



MINUTES OF A MEETING OF THE  
**PLANNING AND DEVELOPMENT COMMITTEE**  
 HELD Online using ZOOM secure video conference  
 ON THURSDAY 3 SEPTEMBER 2020 at 6.30 PM

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

Cllrs Birch, Jacob, Mitchell, Taylor, Yeung

Voting Members: 6

In Attendance: Cllr Wallington

Members of the Public: 7

**PD3644/20 Apologies for Absence**

No apologies were received.

**PD3645/20 Declarations of Interest**

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

**PD3646/20 Representations from the Public**

*[In accordance with Standing Order 13.1.15 the meeting was suspended between 18:39 – 18:55]*

A representative for the residents of Green Lane spoke of their opposition to PD3650/20 20/1678/FUL Elmcote House The Green Croxley Green WD3 3HN Demolition of existing single storey extension (formerly used as an office) and erection of three two storey detached dwellings with garages and associated amenity spaces, access and parking. Their objections included:-

- Overdevelopment of the site – large houses on a small plot.
- Roof style suggests that an additional storey could be added in future – height restrictions should be put in place to prevent this.
- Plans show inaccurate boundaries.
- Conservation Area should be enhanced not diminished.
- Trees and wildlife would be impacted.
- Increased car movements to/from the development.
- Recommend 2 smaller properties are built.

**PD3650/20 Planning Applications**

*[In accordance with Standing Order 13.1.6 this item was brought up the agenda]*

**[Demolition of existing single storey extension \(formerly used as an office\) and erection of three two storey detached dwellings with garages and associated amenity spaces, access and parking](#)**

Planning Application

Elmcote House The Green Croxley Green WD3 3HN

Ref. No: 20/1678/FUL | Received: Mon 17 Aug 2020 | Validated: Mon 24 Aug 2020 | Status: Pending Consideration

**Croxley Green Parish Council Decision:**

**CGPC objects for the following reasons:**

**Overdevelopment and disproportionate to the size of the site.  
 Does not enhance the Character Area of The Green.**

Concerns over the height, especially considering that a third storey could be added, which will impact privacy of neighbours.  
Plot 2 is too close to trees that have TPO status and will also impact on wildlife.  
Feel that bungalows or smaller dwellings would be more appropriate for the location.  
We share and support the concerns raised by local residents.  
The development does not meet the aspiration of the NP to achieve zero carbon on new builds.  
If the planning officer is minded to approve the application then CGPC request that it be considered by TRDC planning committee.

**PD3647/20 Highways and Road Safety**

None advised.

**PD3648/20 Minutes**

The Minutes to be considered were those of the Thursday 6 and Tuesday 18 August 2020.

**Resolved:**

- That the Minutes of the meetings held on Thursday 6 and Tuesday 18 August 2020 be approved and signed by the Chairman.

**PD3649/20 Matters Arising**

There were no matters arising.

**PD3650/20 Planning Applications**

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

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

Planning Application

4 Lincoln Drive Croxley Green WD3 3NH

Ref. No: 20/1632/RSP | Received: Tue 11 Aug 2020 | Validated: Tue 11 Aug 2020 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

**[Single and two-storey side extensions, alterations to fenestration detail and increase in hardstanding to frontage.](#)**

Planning Application

110 Barton Way Croxley Green WD3 3QB

Ref. No: 20/1631/FUL | Received: Tue 11 Aug 2020 | Validated: Tue 11 Aug 2020 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

**[Part conversion of existing garage and alterations to fenestration](#)**

Planning Application

86 Valley Walk Croxley Green WD3 3TG

Ref. No: 20/1514/FUL | Received: Tue 28 Jul 2020 | Validated: Fri 14 Aug 2020 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

**[Listed Building Consent: Construction of single storey side extension with accommodation in gambrel roof, alterations to elevations and roof of existing side extension, alterations to roof form of windmill, insertion of balcony, construction of single storey outbuildings and insertion of hardstanding](#)**

Planning Application

The Windmill 34 Windmill Drive Croxley Green WD3 3FD

Ref. No: 20/1669/LBC | Received: Fri 14 Aug 2020 | Validated: Tue 18 Aug

2020 | Status: Pending Consideration

**Croxley Green Parish Council Decision:** CGPC noted the application for Listed Building Consent

**[Construction of single storey side extension with accommodation in gambrel roof, alterations to elevations and roof of existing side extension, alterations to roof form of windmill, insertion of balcony, construction of single storey outbuildings and insertion of hardstanding](#)**

Planning Application

The Windmill 34 Windmill Drive Croxley Green WD3 3FD

Ref. No: 20/1668/FUL | Received: Fri 14 Aug 2020 | Validated: Tue 18 Aug

2020 | Status: Pending Consideration

**Croxley Green Parish Council Decision:**

**CGPC does not object to the application. CGPC suggest that the window in the cowling has frosted glass. Tree Officer should be satisfied that trees are not impacted. Conservation Officer should be satisfied that the development of this historic building in Croxley Green complies with the Listed Building status. Due to the building's historic nature, CGPC request that the application is called into Committee.**

