



MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD Online using ZOOM secure video conference
ON TUESDAY 13 OCTOBER 2020 at 6.30 PM

Present: Cllr Walker - In the Chair Ryan Bennett – Clerk to the Council
Amanda Gardiner – Administrative Officer

Cllrs Birch, Jacob, Mitchell, Yeung

Voting Members: 6

In Attendance: Cllrs Crabtree, Gallagher and Wallington

Members of the Public: 2

PD3680/20 Apologies for Absence

Apologies were received from Cllr Taylor.

PD3681/20 Declarations of Interest

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

PD3682/20 Representations from the Public

A representative of Windmill Drive Residents Association spoke about agenda item PD3683/20 and their objection to the Planning Applications relating to The Windmill, 34 Windmill Drive, Croxley Green, WD3 3FD. They have concerns that work is being done without approval and the raised walkway/balcony will impact privacy.

A representative of Croxley Green Residents Association spoke about agenda item PD3687/20 and their concerns on the governments proposed changes to planning rules.

[Councillor Yeung joined the meeting at 6:50 pm]

PD3683/20 Planning Applications

[Under Standing Order 13.1.6 it was agreed that this item be brought up the Agenda]

Listed Building Consent: Various repair works to property including brick repairs, window moulds, cap and garage repairs

Planning Application

The Windmill 34 Windmill Drive Croxley Green Rickmansworth Hertfordshire WD3 3FD

Ref. No: 20/2036/LBC | Received: Mon 28 Sep 2020 | Validated: Mon 28 Sep 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: Decision deferred to Extraordinary P&D Committee Meeting on 22 October 2020.

Construction of two storey side extension, single storey front and rear extensions, changes to roof form, and installation of balcony and demolition of existing outbuildings and construction of new outbuilding and hardstanding

Planning Application

The Windmill 34 Windmill Drive Croxley Green Rickmansworth Hertfordshire WD3 3FD

Ref. No: 20/2046/FUL | Received: Wed 30 Sep 2020 | Validated: Mon 05 Oct

2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: Decision deferred to Extraordinary P&D Committee Meeting on 22 October 2020.

PD3687/20 Government White Paper: Planning for the Future

[Under Standing Order 13.1.6 it was agreed that this item be brought up the Agenda]

[Under Standing Order 13.1.15 it was agreed to suspend the meeting between 7:06-7:20pm]

The Clerk advised members that an online tracker had been created listing questions and where applicable a list of answers from the government white paper for councillors to indicate their responses.

Resolved

- That the Clerk forms a response based on councillors comments in the online tracker.
- That the Clerk creates a short statement to accompany consolidated councillor response.

PD3683/20 Planning Applications

In the following applications “NGFO” means No Grounds For Objection:

Demolition of existing buildings for residential development comprising two-storey houses and three-storey blocks of flats (160 dwellings in total), together with car parking, landscaping, and other associated works

Planning Application

Killingdown Farm Little Green Lane Croxley Green Rickmansworth Hertfordshire WD3 3JJ

Ref. No: 20/1881/FUL | Received: Thu 10 Sep 2020 | Validated: Thu 10 Sep 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: Decision deferred to P&D Committee Meeting on 5 November 2020

Single storey rear extension and first floor side and rear extension

Planning Application

10 Hedges Way Croxley Green WD3 3FA

Ref. No: 20/1935/FUL | Received: Fri 18 Sep 2020 | Validated: Mon 28 Sep 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO. Croxley Green Parish Council would like to draw the Planning Officer's attention to the large extension on a small plot.

Loft conversion including hip to gable roof alteration and insertion of front dormer with front and rear rooflights and second floor flank window

Planning Application

24 Bateman Road Croxley Green WD3 3BL

Ref. No: 20/1993/FUL | Received: Thu 24 Sep 2020 | Validated: Mon 28 Sep 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC note that a dutch hip would conform with CA2 of the Neighbourhood Plan.

Alterations to roof form including increase in ridge height, formation of crown roof form, provision of front dormer and second floor rear window and rooflights

Planning Application

175A New Road Croxley Green WD3 3HB

Ref. No: 20/1946/FUL | Received: Mon 21 Sep 2020 | Validated: Thu 24 Sep 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC object to the overdevelopment of the site and impact on street scene which does not comply with CA2 and CA3 of the Neighbourhood Plan. Note that the application would not be in keeping with Character Area 3 of the Croxley Green Neighbourhood Plan.

Listed Building Consent: Construction of summerhouse outbuilding

Planning Application

Halewood Cottage The Green Croxley Green WD3 3HT

Ref. No: 20/1970/LBC | Received: Tue 22 Sep 2020 | Validated: Thu 01 Oct 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC note the Listed Building Consent.

Listed Building Consent: Construction of detached garage

Planning Application

Halewood Cottage The Green Croxley Green WD3 3HT

Ref. No: 20/2033/LBC | Received: Tue 29 Sep 2020 | Validated: Thu 01 Oct 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC note the Listed Building Consent.

Construction of detached garage

Planning Application

Halewood Cottage The Green Croxley Green WD3 3HT

Ref. No: 20/2032/FUL | Received: Tue 29 Sep 2020 | Validated: Thu 01 Oct 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC is concerned about the scale of the proposed development versus the listed building and would ask the Conservation Officer to give careful consideration.

