



MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
 HELD IN THE COUNCIL CHAMBER
 ON THURSDAY 1 JULY at 8.00 PM

Present: Cllr Mitchell - In the Chair Amanda Gardiner – Administrative Officer

Cllrs Gallagher and Whitmore

In Attendance: Cllr Cole

Voting Members: 4

Members of the Public: 0

PD3877/21 Apologies for Absence

Apologies were received from Cllrs Birch, Taylor and Tobin.

PD3878/21 Declarations of Interest

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

PD3879/21 Representations from the Public

No representations were made.

PD3880/21 Highways and Road Safety

The Chairman advised members that Affinity Water had temporary traffic lights on The Green at the junction with Copthorne Road last week.

PD3881/21 Minutes

The Minutes to be considered were those of the Thursday 3 and Tuesday 15 June 2021.

Resolved:

- That the Minutes of the meeting held on Thursday 3 and Tuesday 15 June 2021 be approved and signed by the Chairman.

PD3882/21 Matters Arising

The Chairman advised Members that a meeting between Parish Councillors and District Councillors to discuss the Red Cross Building has been agreed for 21 July 2021.

PD3883/21 Planning Applications

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

[Cllr Whitmore joined the meeting at 8:12pm]

Single storey front, side and rear extension

Planning Application

93 Winton Drive Croxley Green Hertfordshire WD3 3QS

Ref. No: 21/1260/FUL | Received: Thu 13 May 2021 | Validated: Tue 08 Jun 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC object on the basis of the garage being in advance of the building line. Materials to match existing. If the

Planning Officer is minded to approve, we do not request it called into Committee.

[Part single, part two storey rear extension, front porch and loft conversion including front and rear rooflights](#)

Planning Application

60 Durrants Drive Croxley Green WD3 3NS

Ref. No: 21/1427/FUL | Received: Fri 04 Jun 2021 | Validated: Tue 15 Jun 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC note that the measurements on the existing and proposed do not match. The porch appears to reduce the parking space unacceptably.

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

Planning Application

12 Manor Way Croxley Green WD3 3LY

Ref. No: 21/1177/FUL | Received: Thu 06 May 2021 | Validated: Thu 17 Jun 2021 | Status: Pending Consideration

Croxley Green Parish Council 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.

[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](#)

Planning Application

13 Copthorne Road Croxley Green WD3 4AB

Ref. No: 21/1538/FUL | Received: Thu 17 Jun 2021 | Validated: Thu 17 Jun 2021 | Status: Pending Consideration

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

Croxley Green Parish Council Decision: CGPC note that the garage space that remains is not sufficient space for a car. NGFO subject to any neighbours 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 – **Revised Plans submitted**

Croxley Green Parish Council Decision: CGPC note that there appears to be a reduction in the bulk of the property and the removal of some roof lights. CGPC have no objections, subject to neighbours comments.

[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 - **Revised Plans submitted**

Croxley Green Parish Council Decision: CGPC note that there appears to be a reduction in the bulk of the property and the removal of some roof lights. CGPC have no objections, subject to neighbours comments.

PD3884/21 Recent Decisions by Three Rivers District Council

Approved

Application: [Extension to dropped kerb and cross over including removal of parking bay](#)

Address: 270 Watford Road Croxley Green Rickmansworth
Hertfordshire WD3 3DD

Application No: 21/0779/FUL

CGPC Decision NGFO

TRDC Decision Approved

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

Address: 193 Watford Road Croxley Green WD3 3EH

Application No: 21/0972/FUL

CGPC Decision NGFO

TRDC Decision Approved

Application: [Single storey rear extension](#)

Address: 32 Frankland Close Croxley Green WD3 3AR

Application No: 21/0990/FUL

CGPC Decision CGPC note that the extension is over 6 metres.
Neighbours comments should be taken into account.

TRDC Decision Approved

Application: [Single storey rear infill extension, garage conversion, internal alterations and external hard landscape work](#)

Address: 7 Malvern Way Croxley Green WD3 3QL

Application No: 21/1037/FUL

CGPC Decision NGFO subject to neighbours comments taken into consideration.

