



MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON THURSDAY 3 MARCH 2022 at 7.30 PM

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

Cllrs Gallagher, Mitchell, Tobin and Whitmore

In Attendance: Cllr Cole

Not Present: Cllr Birch

Voting Members: 6

Members of the Public: 2

PD4053/22 Apologies for Absence

Apologies were received and approved from Cllr Parks.

PD4054/22 Declarations of Interest

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

PD4055/22 Highways and Road Safety

The Clerk advised Members that a number of the CPZ signs had been damaged during Storm Eunice and one broke free from the pole and hit a stationary car. No further information has been provided by TRDC on the review of the CPZ scheme.

PD4056/22 Minutes

The Minutes to be considered were those of the Thursday 3 and Tuesday 15 February 2022.

Resolved:

- That the Minutes of the meeting held on Thursday 3 and Tuesday 15 February 2022 be approved and signed by the Chairman.

PD4057/22 Matters Arising

There were no matters arising.

PD4058/22 Representations from the Public

PD4063/22 - A resident from Byewaters spoke of their concern on the Phase 2 development at Ascot Road. They have concerns about the lack of infrastructure and the impact of displaced parking on the Byewaters estate.

PD4063/22 Ascot Road Development

[Under Standing Order 13.1.6 it was agreed to move this item up the Agenda]

Members discussed the impact that the Phase 2 section of the Ascot Road development would have on Croxley Green and the surrounding area. The Council had requested that residents submit their comments on the outline plans of the meeting.

The Clerk will use this as a basis to form an initial response to the developer.

[Under Standing Order 13.1.15 it was agreed to suspend the meeting between 7:53 and 7:55]

PD4059/22 Planning Applications

Single storey rear extension [Revised Plans Submitted]

Planning Application

35 Springfield Close Croxley Green Rickmansworth Hertfordshire WD3 3HG

Ref. No: 22/0121/FUL | Received: Mon 24 Jan 2022 | Validated: Fri 28 Jan

2022 | Status: Pending Consideration

Croxley Green Parish Council Decision: Members note the revised plans and reiterate the comments previously submitted by the council, but do not wish to call into committee.

Demolition of existing garage and construction of single storey front and side extension

Planning Application

43 Harvey Road Croxley Green Rickmansworth Hertfordshire WD3 3BS

Ref. No: 22/0148/FUL | Received: Tue 01 Feb 2022 | Validated: Fri 04 Feb

2022 | Status: Pending Consideration

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

Croxley Green Parish Council Decision: No Comment

Loft conversion including roof alterations to form gable end, front rooflights and rear dormers, provision of new roof form to existing rear conservatory and alterations to fenestration detail

Planning Application

The Laurels 14 Green Lane Croxley Green Rickmansworth Hertfordshire WD3 3HR

Ref. No: 22/0104/FUL | Received: Fri 21 Jan 2022 | Validated: Tue 08 Feb

2022 | Status: Pending Consideration

Croxley Green Parish Council Decision: No Comment

Removal of rear conservatory and construction of single storey rear extension and installation of wall mounted heat pump

Planning Application

119 Windmill Drive Croxley Green WD3 3FB

Ref. No: 22/0040/FUL | Received: Wed 12 Jan 2022 | Validated: Wed 09 Feb

2022 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC have the following concerns:

- 1. The proposed building will be out of character with the existing building**
- 2. There are no details shown for the edge of the roof**
- 3. The heat pump will be visible**

Discharge of Condition 3 (Materials) pursuant to planning permission 21/1210/FUL

Planning Application

268 Baldwins Lane Croxley Green Hertfordshire WD3 3LG

Ref. No: 22/0205/DIS | Received: Thu 10 Feb 2022 | Validated: Fri 11 Feb

2022 | Status: Pending Consideration

Croxley Green Parish Council Decision: No Comment

Single storey front extension

Planning Application

112 Valley Walk Croxley Green Hertfordshire WD3 3TG

Ref. No: 22/0200/FUL | Received: Wed 09 Feb 2022 | Validated: Wed 09 Feb

2022 | Status: Pending Consideration

Croxley Green Parish Council Decision: The Parish Council notes that application does not meet the polices set out in the Neighbourhood Plan but has no further comments on this occasion.

Conversion of garage to habitable accommodation, insertion of new windows and rooflights, internal alterations and external paving

Planning Application

1 Hazelwood Road Croxley Green Hertfordshire WD3 3EA

Ref. No: 22/0195/FUL | Received: Wed 09 Feb 2022 | Validated: Wed 09 Feb 2022 | Status: Pending Consideration

Croxley Green Parish Council Decision: No Comment

PD4060/22 Recent Decisions by Three Rivers District Council

Approved

Application: [Single storey rear extension to ground floor maisonette](#)
Address: 183 Watford Road Croxley Green WD3 3ED
Application No: 21/2866/FUL
CGPC Decision CGPC would like to draw the Case Officer's attention to the size of the extension in relation to the garden and request a check that sufficient amenity space is retained.
TRDC Decision Approved

Application: [Single storey rear extension](#)
Address: Atalaya The Green Croxley Green WD3 3HX
Application No: 21/2865/FUL
CGPC Decision No Comment, subject to conservation officer approval
TRDC Decision Approved

Application: [Conversion of garage into habitable accommodation](#)
Address: 14 Canterbury Way Croxley Green WD3 3SS
Application No: 21/2893/FUL
CGPC Decision No objection, but request that a planning condition is added that materials should match existing.
TRDC Decision Approved

Application: [Garage conversion, single storey rear extension and internal alterations](#)
Address: 6 Pevensey Way Croxley Green WD3 3FX
Application No: 21/2813/FUL
CGPC Decision No objection, but note that the new front window design does not comply with the Neighbourhood Plan because it does not reflect the scale and details of the existing house
TRDC Decision Approved

Application: [Retrospective: Installation of rear decking area including canopy](#)
Address: 40 Rugby Way Croxley Green WD3 3PH
Application No: 21/2634/RSP
CGPC Decision No Comment
TRDC Decision Approved

Application: [Demolition of rear conservatory, two storey front/side extension, part two storey rear extension, single storey rear extension, loft conversion including rear dormer and porch canopy to front](#)

Address: 37 Fuller Way Croxley Green WD3 3PL

Application No: 21/1672/FUL

CGPC Decision CGPC consider the amended plans an improvement on the original proposed plans. CGPC request that any remaining permitted development rights are removed to prevent further unsympathetic expansion into the roof without planning permission. Neighbours comments should be taken into account.

TRDC Decision Approved

Refused
None Advised.

Withdrawn
None Advised.

PD4061/22 **Appeals Against Planning Decisions**
20/2737/FUL – Land Adjacent To 62-84 & 99-121 Sycamore Road Croxley Green Rickmansworth Hertfordshire WD3 3TF
[Erection of a block of six apartments and a terrace of three residential dwellings, with the associated access from Sycamore Road, parking and landscaping](#)
Appeal Reference – 21/0031/REF – start date 04/11/2021 – response date 09/12/2021
Appeal in Progress

PD4062/22 **Update on Recent Objections**
Planning Application 21/2860/RSP 23 Copthorne Road. Cllr Gallagher spoke on behalf of CGPC at the TRDC Planning Committee. Committee decided on a site visit before a decision can be made.

PD4063/22 **Ascot Road Development**
This item was discussed earlier.

PD4064/22 **Closure**
There being no further business, the Chairman closed the meeting at 8.29 pm