



MINUTES OF A MEETING OF THE  
**PLANNING AND DEVELOPMENT COMMITTEE**  
HELD Online using ZOOM secure video conference  
ON TUESDAY 16 FEBRUARY at 7.00 PM

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

Cllrs Birch, Mitchell, Taylor, Yeung

Voting Members: 6

In Attendance: Cllr Gallagher

Members of the Public: 2

**PD3780/21 Apologies for Absence**

All members were present.

**PD3781/21 Declarations of Interest**

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

**PD3782/21 Representations from the Public**

Residents of New Road gave their objection to the Controlled Parking Zone that has been implemented in New Road (Central). They have concerns about the inclusion in the CPZ as only 13% of households completed the survey; size and location of the CPZ entry/exit Signs; lack of communication from TRDC about their installation.

Administrative Officer read out objections to the Controlled Parking Zone received from residents of Watford Road (East). They have concerns that permit bays have been painted on the pavement that if parked in will prevent access to/from their driveways.

*[Under Standing Order 13.1.15 it was agreed to suspend the meeting between 7:10-7:24pm]*

**PD3783/21 Highways and Road Safety**

Members discussed residents concerns about the implementation of the Controlled Parking Zone and noted residents lodging complaints re

- Dickinson Square - yellow lines painted on corners and impact on the conservation area.
- New Road (Central) - Size of CPZ entry/exit signs and impact on a special character area that is also a 20mph zone.
- Watford Road (East) – impact to residents without crossover rights of permit bays being painted on the pavement across driveways.

*[Cllr Yeung joined the meeting at 7:31 pm]*

Administrative Officer advised members that Affinity road works on New Road had necessitated a 3 way traffic light on New Road and The Green.

**Resolved:**

- That the Clerk writes to the Parking Team at Three Rivers to advise that residents have contacted the office regarding issues with the implementation of the Controlled Parking Zone in Croxley Green.

**PD3784/21 Planning Applications**

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

**Erection of a block of six apartments and a terrace of three residential dwellings, with the associated access from Sycamore Road, parking and landscaping**

Planning Application

Land Adjacent To 62-84 & 99-121 Sycamore Road Croxley Green Rickmansworth Hertfordshire WD3 3TF

Ref. No: 20/2737/FUL | Received: Fri 18 Dec 2020 | Validated: Tue 26 Jan 2021 | Status: Pending Consideration

*[Cllr Taylor declared a non-pecuniary interest and did not take part in the vote.]*

**Croxley Green Parish Council Decision: See attached letter sent to TRDC.**

**Demolition of the existing conservatory and rear projection, erection of single-storey rear and side extensions, conversion of the garage to habitable use, associated external patio/fence works and alterations to fenestration detail and external materials.**

Planning Application

48 Kenilworth Drive Croxley Green WD3 3NW

Ref. No: 21/0166/FUL | Received: Wed 27 Jan 2021 | Validated: Wed 27 Jan 2021 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO subject to neighbour comments and front finish is as stipulated in drawing D11A.**

**Single storey rear extension and internal alterations**

Planning Application

38 Copthorne Road Croxley Green WD3 4AQ

Ref. No: 21/0156/FUL | Received: Tue 26 Jan 2021 | Validated: Wed 27 Jan 2021 | Status: Pending Consideration

*[Cllr Gallagher declared a non-pecuniary interest and did not take part in the vote.]*

**Croxley Green Parish Council Decision: NGFO**

**Retention of single storey Portakabin and open play area to accommodate creche facility for a temporary period of three years**

Planning Application

The Nursery Woodshots Meadow Watford Hertfordshire WD18 8YS

Ref. No: 21/0086/FUL | Received: Mon 18 Jan 2021 | Validated: Thu 28 Jan 2021 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

**Demolition of existing conservatory, construction of single storey front, side and rear extension and alterations to external materials**

Planning Application

86 Malvern Way Croxley Green Rickmansworth Hertfordshire WD3 3QD

Ref. No: 21/0132/FUL | Received: Fri 22 Jan 2021 | Validated: Mon 01 Feb 2021 | Status: Pending Consideration

**Croxley Green Parish Council Decision: CGPC note that the front extension contravenes the Neighbourhood Plan CA2, but do not object to it on this occasion.**

**[Single storey side/rear extension, single storey front extension under existing porch roof and internal alterations](#)**

Planning Application

87 Links Way Croxley Green WD3 3RW

Ref. No: 21/0183/FUL | Received: Fri 29 Jan 2021 | Validated: Fri 29 Jan 2021 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO subject to neighbours comments**

