



MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD Online using ZOOM secure video conference
ON THURSDAY 1 APRIL at 7.00 PM

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

Cllrs Birch, Taylor and Yeung
Voting Members: 5
In Attendance: Cllr Gallagher
Members of the Public: 0

PD3812/21 Apologies for Absence

All members were present.

PD3813/21 Declarations of Interest

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

PD3814/21 Representations from the Public

No representations were made.

PD3815/21 Highways and Road Safety

The Administrative Officer advised members that the roadworks on New Road carried out by Thames Water (between Dickinson Square and Barton Way) were expected to complete on 2 April 2021 and the road reopened to traffic.

PD3816/21 Minutes

The Minutes to be considered were those of the Thursday 4 and Tuesday 16 March 2021.

Resolved:

- That the Minutes of the meeting held on Thursday 4 and Tuesday 16 March 2021 be approved and signed by the Chairman.

PD3817/21 Matters Arising

There were no matters arising.

PD3818/21 Planning Applications

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

[Single storey rear extension](#)

Planning Application

34 Dickinson Avenue Croxley Green WD3 3EX

Ref. No: 21/0578/FUL | Received: Mon 08 Mar 2021 | Validated: Mon 08 Mar 2021 | Status: Pending Consideration

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

Single storey rear extension

Planning Application

20 Hastings Way Croxley Green WD3 3SG

Ref. No: 21/0500/FUL | Received: Mon 01 Mar 2021 | Validated: Wed 10 Mar 2021 | Status: Pending Consideration

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

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

Loft conversion including hip-to-gable extension, construction of rear dormer and insertion of front rooflights

Planning Application

43 Dickinson Avenue Croxley Green WD3 3EU

Ref. No: 21/0397/FUL | Received: Fri 19 Feb 2021 | Validated: Fri 12 Mar 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC objects to the gable end and suggest that a sussex hip is more in keeping.

Variation of Condition 2 (Plan numbers) and Condition 3 (materials to match) pursuant to planning permission 19/2282/FUL: To allow for alterations to fenestration detail, and changes to external materials including alterations from render to facing brick and provision of black aluminum framed windows and door.

Planning Application

235 New Road Croxley Green WD3 3HE

Ref. No: 21/0577/FUL | Received: Mon 08 Mar 2021 | Validated: Mon 15 Mar 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: On the understanding that render is removed to show brick, CGPC are fully supportive of this application.

Single storey rear extension and rear patio

Planning Application

10 Links Way Croxley Green WD3 3RQ

Ref. No: 21/0616/FUL | Received: Wed 10 Mar 2021 | Validated: Mon 15 Mar 2021 | Status: Pending Consideration

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

Demolition of existing conservatory and construction of single storey rear extension, conversion of existing garage into habitable accommodation and alterations to fenestration

Planning Application

16 New Road Croxley Green WD3 3EL

Ref. No: 21/0659/FUL | Received: Mon 15 Mar 2021 | Validated: Mon 15 Mar 2021 | Status: Pending Consideration

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

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

Variation of Condition 2 (Approved Plans) of planning permission 20/2046/FUL: (Alterations to existing two storey side extension, erection of single storey extensions including glazed link, reinstatement of external elevated walkway and change to the roof form on The Windmill and the demolition of existing outbuildings and construction of new outbuilding and patio areas) to include rear garage roof canopy with open sided area, alterations to roof of staircase link, alterations to rooflights and addition of chimney

Planning Application

The Windmill 34 Windmill Drive Croxley Green WD3 3FD

Ref. No: 21/0531/FUL | Received: Tue 02 Mar 2021 | Validated: Fri 19 Mar 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: Decision deferred to P&D Committee Meeting on 13 April 2021

[Variation of Condition 2 \(Approved Plans\) of Listed Building Consent 20/2047/LBC: \(Listed Building Consent: Alterations to existing two storey side extension, erection of single storey extensions including glazed link, reinstatement of external elevated walkway and change to the roof form on The Windmill and the demolition of existing outbuildings and construction of new outbuilding and patio areas\) to include rear garage roof canopy with open sided area, alterations to roof of staircase link, alterations to rooflights and addition of chimney](#)

Planning Application

The Windmill 34 Windmill Drive Croxley Green WD3 3FD

Ref. No: 21/0532/LBC | Received: Tue 02 Mar 2021 | Validated: Wed 17 Mar 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: Decision deferred to P&D Committee Meeting on 13 April 2021

[Demolition of rear conservatory and construction of single storey rear extension, single storey front extension and two storey side extension with extension to roof including loft conversion and installation of rooflights](#)

Planning Application

115 Springfield Close Croxley Green WD3 3HG

Ref. No: 21/0518/FUL | Received: Tue 02 Mar 2021 | Validated: Wed 17 Mar 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO subject to neighbour comments and building work should be restricted to permitted building hours.