TRDC Decision Approved

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

Address: 1 Warwick Mews Croxley Green WD3 3ES

Application No: 21/0857/FUL

CGPC Decision NGFO

TRDC Decision Approved

Application: [Demolition of existing garage/store and construction of single storey side extension](#)
Address: 2 Winton Crescent Croxley Green WD3 3QX
Application No: 21/0392/FUL
CGPC Decision CGPC object to this application and support the concerns raised by neighbours. CGPC request planning restrictions to prevent the division of the property. If the officer is minded to approve, CGPC does not request that it is called into the TRDC planning committee.
TRDC Decision Approved

Application: [Part two-storey, part single-storey rear extension, first floor side extension, roof alterations to include a rear dormer window](#)
Address: 31 Lewes Way Croxley Green WD3 3SW
Application No: 21/1048/FUL
CGPC Decision CGPC request that this application be taken into consideration in conjunction with application 21/1026/CLPD which includes hip to gable roof alterations and construction of side dormer window. CGPC objects to these applications on a combined basis.

With regards to the hip to gable roof alterations proposed in 21/1026/CLPD, CGPC would request that the planning officer refer to the planning appeal ref 20/1557/RSP regarding a part retrospective loft conversion including hip to gable roof extension and insertion of rear dormer at 23 Lewes Way. CGPC believe that these combined applications for 31 Lewes Way would similarly conflict with Policies CP1 and CP12 of the Three Rivers Core Strategy 20211 (TRCS), Policy DM1 of the Three Rivers Development Management Policies Local Development Document 2013 and Policy CA2 of the Croxley Green Neighbourhood Plan 2017-2032 (2018)

If the Planning Officer is minded to approve, CGPC request that it is called into TRDC Planning Committee.
TRDC Decision Approved

Application: [Demolition of existing conservatory and construction of single storey rear extension, front porch, alterations to fenestration and internal alterations](#)
Address: 22 Copthorne Road Croxley Green WD3 4AQ
Application No: 21/1140/FUL
CGPC Decision NGFO
TRDC Decision Approved

Application: [Variation of Condition 2 \(Plan Numbers\) of planning permission 18/1550/FUL \(Demolition of existing dwelling and erection of replacement detached dwelling with basement\) to alter the design and appearance of the dwelling including first floor additions and alterations to footprint](#)
Address: Whitestocks Farm Loudwater Lane Loudwater Hertfordshire WD3 4AL
Application No: 21/1112/FUL

CGPC Decision NGFO subject to Planning Officer being in agreement to the proposal remaining within green belt restrictions/guidelines. If this is not the case then CGPC object.

TRDC Decision Approved

Application: [Front porch extension and part single-storey, part two-storey rear extension](#)

Address: 270 New Road Croxley Green Rickmansworth Hertfordshire WD3 3HH

Application No: 21/1088/FUL

CGPC Decision CGPC have concerns that the front extension does not leave sufficient space for parking. If Planning Officer confirms parking space meets guidelines then CGPC have no concerns.

TRDC Decision Approved

Refused

None Advised.

Withdrawn

None Advised.

PD3885/21 Appeals Against Planning Decisions

None Advised.

PD3886/21 Update on Recent Objections

21/1048/FUL 31 Lewes Way, Croxley Green WD3 3SW. Councillor Gallagher advised that TRDC would include the following text in the decision notice sent to the applicant -

The applicant is reminded that the development works subject of this grant of planning permission cannot be undertaken at the same time as any development subject of a separate Lawful Development Certificate Application. Please contact the Planning Office on 01923 776611 if you have any queries.

Members suggested that a letter is sent to TRDC stating that the above notice sent to the applicant does not seem clear enough.

PD3887/21 TRDC Local Plan Regulation 18 Part 1 and Part 2 Consultation June 2021

The Chairman gave a verbal update to members of work currently underway to respond to the TRDC Local Plan Regulation 18 Part 1 and Part 2 Consultation June 2021:

CGPC Parish Pump and CGRA postcard to be delivered to homes in Croxley Green next week, will contain information about the Site Allocation and how to submit responses to TRDC. Parish Council Office will collate any postcards received from Residents and send to TRDC.

An Environmental Planning Consultant has been engaged to review Part 1 Policies on behalf of the Joint Three Rivers Residents' Association and information will be shared with Parish Councils. The Environmental Planning Consultant will also review Part 2 Site Allocations on behalf of CGPC – specifically Sycamore Road and British Red Cross Building.

A representative of Sycamore Road Flats Management Company [Rob Jennings] is spearheading the campaign against inclusion of Sycamore Road amenity space in the Site Allocation.

Members reviewing the Part 1 Policies advised that some policies conflict with each other and increase the housing density per hectare.

CPRE has sent their report to Parish Councils.

Administrative Officer will create an online tracker for Members to provide their feedback on Locations included in Site Allocations and distribute the link.

PD3888/21 **Closure**

There being no further business, the Chairman closed the meeting at 9.35 pm