barnes, Gallagher. Hollands and Jolowicz.

Voting Members: 5

PD5189/26 **Apologies for Absence**

Apologies were received and accepted from Cllrs Cole & Osler.

PD5190/26 **Declarations of Interest**

The Chair recommended that any declarations be made at the appropriate time.

PD5191/26 **Minutes**

The Minutes to be considered were those of Wednesday 5 August 2026.

Resolved:

That the Minutes of the meeting held on Wednesday 5 August 2026 were approved.

PD5192/26 **Matters Arising**

Cllr Gallagher informed Members of correspondence between the Locum Clerk and Canal and Rivers Trust regarding the Towpath Feasibility Study. A report had been received, to be discussed at a future meeting.

PD5193/26 **Highways and Road Safety**

No matters were raised.

PD5194/26 **Footpaths and Rights of Way**

The Administrative Assistant updated members on correspondence regarding the vegetation overgrowth concerns outside Pahang Place and confirmed the required works will be carried out by Hertfordshire County Council once the bird nesting season is complete.

PD5195/26 **Representations from the Public**

There were no Representations from the Public.

PD5196/26 **Land To North Of Little Green Lane, Croxley Green, WD3 3SP**

Cllr Parks informed members of discussions held regarding speakers and topics for the public inquiry on Land to North of Little Green Land Outline Planning Application.

PD5197/26 Planning Applications

Address:	**49 Sherborne Way Croxley Green Rickmansworth Hertfordshire WD3 3PE**
Application:	Demolition of existing conservatory and construction of single storey rear extension. Conversion of garage into study room
Application No:	26/0983/FUL
CGPC Decision:	No Comment.

Address:	**10 Hastings Way Croxley Green Rickmansworth Hertfordshire WD3 3SG**
Application:	Construction of single storey side and rear extension
Application No:	26/1222/FUL
CGPC Decision:	Croxley Green Parish Council draws the Officers attention to the location inaccuracies on some of the attached documents within this planning application.

Address:	**19 Lewes Way Croxley Green Rickmansworth Hertfordshire WD3 3SN**
Application:	Construction of single storey rear extension; conversion of garage into habitable accommodation; alterations to fenestration; internal alterations; alteration to rear amenity space including construction of outdoor kitchen
Application No:	26/1221/FUL
CGPC Decision:	No comment.

Address:	**43 Copthorne Road Croxley Green Rickmansworth Hertfordshire WD3 4AB**
Application:	Demolition of existing dwelling; construction of two storey detached dwelling with accommodation in the roof space served by front and rear dormer windows; solar panels, alterations to the driveway and creation of new vehicular access with dropped kerb; alterations to front boundary including construction of brick wall with piers, metal railings and gates; associated landscaping including creation of a swimming pool and ancillary works
Application No:	26/1243/FUL
CGPC Decision:	Cllr Gallagher declared a non-pecuniary interest. Croxley Green Parish Council objects to the proposed materials (bronze window frames and yellow stock bricks) and asks that a condition is added that the materials should match the adjoining properties to be in harmony with the street scene. Croxley Green Parish Council notes that, given the slope of the road, the officer assures themselves that there is no risk of overlooking between the adjoining properties.

Address:	**The Coach House The Grove Dugdales Croxley Green Rickmansworth Hertfordshire WD3 3JW**
Application:	Construction of single storey front extension
Application No:	26/1233/FUL
CGPC Decision:	No Comment.

Address:	**27 Barton Way Croxley Green Rickmansworth Hertfordshire WD3 3PA**
Application:	Construction of part single, part two storey rear extension
Application No:	26/1197/FUL

CGPC Decision:	Croxley Green Parish Council draws the officer's attention to the possibility that the top of the proposed first-floor extension might be accessible and overlook the adjoining gardens. CGPC has concerns about a large flue chimney which will be quite prominent at the rear of the property. CGPC supports the neighbours' reasonable comments.

PD5198/26 **Recent Decisions by Three Rivers District Council**

Address:	**17 Killingdown Farm Way Croxley Green Rickmansworth Hertfordshire WD3 3GB**
Application:	Construction of a single storey side and rear extension
Application No:	26/1001/FUL
CGPC Decision	Croxley Green Parish Council objects to this proposal, the flat roof is out of keeping with the entire estate, it will unbalance the street scene and set a precedent for future applications within the development. No other buildings on the estate have flat roofs. If the officer is minded to approve, CGPC requests the application be called in for decision by the TRDC planning committee.
TRDC Decision	**APPROVED**

Address:	**16 Links Way Croxley Green Rickmansworth Hertfordshire WD3 3RQ**
Application:	Construction of single storey side and rear extension; loft conversion including hip to gable roof extension with rear dormer with windows and front rooflights
Application No:	26/0843/FUL
CGPC Decision	Croxley Green Parish Council has no objection subject to neighbours' reasonable comments. CGPC requests a condition is added that the materials should match the existing
TRDC Decision	**APPROVED**

Refused

None advised.

Withdrawn

None advised.

PD5199/26 **Appeals Against Planning Decisions**

None advised.

PD5200/26 **Update on Recent Objections**

None advised.

PD5201/26 **Heritage Bus Shelter Refurbishment**

Members accepted the Officer's report on the refurbishment of the Heritage Bus Shelter as a Council Asset.

PD5202/26 **Regulation 19 Consultation on the Three Rivers Local Plan 2026-2042**

Members discussed the Planning and Development Committee response to Three Rivers District Councils Regulation 19 consultation on the Three Rivers Local Plan 2026-2042.

Resolved:

- Cllr Parks will draft a response to the Regulation 19 consultation on the Three Rivers Local Plan 2026-2042.

PD5203/26 **Public and Press**

The Chair moved, duly seconded, the following motion and it was agreed:

To resolve that, under the Public Bodies (Admission to Meetings) Act 1960, the press and public be excluded because from the meeting during consideration of the next item as it involves the likely disclosure of exempt information as defined in paragraph 1 (Information in respect of contractual, commercial, or tender information) of Schedule 12A of the Local Government Act 1972.

PD5204/26 **Planning Consultant**

The Committee considered the proposals received and resolved to appoint Troy Planning + Design as the Council's retained planning consultant and confirmed that the budget and spending authority is to be delegated to the Clerk for instructing the chosen firm. Members request the Clerk to check the earmarked reserves current position.

PD5205/26 **Closure**

There being no further business, the Chair closed the meeting at 9.02pm.