**[Demolition of existing garage and conservatory and construction of single storey front, side and rear extension](#)**

Planning Application

35 Dover Way Croxley Green WD3 3SD

Ref. No: 20/1662/FUL | Received: Thu 13 Aug 2020 | Validated: Wed 19 Aug

2020 | Status: Pending Consideration

**Croxley Green Parish Council Decision:** NGFO. Note the parallel Certificate of Lawfulness

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

Planning Application

19 Links Way Croxley Green WD3 3RG

Ref. No: 20/1702/FUL | Received: Tue 18 Aug 2020 | Validated: Fri 21 Aug

2020 | Status: Pending Consideration

**Croxley Green Parish Council Decision:** NGFO. Note the parallel Certificate of Lawfulness

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

Planning Application

39 Evensyde Watford WD18 8WN

Ref. No: 20/1701/FUL | Received: Tue 18 Aug 2020 | Validated: Fri 21 Aug

2020 | Status: Pending Consideration

**Croxley Green Parish Council Decision:**

**CGPC object as the extension projects beyond the existing canopy roofline and does not comply with the Neighbourhood Plan CA2**

**[Demolition of existing residential dwelling and erection of two storey building with accommodation within roof served by rooflights to be used as a dental surgery \(Use Class D1\), including change of use of site from residential to D1 \(Dentist\) and change of use of existing dental surgery at No.138 to residential flat \(Use Class C3\)](#)**

Planning Application

131 And 138 Watford Road Croxley Green Rickmansworth Hertfordshire WD3 3DX

Ref. No: 20/1564/FUL | Received: Fri 31 Jul 2020 | Validated: Thu 27 Aug

2020 | Status: Pending Consideration

**Croxley Green Parish Council Decision:** NGFO. Energy assessment of the new build does not meet the aims of the Neighbourhood Plan.

**Approved**

**Application:** [Single-storey side and rear extension and construction of a raised patio](#)

**Address:** 128 Links Way Croxley Green WD3 3RN

**Application No:** 20/1090/FUL

**CGPC Decision** NGFO any neighbours comments should be taken into account

**TRDC Decision** Approved

**Application:** [Installation of electrical vehicle charger with associated plant compound and non-illuminated signage](#)

**Address:** 185-187 Croxley Green Service Station Watford Road  
Croxley Green WD3 3ED

**Application No:** 20/1028/FUL

**CGPC Decision** NGFO

**TRDC Decision** Approved

**Application:** [Single storey rear extension and alterations to fenestration to front](#)

**Address:** 81 Kenilworth Drive Croxley Green WD3 3NN

**Application No:** 20/1292/FUL

**CGPC Decision** Materials should match existing and access should not be permitted via no.79. Neighbours comments should be taken into account.

**TRDC Decision** Approved

**Application:** [Proposed ground floor rear extension and dummy pitch to existing side projection](#)

**Address:** 64 Frankland Road Croxley Green WD3 3AU

**Application No:** 20/1342/FUL

**CGPC Decision** NGFO

**TRDC Decision** Approved

**Refused**

**Application:** [Construction of two single storey dwellings to rear gardens of 8 to 10 Claremont Crescent including associated access, parking and gardens](#)

**Address:** 8-10 Claremont Crescent Croxley Green Rickmansworth  
Hertfordshire WD3 3QR

**Application No:** 20/1148/FUL

**CGPC Decision** CGPC object for the following reasons:  
1. An uncharacteristic form of development which would be significantly out of character with the underlying uniformity of the local building pattern thereby resulting in a discordant form of development. It does not comply with CA1 or H01 and Appendix B of the Neighbourhood Plan.

2. Overmassing of site.
  3. Neighbouring properties will be impacted by noise and disturbance.
- Neighbours comments should be taken into account. If the officer is minded to approve the application then CGPC request that it be considered by TRDC planning committee.

**TRDC Decision** Refused

### Withdrawn

**Application:** [Subdivision of the site and conversion of an existing outbuilding to rear into detached 3 bedroom dwellinghouse including single storey front extension and bike and bin stores with associated parking and landscaping](#)

**Address:** 96-98 New Road Croxley Green WD3 3EP

**Application No:** 19/2379/FUL

**CGPC Decision:** CGPC objects to the proposal and believes that this application would result in a total over-development of the site. concerns of the neighbours must also be taken into consideration.

If the officer is minded to approve the application then CGPC request that it be considered by the TRDC planning committee.

**TRDC Decision:** Withdrawn

### **PD3652/20 Appeals Against Planning Decisions**

No appeals had been received.

### **PD3653/20 Update on Recent Objections**

None advised.

### **PD3654/20 Review of Community Bus Operations**

The Administrative Officer gave a verbal update on the number of passengers booked on the Community Bus on 4 September 2020. Passengers are very happy that the Community Bus service is resuming. A leaflet has been prepared on safety measures, booking and cancellation process, which will be given to all passengers.

### **PD3655/20 Closure**

There being no further business, the Chairman closed the meeting at 7.51 pm