



MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
 HELD IN THE COUNCIL CHAMBER
 ON TUESDAY 15 FEBRUARY at 7.30 PM

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

Cllrs Gallagher, Parks, and Whitmore

In Attendance: Cllr Cole

Voting Members: 5

Members of the Public: 0

[Under Standing Order 13.1.5. members attending the committee meeting appointed Cllr David Tobin to preside at the meeting, in absence of the committee Chair & Vice-Chair].

PD4045/22 Apologies for Absence

Apologies were received and approved from Cllrs Birch, Mitchell and Taylor.

PD4046/22 Declarations of Interest

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

PD4047/22 Representations from the Public

No representations were made.

PD4048/22 Planning Applications

Part single, part two storey rear extension, insertion of rooflights, front porch and associated alterations

Planning Application

68 Durrants Drive Croxley Green WD3 3NS

Ref. No: 22/0050/FUL | Received: Fri 14 Jan 2022 | Validated: Fri 28 Jan 2022 | Status: Pending Consideration

Croxley Green Parish Council Decision: Croxley Green Parish Council have no objection to the application, but ask that the planners ensure there is enough room for a 4.8m car parking space.

Single storey rear extension

Planning Application

35 Springfield Close Croxley Green Rickmansworth Hertfordshire WD3 3HG

Ref. No: 22/0121/FUL | Received: Mon 24 Jan 2022 | Validated: Fri 28 Jan 2022 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC objects to the application for the following reasons:

1. The drawings provided are inaccurate and inconsistent with the proposed / existing showing different dimensions on sections not included in the application (dining room).

2. No elevations have been provided for the front of the property and the elevations shown are not consistent.

3. CGPC support and share the concerns of the neighbouring property.

4. The boundary line is shown differently on separate drawings.

CGPC believes this application should be withdrawn until more accurate plans have been provided. As it stands, a correct and informed decision is unable to be made due to the consistent inaccuracies throughout the application.

Installation of signage to include an internally illuminated fascia sign, 1 set of welcome letters and 1 lantern to the front elevation, two internally illuminated free-standing signs, two externally illuminated free-standing signs and one free-standing non illuminated sign, oval fascia sign, 3x post mounted corex signs, 1x lantern, 1x set of welcome letters, 1x post mounted parking signs

Planning Application

Harvester Watford Road Croxley Green WD3 3RX

Ref. No: 22/0120/ADV | Received: Tue 25 Jan 2022 | Validated: Mon 31 Jan 2022 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC objects to the application for the following reasons:

1. The scale of the sign on the front of the property is in contravention of the Croxley Green Neighbourhood Plan. Policy CA4 lists the Harvester as a landmark building and that "any proposed change to or replacement of these buildings and structures will only be permitted if the design respects the character and scale of the immediate environment".

2. The size of the sign, showing as blocking windows on the front of the property, is far too large and detracts from the overall character of the building and does not meet policy CA4.

3. It also fails to meet the requirements set out in Appendix G, namely that "fascia signs should be in proportion to adjoining signs and the host building" and that "lettering and font size should be proportionate".

4. The building is situated at a gateway to Croxley Green and must be respected.

If the TRDC planning officer is minded to approve the application, CGPC request that it is called into the TRDC planning committee.

PD4049/22 Recent Decisions by Three Rivers District Council

Approved

Application: [Demolition of existing dwelling and construction of two storey detached dwelling with loft accommodation served by front and rear dormers, poolhouse and landscaping](#)

Address: 73 Copthorne Road Croxley Green WD3 4AH

Application No: 21/2568/FUL

CGPC Decision It is regretful that the applicant has not followed Aim 5 page 40 of the Neighbourhood Plan and an opportunity for sustainability has been missed. Building close to the boundaries of the plot, appears to leave very narrow access to the rear at each side of the plot.

TRDC Decision Approved

Application: [Single storey rear extension](#)

Address: 32 Kenilworth Drive Croxley Green WD3 3NW

Application No: 21/2843/FUL
CGPC Decision No Comment, subject to neighbours comments
TRDC Decision Approved

Application: [Part-retrospective: Conversion of garage into habitable accommodation, ground floor front canopy and first floor side extension](#)

Address: 27 Windmill Drive Croxley Green WD3 3FF
Application No: 21/2799/RSP
CGPC Decision No Comment, subject to neighbours comments
TRDC Decision Approved

Application: [Single storey rear extension](#)
Address: 147 Baldwins Lane Croxley Green WD3 3LL
Application No: 21/2640/FUL
CGPC Decision No comment, subject to neighbours reasonable comments
TRDC Decision Approved

Application: [Single-storey rear extension](#)
Address: 10 Gill Close Croxley Green WD18 8WS
Application No: 21/2797/FUL
CGPC Decision CGPC note
* the biodiversity checklist does not mention the proximity to Croxley Common Moor (SSSI).
* the proposed materials do not match existing
TRDC Decision Approved

Refused
None Advised.

Withdrawn
None Advised.

PD4050/22 **Appeals Against Planning Decisions**

20/1881/FUL - Killingdown Farm Little Green Lane Croxley Green Rickmansworth Hertfordshire WD3 3JJ - [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](#)

Appeal Upheld

20/2737/FUL – Land Adjacent To 62-84 & 99-121 Sycamore Road Croxley Green Rickmansworth Hertfordshire WD3 3TF
[Erection of a block of six apartments and a terrace of three residential dwellings, with the associated access from Sycamore Road, parking and landscaping](#)
Appeal Reference – 21/0031/REF – start date 04/11/2021 – response date 09/12/2021
Appeal in Progress

21/1798/FUL - 21 Rousebarn Lane Croxley Green WD3 3RL - [Single storey front extension and front dormer window](#)
Appeal Reference - 21/0055/REF
Appeal Dismissed - the combined mass of the proposed dormer and ground floor extension would give rise to an unduly prominent and incongruous development which would be harmful to the character and appearance of the host dwelling and area.

PD4051/22 **Update on Recent Objections**

Members discussed the decision of the planning inspector to grant approval for the Killingdown Farm development.

Councillors reaffirmed their commitment to resist any part of The Green being reduced to make way for the development.

PD4052/22 **Closure**

There being no further business, the Chairman closed the meeting at 8.16 pm