



MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
 HELD IN THE COUNCIL CHAMBER
 ON TUESDAY 17 AUGUST at 8.00 PM

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

Cllrs Birch, Gallagher, Taylor, Tobin, Whitmore

Voting Members: 6

Members of the Public: 1

PD3912/21 Apologies for Absence

All members were present.

PD3913/21 Declarations of Interest

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

PD3914/21 Representations from the Public

No representations were made.

PD3915/21 TRDC Local Plan Regulation 18 Part 1 and Part 2 Consultation June 2021

The Chairman gave a verbal update to members of work completed to create the draft response to the TRDC Local Plan Regulation 18 Part 1 and Part 2 Consultation June 2021. Feedback had been collated from Councillors and Residents to create the draft response. Members reviewed every section of the draft response, discussed and agreed updates to create the final document. Final response and covering letter to the TRDC Local Plan Regulation 18 Part 1 and Part 2 Consultation June 2021 to be submitted to the Office by Thursday 19 August. Council Staff to email response to TRDC and hand deliver paper copies together with postcards from Residents that were sent to the Parish Council Office on Friday 20 August.

Resolved:

- That agreed updates be made to draft document to create final response submission.
- That final response document be submitted to TRDC on August 20.
- That the council's response be shared on social media on placed on the council's website.

PD3916/21 Planning Applications

In the following applications "NGFO" means No Grounds For Objection:

[Single storey rear extension, part single, part two storey side extension and loft conversion including rear dormer and front rooflights](#)

Planning Application

18 Rugby Way Croxley Green WD3 3PH

Ref. No: 21/1856/FUL | Received: Mon 26 Jul 2021 | Validated: Mon 26 Jul 2021 | Status: Pending Consideration

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

[Variation of Condition 3 \(Plan Numbers\) of outline planning permission 19/1684/OUT \(Outline Application: Demolition of offices and erection of new development of 59 flats with underground parking \(matters of appearance and landscaping reserved\)\). Amendment comprises modification to basement parking layout](#)

Planning Application

Scotsbridge House Scots Hill Croxley Green Hertfordshire WD3 3BB

Ref. No: 21/1680/FUL | Received: Fri 02 Jul 2021 | Validated: Fri 02 Jul 2021 | Status:

Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Single storey rear and side extensions and front extension to the existing store](#)

Planning Application

43 Sherborne Way Croxley Green Hertfordshire WD3 3PE

Ref. No: 21/1867/FUL | Received: Wed 28 Jul 2021 | Validated: Wed 28 Jul

2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO subject to neighbours comments and materials to match existing.

[Demolition of exiting garage and construction of single and two storey rear extensions, single and two storey side extensions, insertion of rooflight, internal alterations and extension to patio](#)

Planning Application

43 Kenilworth Drive Croxley Green WD3 3NN

Ref. No: 21/1945/FUL | Received: Thu 05 Aug 2021 | Validated: Thu 05 Aug

2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC object to the rooflines which are disproportionate to the host roof slope and visibility from the street scene would adversely affect the visual amenity of the host dwelling and wider area.

[Two storey side and single storey rear extension and new porch](#)

Planning Application

93 Valley Walk Croxley Green WD3 3TQ

Ref. No: 21/1927/FUL | Received: Tue 03 Aug 2021 | Validated: Thu 05 Aug

2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: Note the porch.

[Construction of front porch, single storey rear/side extension including alterations to existing ground floor roof form Roof - Roof above family room/ kitchen to be changed to pitch roof](#)

Planning Application

70 Kenilworth Drive Croxley Green WD3 3NW

Ref. No: 21/1908/FUL | Received: Mon 02 Aug 2021 | Validated: Wed 04 Aug

2021 | Status: Pending Consideration

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

[Demolition of existing rear conservatory and erection of a single storey rear extension](#)

Planning Application

77 Kenilworth Drive Croxley Green WD3 3NN

Ref. No: 21/1958/FUL | Received: Fri 06 Aug 2021 | Validated: Tue 10 Aug

2021 | Status: Pending Consideration

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

PD3917/21 Recent Decisions by Three Rivers District Council

Approved

Application: [Single-storey lower-ground floor rear extension, partial conversion of existing integral garage to habitable accommodation, alterations to fenestration detail, new rooflights, internal alterations, and external landscaping](#)

Address: 13 Copthorne Road Croxley Green WD3 4AB

Application No: 21/1538/FUL

CGPC Decision CGPC note that the garage space that remains is not sufficient space for a car. NGFO subject to any neighbours comments.

TRDC Decision Approved

Application: [Two storey side extension, single storey rear extension, demolition of existing garage and replacement with new relocated detached double garage including alteration to access](#)

Address: 12 Manor Way Croxley Green WD3 3LY

Application No: 21/1177/FUL

CGPC Decision CGPC object to the garage on the basis of it being in advance of the building line of 130 Kenilworth Drive. The garage roof is so high that it will be a dominant feature in the street scene. The garage would be more acceptable if kept to a minimum height.

TRDC Decision Approved
Amended drawings 13/08/2021 - Garage plan amended to flat roof.

Refused

None Advised.

Withdrawn

None Advised.

PD3918/21 Appeals Against Planning Decisions

21/0648/FUL - 2 Richmond Way Croxley Green WD3 3SE - [Loft conversion including hip to gable roof alterations, rear dormer window, front rooflights, two storey side extension with associated alterations to garage and single rear extension](#)

An appeal has been lodged with the Secretary of State - 21/0028/REF

CGPC Comments - CGPC suggest that a sussex hip is more in keeping and would match the slope of the bay.

TRDC Decision – Refused

The proposed hip-to-gable roof extension, two storey side extension and rear dormer window, by virtue of their cumulative scale, elevated bulk and disproportionality to the host roofslope and visibility from the streetscene would adversely affect the visual amenity of the host dwelling and wider area. As such the proposal is contrary to Policy CP12 of the Core Strategy (adopted 2011), Policy DM1 and Appendix 2 of the Development Management Policies document (adopted July 2013) and Policy CA2 and Appendices B and C of the Croxley Green Neighbourhood Plan Referendum Version (adopted December 2018).

PD3919/21 Update on Recent Objections

None advised.

PD3920/21 Closure

There being no further business, the Chairman closed the meeting at 9.59 pm