



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

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

Cllrs Birch, Taylor

Voting Members: 4

In Attendance: Cllr Gallagher

Members of the Public: 0

**PD3800/21 Apologies for Absence**

Apologies were received from Cllr Yeung.

**PD3801/21 Declarations of Interest**

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

**PD3802/21 Election of P&D Committee Chairman and Vice Chairman**

Cllr Mitchell was nominated for Chairman and Cllr Birch was nominated for Vice Chairman, there were no other nominees. Cllr Mitchell and Cllr Birch are elected Chairman and Vice Chairman of the Committee.

**PD3803/21 Representations from the Public**

No representations were made.

**PD3804/21 Highways and Road Safety**

The Clerk gave an update on the road closure on New Road and advised Members that the roadworks by Thames Water were ongoing.

**PD3805/21 Planning Applications**

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

**[Single storey rear extension](#)**

Planning Application

49 Dickinson Square Croxley Green WD3 3EY

Ref. No: 21/0331/FUL | Received: Mon 15 Feb 2021 | Validated: Tue 23 Feb 2021 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

**[Variation of Condition 2 \(Plan Numbers\) of planning permission 20/0622/FUL \(Front porch; single storey rear extension; single storey side extension and conversion of garage to habitable accommodation; roof extension; subdivision of site and creation of semi-detached two storey dwelling with associated parking and landscaping and relocation of existing vehicular access to serve both dwellings with alterations to frontage including front and rear land levels\) to make alterations to the main roof design](#)**

Planning Application

1A Links Way Croxley Green WD3 3RG

Ref. No: 21/0464/FUL | Received: Wed 24 Feb 2021 | Validated: Wed 24 Feb 2021 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

**[Single storey side and rear extension to link to existing garage, loft conversion including side extension to roof to form a gable end and insertion of rear dormer window](#)**

Planning Application

33 Sherborne Way Croxley Green Rickmansworth Hertfordshire WD3 3PE

Ref. No: 21/0351/FUL | Received: Tue 16 Feb 2021 | Validated: Thu 25 Feb 2021 | Status: Pending Consideration

**Croxley Green Parish Council Decision:**

**CGPC objects for the following reasons:**

**The size of the dormer will result in over-massing of the property.**

**The application is out of keeping with the character of the area and should harmonise with the neighbouring properties.**

**The application does not meet policy CA2 of the Neighbourhood Plan.**

**If the officer is minded to approve, CGPC does not request that it is called into the TRDC planning committee.**

**[Single storey front, side and rear extensions](#)**

Planning Application

26 Harvey Road Croxley Green WD3 3BW

Ref. No: 21/0373/FUL | Received: Thu 18 Feb 2021 | Validated: Wed 24 Feb 2021 | Status: Pending Consideration

**Croxley Green Parish Council Decision: CGPC object as the application does not comply with Policy CA2 of the Croxley Green Neighbourhood Plan. If the officer is minded to approve the application, CGPC does not request that it is called into the TRDC planning committee.**

**[Ground and first floor rear extension with insertion of window in side elevation](#)**

Planning Application

12 Hedges Way Croxley Green WD3 3FA

Ref. No: 21/0333/FUL | Received: Mon 15 Feb 2021 | Validated: Mon 01 Mar 2021 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

**[Demolition of existing conservatory and construction of single storey rear extension with associated decking](#)**

Planning Application

66 Baldwins Lane Croxley Green WD3 3LP

Ref. No: 21/0413/FUL | Received: Mon 22 Feb 2021 | Validated: Mon 22 Feb 2021 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

**[Single storey side and rear extension, alterations to roof form of existing side and rear extension and front porch](#)**

Planning Application

123 Frankland Road Croxley Green WD3 3AS

Ref. No: 21/0496/FUL | Received: Mon 01 Mar 2021 | Validated: Mon 01 Mar 2021 | Status: Pending Consideration

**Croxley Green Parish Council Decision:**

**CGPC objects for the following reason:**

**The proposed porch detracts from the symmetry of the semi-detached houses and obscures the bay window which is characteristic of the street scene.**

**If the officer is minded to approve, CGPC does not request that it is called into the TRDC planning committee.**

**PD3806/21 Recent Decisions by Three Rivers District Council**

**Approved**

**Application:** [Single storey rear extension](#)  
**Address:** 65 New Road Croxley Green WD3 3EN  
**Application No:** 20/2648/FUL  
**CGPC Decision** NGFO subject to neighbours comments  
**TRDC Decision** Approved

**Application:** [Single storey rear extension and raised patio to the rear](#)  
**Address:** 21 Repton Way Croxley Green WD3 3PN  
**Application No:** 21/0003/FUL  
**CGPC Decision** NGFO subject to neighbours comments  
**TRDC Decision** Approved

**Application:** [Prior Notification: Conversion of the first floor from retail floorspace \(Class A1\) to form one self-contained 1-bed dwelling \(Class C3\)](#)  
**Address:** 150 Watford Road Croxley Green Rickmansworth Hertfordshire WD3 3BZ  
**Application No:** 21/0071/PDL  
**CGPC Decision** CGPC object as this conflicts with policy RE1 in the Neighbourhood Plan and subject to the marketing evidence that continued use for employment purposes is no longer viable.  
**TRDC Decision** Approved

**Application:** [Retention of single storey Portakabin and open play area to accommodate creche facility for a temporary period of three years](#)  
**Address:** The Nursery Woodshots Meadow Watford Hertfordshire WD18 8YS  
**Application No:** 21/0086/FUL  
**CGPC Decision** NGFO  
**TRDC Decision** Approved

**Refused**

None advised.

**Withdrawn**

**Application:** [Loft conversion including hip to gable roof alteration, rear dormer and front rooflights](#)  
**Address:** 30 Girton Way Croxley Green WD3 3QN  
**Application No:** 21/0078/FUL

**CGPC Decision:** CGPC object to the application as it does not comply with Neighbourhood Plan C.2.2. Recommend a dutch hip or similar.

**TRDC Decision:** Withdrawn on 04/03/2021

**Application:** [Alterations to roof form including increase in ridge height, formation of crown roof form, provision of front and rear dormers and rooflights](#)

**Address:** 175A New Road Croxley Green WD3 3HB

**Application No:** 21/0077/FUL

**CGPC 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 CG NP. Neighbours comments should be taken into account.

**TRDC Decision:** Withdrawn on 11/03/2021

**PD3807/21 Appeals Against Planning Decisions**

None advised.

**PD3808/21 Update on Recent Objections**

None advised.

**PD3809/21 Consultation – National Planning Policy Framework and National Model Design Code**

Councillors agreed that the best way to create a response was for them to input their responses to the Clerk using the online questionnaire. They asked that they be given more time to do so and therefore the response to the consultation will not be sent out with the Council Agenda but will be distributed prior to the meeting.

**Resolved:**

- That Cllrs submit their responses to the questions on the online tracker.
- That the Clerk drafts a response for review at Council Meeting on 25 March 2021.

**PD3810/21 Consultation – TRDC Tree Strategy 2022-2027**

Councillors discussed the Tree Strategy briefing document and were invited to submit their comments to the Grounds Maintenance Manager. Councillors discussed TRDC drawing up a list of locations for potential future tree planting.

**Resolved:**

- That the Grounds Maintenance Manager responds to the consultation on behalf of the Council.

**PD3811/21 Closure**

There being no further business, the Chairman closed the meeting at 8.24 pm