Roof alterations to create fully pitched roof; replacement and alterations to front and rear dormers; conversion of garage into habitable accommodation including alterations to fenestration and alterations to frontage.

Planning Application

Holly Lodge The Green Croxley Green WD3 3HN

Ref. No: 20/1944/FUL | Received: Fri 18 Sep 2020 | Validated: Tue 29 Sep 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC does not object. Roof tiles should be approved by the Conservation Officer.

Single storey rear extension

Planning Application

28 Beechcroft Avenue Croxley Green WD3 3EQ

Ref. No: 20/2038/FUL | Received: Tue 29 Sep 2020 | Validated: Tue 29 Sep 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC does not object. Neighbours comments should be taken into consideration and building work should be restricted to permitted building hours.

First floor rear extension and alterations to fenestration

Planning Application

166 Baldwins Lane Croxley Green WD3 3LJ

Ref. No: 20/2050/FUL | Received: Wed 30 Sep 2020 | Validated: Wed 30 Sep 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC note that the property has been substantially altered recently and no planning applications were submitted. Neighbour comments should be taken into account.

Single storey rear extension and conversion of garage into habitable

[accommodation](#)

Planning Application

4 Winton Drive Croxley Green WD3 3RE

Ref. No: 20/1900/FUL | Received: Mon 14 Sep 2020 | Validated: Tue 06 Oct 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO subject to materials matching existing.

[Replacement of existing windows and doors with new UPVC windows and doors](#)

Planning Application

295A - 309A Baldwins Lane Croxley Green Hertfordshire

Ref. No: 20/2060/FUL | Received: Thu 01 Oct 2020 | Validated: Thu 01 Oct 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Listed Building Consent: Variation of Condition 2 \(approved plans\) and Condition 5 \(Panelling\) of Listed Building Consent 16/0963/LBC to allow alterations to the internal layout including alterations to the existing Panelling.](#)

Planning Application

Croxley House The Green Croxley Green Rickmansworth Hertfordshire WD3 3JB

Ref. No: 20/1961/FUL | Received: Mon 21 Sep 2020 | Validated: Thu 01 Oct 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC note the Listed Building Consent.

[Variation of Condition 2 \(approved plans\) and removal of Condition 6 \(Panelling\) pursuant to planning permission 16/0964/FUL to allow alterations to the approved layout to retain existing panelling.](#)

Planning Application

Croxley House The Green Croxley Green WD3 3JB

Ref. No: 20/1868/FUL | Received: Wed 09 Sep 2020 | Validated: Thu 01 Oct 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC is concerned that builders are parking their vehicles on The Green, thereby damaging the Conservation Area.

[Single storey front, first floor side and rear extension and internal alterations](#)

Planning Application

61 Repton Way Croxley Green WD3 3PN

Ref. No: 20/2015/FUL | Received: Mon 28 Sep 2020 | Validated: Thu 08 Oct 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO subject to materials matching existing. Neighbours comments should be taken into account.

PD3684/20 [Recent Decisions by Three Rivers District Council](#)

Approved

Application:	<u>Replacement of five windows and front door to front elevation</u>
Address:	14 Dickinson Square Croxley Green WD3 3HA
Application No:	20/1592/FUL
CGPC Decision	NGFO subject to the Conservation Officers' opinion on the suitability of the windows and exterior colour of door given the property is in the Conservation Area.
TRDC Decision	Approved

Application: [Retrospective: Single storey rear extension](#)

Address: 4 Lincoln Drive Croxley Green WD3 3NH
Application No: 20/1632/RSP
CGPC Decision NGFO
TRDC Decision Approved

Application: [Part conversion of existing garage and alterations to fenestration](#)

Address: 86 Valley Walk Croxley Green WD3 3TG
Application No: 20/1514/FUL
CGPC Decision NGFO
TRDC Decision Approved

Application: [Demolition of existing garage and conservatory and construction of single storey front, side and rear extension](#)

Address: 35 Dover Way Croxley Green WD3 3SD
Application No: 20/1662/FUL
CGPC Decision NGFO. Note the parallel Certificate of Lawfulness
TRDC Decision Approved

Refused

None Advised

Withdrawn

Application: [Single storey front extension](#)
Address: 39 Evensyde Watford WD18 8WN
Application No: 20/1701/FUL
CGPC Decision CGPC object as the extension projects beyond the existing canopy roofline and does not comply with the Neighbourhood Plan CA2
TRDC Decision Withdrawn 13/10/2020

PD3685/20 Appeals Against Planning Decisions

No appeals had been received.

PD3686/20 Update on Recent Objections

None advised.

PD3687/20 Government White Paper: Planning for the Future

This item was discussed above.

PD3688/20 Review of Community Bus Operations

The Clerk gave a verbal update on the number of passengers that have used the Community Bus since the service resumed on 4 September 2020. Members agreed that the community bus service will continue until government guidance advises against non-essential travel.

PD3689/20 Closure

There being no further business, the Chairman closed the meeting at 8.18 pm