[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](#)

Planning Application

2 Richmond Way Croxley Green WD3 3SE

Ref. No: 21/0648/FUL | Received: Fri 12 Mar 2021 | Validated: Fri 12 Mar 2021 | Status: Pending Consideration

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

Croxley Green Parish Council Decision: CGPC suggest that a sussex hip is more in keeping and would match the slope of the bay.

[Loft conversion including increase in ridge height, rear dormer window and front rooflights](#)

Planning Application

175A New Road Croxley Green WD3 3HB

Ref. No: 21/0639/FUL | Received: Fri 12 Mar 2021 | Validated: Fri 12 Mar 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC consider this application an overdevelopment of the site, but it is an improvement on the previous application. Neighbours comments should be taken into account.

PD3819/21 **Recent Decisions by Three Rivers District Council**

Approved

Application: [Single storey front and rear extensions](#)

Address: 81 Valley Walk Croxley Green WD3 3TQ
Application No: 21/0075/FUL
CGPC Decision CGPC note that the front extension contravenes the Neighbourhood Plan CA2.
TRDC Decision Approved

Application: [Single storey side/rear extension and front porch](#)
Address: 149 Links Way Croxley Green WD3 3RW
Application No: 21/0137/FUL
CGPC Decision CGPC object to the porch as it does not comply with the Neighbourhood Plan CA2. Building work should be restricted to permitted building hours.
TRDC Decision Approved

Application: [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.](#)
Address: 48 Kenilworth Drive Croxley Green WD3 3NW
Application No: 21/0166/FUL
CGPC Decision NGFO subject to neighbour comments and front finish is as stipulated in drawing D11A.
TRDC Decision Approved

Application: [Single storey rear extension and internal alterations](#)
Address: 38 Copthorne Road Croxley Green WD3 4AQ
Application No: 21/0156/FUL
CGPC Decision NGFO
TRDC Decision Approved

Application: [Single storey side/rear extension, single storey front extension under existing porch roof and internal alterations](#)
Address: 87 Links Way Croxley Green WD3 3RW
Application No: 21/0183/FUL
CGPC Decision NGFO subject to neighbours comments
TRDC Decision Approved

Application: [Variation of Condition 1 \(Use of Garage\) of planning permission 07/2413/FUL to amend address stated in condition](#)
Address: 55 Bateman Road Croxley Green Rickmansworth Hertfordshire WD3 3BL
Application No: 21/0150/FUL
CGPC Decision NGFO
TRDC Decision Approved

Application: [Demolition of existing conservatory, construction of single storey front, side and rear extension and alterations to external materials](#)
Address: 86 Malvern Way Croxley Green Rickmansworth Hertfordshire WD3 3QD
Application No: 21/0132/FUL
CGPC Decision CGPC note that the front extension contravenes the Neighbourhood Plan CA2, but do not object to it on this

TRDC Decision occasion.
Approved

Application: [Loft conversion including raising of ridge height, pitched dormers to front elevation and rooflights to rear](#)

Address: 2 Old Barn Lane Croxley Green WD3 3HU

Application No: 20/2612/FUL

CGPC Decision CGPC note the application is within the Conservation Area and welcome the Conservation Officer's views. Modification of the property includes significantly increasing ridge height, hip to gable conversion and adding front dormers. It will significantly change the appearance of the building.

TRDC Decision Approved

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

Address: 18 Barton Way Croxley Green WD3 3QA

Application No: 21/0192/FUL

CGPC 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.

TRDC Decision Approved

Withdrawn
None Advised.

Refused

Application: [Single storey side/rear extension](#)

Address: 22 Owens Way Croxley Green WD3 3PU

Application No: 20/2816/FUL

CGPC Decision: NGFO subject to neighbours comments

TRDC Decision: Refused

Decision Notice reason for refusal:

The proposed single storey rear extension by virtue of its excessive depth, siting and height would result in an overbearing, unduly prominent, visually intrusive and un-neighbourly form of development which would have adverse impact on neighbouring outlook for occupiers living at no.20 Owens Way. The proposal is therefore contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

PD3820/21 Appeals Against Planning Decisions

None advised.

PD3821/21 Update on Recent Objections

The Clerk gave an update on Killingdown Farm.

PD3822/21 Closure

There being no further business, the Chairman closed the meeting at 7.57 pm