**[First floor front extension and front porch with canopy](#)**

Planning Application

18 Barton Way Croxley Green WD3 3QA

Ref. No: 21/0192/FUL | Received: Fri 29 Jan 2021 | Validated: Thu 04 Feb 2021 | Status: Pending Consideration

**Croxley Green Parish Council Decision: CGPC object to the canopy. Neighbours comments should be taken into account. If the Planning Officer is minded to approve, CGPC do not request it called into Committee.**

**PD3785/21 Recent Decisions by Three Rivers District Council**

**Approved**

**Application:** [Demolition of existing conservatory and construction of single storey rear extension, conversion of existing garage into habitable accommodation and alterations to fenestration](#)

**Address:** 16 New Road Croxley Green WD3 3EL

**Application No:** 20/2705/FUL

**CGPC Decision** NGFO, suggest 25% of the garden is retained in line with Neighbourhood Plan 5.7 Aim 12.

**TRDC Decision** Approved

**Application:** [Two storey and single storey rear extension.](#)

**Address:** 270 Watford Road Croxley Green WD3 3DD

**Application No:** 20/2697/FUL

**CGPC Decision** NGFO subject to neighbours comments.

**TRDC Decision** Approved

**Application:** [Two storey side extension with associated alterations to garage, single rear extension and render](#)

**Address:** 2 Richmond Way Croxley Green WD3 3SE

**Application No:** 20/2725/FUL

**CGPC Decision** NGFO subject to neighbours comments and materials to match existing

**TRDC Decision** Approved

**Application:** [Loft conversion including hip-to-gable extension, front and rear dormer windows and alterations to fenestration](#)

**Address:** 121 Frankland Road Croxley Green WD3 3AS

**Application No:** 20/2561/FUL

**CGPC Decision** CGPC objects to the front dormer and the gable end as they do not comply with the Neighbourhood Plan CA2. Recommend Dutch Hip or similar. If the Planning Officer is minded to approve, CGPC do not request it called into Committee.

**TRDC Decision** Approved

**Application:** [Construction of detached garage](#)

**Address:** Halewood Cottage The Green Croxley Green WD3 3HT

**Application No:** 20/2764/FUL

**CGPC Decision** CGPC object to the application, due to the scale, form and adverse impact on the special historic character of the property.

**TRDC Decision** Approved

#### Refused

None advised.

#### Withdrawn

**Application:** [Listed Building Consent: Construction of detached garage](#)

**Address:** Halewood Cottage The Green Croxley Green WD3 3HT

**Application No:** 20/2765/LBC

**CGPC Decision:** CGPC object to the application, due to the scale, form and adverse impact on the special historic character of the property.

**TRDC Decision:** Withdrawn on 10/02/2021

[Planning Officer confirmed that "The applicant would not need listed building consent for the construction of a detached garage and it would not result in any harm to the Grade II Listed building which is Halewood Cottage, hence why the LBC has been withdrawn".

**Application:** [Listed Building Consent: Construction of summerhouse outbuilding](#)

**Address:** Halewood Cottage The Green Croxley Green WD3 3HT

**Application No:** 20/2767/LBC

**CGPC Decision:** CGPC object to the application, due to the scale, form and adverse impact on the special historic character of the property and the impact to the view from Stone's Orchard.

**TRDC Decision:** Withdrawn on 11/02/2021

[Installation of air source heat pump to flank elevation of outbuilding](#)

**Application:**

**Address:** 21 Frankland Road Croxley Green WD3 3AS

**Application No:** 20/2811/FUL

**CGPC Decision:** NGFO

**TRDC Decision:** Withdrawn on 15/02/2021

**Application:** [Two storey side extension and alterations to rear extension](#)

**Address:** 15 Harvey Road Croxley Green WD3 3BN

**Application No:** 20/2723/FUL

**CGPC Decision:** CGPC objects to the hip to gable end and question the need for it. If the applicant requests a gable end, CGPC

suggest a dutch hip to conform with Neighbourhood Plan CA2 and to match adjoining property.

**TRDC Decision:** Withdrawn on 11/02/2021

**PD3786/21 Appeals Against Planning Decisions**

20/0062/REF - 23 Lewes Way Croxley Green WD3 3SN  
Appeal to Planning Inspector was dismissed.

**PD3787/21 Update on Recent Objections**

The Clerk advised members that 20/1881/FUL Killingdown Farm Planning Application will be decided by Three Rivers Planning Committee on Thursday 25<sup>th</sup> February 2021.

**PD378821 Closure**

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