



MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON WEDNESDAY 2 SEPTEMBER 2026 at 8.00 PM

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

Cllrs Barnes, Cole, Hollands, Jolowicz and Osler.

Voting Members: 6

In Attendance: Cllr Sian

PD5206/26 Apologies for Absence

Apologies were received and accepted from Cllr Parks.

PD5207/26 Declarations of Interest

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

PD5208/26 Minutes

The Minutes to be considered were those of Wednesday 19 August 2026.

Resolved:

That the Minutes of the meeting held on Wednesday 19 August 2026 were approved.

PD5209/26 Matters Arising

There were no Matters Arising.

PD5210/26 Highways and Road Safety

The Administrative Assistant informed members of response received from Hertfordshire County Council Network and Telematics Officers in regarding the Rickmansworth High Street Bus Stop.

PD5211/26 Footpaths and Rights of Way

The Administrative Assistant updated members on the Rangers Footpath Maintenance schedule and on correspondence regarding the following:

- Street Tree works on Dickinson Avenue and Dickinson Square
- the vegetation overgrowth concerns outside Pahang Place update
- and the current state of Street Furniture throughout Croxley Green.

PD5212/26 Representations from the Public

There were no Representations from the Public.

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

PD5214/26 Towpath Feasibility Study

This item has been deferred to a future Meeting.

PD5215/26 Planning Applications

Address:	56 Claremont Crescent Croxley Green Rickmansworth Hertfordshire WD3 3QR
Application:	Construction of part-single, part-two storey side extension, single storey rear extension; loft conversion including hip to gable roof extension with rear dormer and front rooflights, erection of front porch, replacement of garage door and roof and installation of solar, alterations to fenestration and materials, installation of air-conditioning unit
Application No:	26/0559/FUL
CGPC Decision:	Croxley Green Parish Council objects to this application, the proposed hip to gable unbalances the pair and doesn't follow the neighbourhood plan guidelines. CGPC requests the materials should match the existing.

Address:	11 Hazelwood Road Croxley Green Rickmansworth Hertfordshire WD3 3EA
Application:	Construction of detached annexe
Application No:	26/1276/FUL
CGPC Decision:	Croxley Green Parish Council objects to this planning application. At 2.97m high and practically on the boundary (0.35m to 0.5m) it exceeds the permitted maximum of 2.4m. CGPC supports the neighbour's reasonable comments and draw the planning officer's attention to the difference in levels between no 11 and no 13 which exacerbate overlooking.

Address:	65 Harvey Road Croxley Green Rickmansworth Hertfordshire WD3 3BS
Application:	Conversion of garage into habitable accommodation; demolition of existing rear existing extension; construction of part single, part two storey rear extension; construction of rear dormer window; internal alterations; alterations to the fenestration
Application No:	26/1302/FUL
CGPC Decision:	Croxley Green Parish Council is concerned by this over large, overbearing proposal and draws the officers' attention to the reasons for the previous refusal. CGPC supports neighbour's reasonable comments.

Address:	252 Baldwins Lane Croxley Green Rickmansworth Hertfordshire WD3 3LQ
Application:	Extension to existing dormer and installation of rooflights.
Application No:	26/1295/FUL
CGPC Decision:	No Comment, no objection.

Address:	251 Baldwins Lane Croxley Green Rickmansworth Hertfordshire WD3 3LH
Application:	Variation of Condition 3 (Materials) Pursuant to planning permission 25/1526/RSP to allow alterations to materials.
Application No:	26/1358/FUL
CGPC Decision:	Croxley Green Parish Council notes the proposed materials will improve the environmental footprint of this property.

Address:	90 Sherborne Way Croxley Green Rickmansworth Hertfordshire WD3 3PG
Application:	Construction of a single storey rear extension
Application No:	26/1361/FUL
CGPC Decision:	Croxley Green Parish Council has no objections to the proposed extension. However, CGPC is concerned the proposed application does not include all the other alterations proposed under the certificate of lawfulness". CGPC requests the applicant be asked to submit amended drawings to show the proposed extension properly in context before the officer reaches a decision.

PD5216/26 Recent Decisions by Three Rivers District Council

Address:	48 Oakleigh Drive Croxley Green Rickmansworth Hertfordshire WD3 3EF
Application:	Alterations to dormer and raised patio/decking, boundary treatments including privacy screen
Application No:	26/0704/FUL
CGPC Decision	Cllr Hollands declared a non-pecuniary interest and did not vote. Croxley Green Parish Council notes there is a very extensive property history, with enforcement action and appeals refused. CGPC has no objections to this application subject to neighbours' reasonable comments. CGPC request the Officers satisfy themselves that this application addresses all the issues in previous enforcement orders
TRDC Decision	APPROVED

Address:	59 Malvern Way Croxley Green Rickmansworth Hertfordshire WD3 3QQ
Application:	Variation of Condition 2 (Plans) pursuant to planning permission 25/2055/FUL to allow alterations to fenestration and associated internal alterations
Application No:	26/1073/FUL
CGPC Decision	No Comment.
TRDC Decision	APPROVED

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.
TRDC Decision	APPROVED

Address:	36 Girton Way Croxley Green Rickmansworth Hertfordshire WD3 3QN
Application:	Loft conversion including hip to gable roof extension; construction of a rear dormer; installation of rooflights and removal of chimney stack, single storey front extension and front porch and new rear conservatory, alterations to fenestration alterations to front amenity garden and construction of front pedestrian gate
Application No:	26/1042/FUL
CGPC Decision	CGPC would prefer the porch roof to have the same pitch as the house, and to have roof overhangs to match the house. The applicant should confirm which colour window frames are proposed. Is it black or white? Are all the windows on the house to be replaced? The design statement shows terra cotta framed windows and aluminium cladding. Where is this to be used on the house?

TRDC Decision	APPROVED
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Refused

None advised.

Withdrawn

None advised.

PD5217/26 Appeals Against Planning Decisions

None advised.

PD5218/26 Update on Recent Objections

None advised.

PD5213/26 Land To North Of Little Green Lane, Croxley Green, WD3 3SP

Cllrs Gallagher and Sian informed members about the Public Inquiry so far.

PD5219/26 Closure

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