



MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
 HELD Online using ZOOM secure video conference
 ON THURSDAY 4 FEBRUARY at 7.00 PM

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

Cllrs Birch, Mitchell, Taylor, Yeung

Voting Members: 6

In Attendance: Cllr Gallagher, Crabtree, Vassiliou

Members of the Public: 2

PD3768/21 Apologies for Absence

All Members were present.

PD3769/21 Declarations of Interest

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

PD3770/21 Representations from the Public

Representative of Sycamore Road Residents Association gave their objection to the Planning Application 20/2737/FUL relating to Land Adjacent to 62-84 and 99-121 Sycamore Road, Croxley Green WD3 3TF. They have concerns about the loss of amenity space that was a condition when planning permission was granted in 1962. They have concerns that the application contravenes local and national planning policy.

Residents of Windmill Drive gave their objection to the Planning Applications 20/2828/FUL and 20/2829/LBC relating to The Windmill, 34 Windmill Drive, Croxley Green WD3 3FD. They have concerns about the distortion of scale and no dimensions on the submitted drawings; that the scale of development is excessive on the plot; impact on trees that are protected by TPO; the historic building will be hidden by the new additions.

[Under Standing Order 13.1.15 it was agreed to suspend the meeting between 7:19-7:36pm]

[Councillor Taylor joined the meeting at 7:23 pm]

PD3774/21 Planning Applications

[Under Standing Order 13.1.6 it was agreed that this item be brought up the Agenda]

[Alterations to existing two storey side extension, erection of single storey extensions including glazed link and new garage with open sided area, installation of solar panels, reinstatement of external elevated walkway, change to the roof form on The Windmill and the construction of new outbuildings and hard surfacing](#)

Planning Application

The Windmill 34 Windmill Drive Croxley Green WD3 3FD

Ref. No: 20/2828/FUL | Received: Tue 29 Dec 2020 | Validated: Thu 07 Jan 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision:
CGPC objects to the application for the following reasons:

The overall scale of the development is too large for the plot. It is a complete overdevelopment and results in over massing of the site. CGPC supports the concerns raised by the Chiltern Society, in particular the dominance of the new structure and how the increased ridge height detracts from the character of the windmill.

There is an overall lack of detail within the submitted plans which is highly concerning given the importance of the building. There is also a complete lack of dimensions in some parts and the scale of the plans appears to be distorted. CGPC feel that the application should not be considered by the TRDC planning officer until all plans have been resubmitted by the applicant and contain all necessary dimensions to allow for a fully informed decision to be made.

CGPC objects to the garage due to the increased size, the gym as it will detract from the setting of the listed building and the bbq pit as wood burning is not acceptable in a dense urban environment.

Although the committee supports the intention to restore the cap to the windmill this should not be painted black but instead be brought back to something similar to its original natural wood, as per the historic photos of the site. CGPC supports the use of green energy but would like the Conservation Officer to determine if the use solar panels so close to a listed building of historical importance is acceptable.

CGPC is concerned over how revised and different plans keep being submitted for the property. It has brought great confusion to the process and has made it hard for local residents, and committee members, to continually assess the impact the application will have. CGPC request that a condition be placed on the property that no retrospective planning applications be allowed to be brought forward, for the benefit of local residents, to give them full knowledge of what works are being carried out on the historic building.

[Listed Building Consent: Alterations to existing two storey side extension, erection of single storey extensions including glazed link, installation of solar panels, reinstatement of external elevated walkway, change to the roof form on The Windmill](#)

Planning Application

The Windmill 34 Windmill Drive Croxley Green WD3 3FD

Ref. No: 20/2829/LBC | Received: Tue 29 Dec 2020 | Validated: Thu 07 Jan 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: Croxley Green Parish Council ask that the Conservation Officer gives serious consideration to our objection, in particular the overmassing and scale of the development.

[Erection of a block of six apartments and a terrace of three residential dwellings, with the associated access from Sycamore Road, parking and landscaping](#)

Planning Application

Land Adjacent To 62-84 & 99-121 Sycamore Road Croxley Green Rickmansworth Hertfordshire WD3 3TF

Ref. No: 20/2737/FUL | Received: Fri 18 Dec 2020 | Validated: Tue 26 Jan 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: Decision deferred to P&D Committee Meeting on 16 February 2021.

[Councillor Yeung left the meeting at 7:57 pm]

PD3771/21 Highways and Road Safety

The Clerk advised members that Controlled Parking Zone (CPZ) line painting and installation of posts to display parking restrictions had commenced along New Road and Dickinson Square.

PD3772/21 Minutes

The Minutes to be considered were those of the Thursday 7 and Tuesday 19 January 2021.

Resolved:

- That the Minutes of the meeting held on Thursday 7 and Tuesday 19 January 2021 be approved and signed by the Chairman.

PD3773/21 Matters Arising

There were no matters arising.

PD3774/21 Planning Applications

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

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

Planning Application

22 Watford Road Croxley Green WD3 3BJ

Ref. No: 20/2819/FUL | Received: Tue 29 Dec 2020 | Validated: Thu 14 Jan 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO subject to neighbours comments

[Listed Building Consent: Construction of summerhouse outbuilding](#)

Planning Application

Halewood Cottage The Green Croxley Green WD3 3HT

Ref. No: 20/2767/LBC | Received: Mon 21 Dec 2020 | Validated: Tue 05 Jan 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC object to the application, due to the scale, form and adverse impact on the special historic character of the property and the impact to the view from Stone's Orchard.

[Alterations to roof form including increase in ridge height, formation of crown roof form, provision of front and rear dormers and rooflights](#)

Planning Application

175A New Road Croxley Green WD3 3HB

Ref. No: 21/0077/FUL | Received: Fri 15 Jan 2021 | Validated: Fri 15 Jan 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC object to the overdevelopment of the site and impact on street scene which does not comply with CA2 and CA3 of the Neighbourhood Plan. Note that the application would not be in keeping with Character Area 3 of the CG NP. Neighbours comments should be taken into account.

[Prior Notification: Conversion of the first floor from retail floorspace \(Class A1\) to form one self-contained 1-bed dwelling \(Class C3\)](#)

Planning Application

150 Watford Road Croxley Green Rickmansworth Hertfordshire WD3 3BZ

Ref. No: 21/0071/PDL | Received: Thu 14 Jan 2021 | Validated: Thu 14 Jan 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC object as this conflicts with policy RE1 in the Neighbourhood Plan and subject to the marketing evidence that continued use for employment purposes is no longer viable.

[Single storey side/rear extension](#)

Planning Application

22 Owens Way Croxley Green WD3 3PU

Ref. No: 20/2816/FUL | Received: Thu 24 Dec 2020 | Validated: Wed 13 Jan 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO subject to neighbours comments

[Loft conversion including hip to gable roof alteration, rear dormer and front rooflights](#)

Planning Application

30 Girton Way Croxley Green WD3 3QN

Ref. No: 21/0078/FUL | Received: Fri 15 Jan 2021 | Validated: Thu 21 Jan 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC object to the application as it does not comply with Neighbourhood Plan C.2.2. Recommend a dutch hip or similar.

[Single storey front and rear extensions](#)

Planning Application

81 Valley Walk Croxley Green WD3 3TQ

Ref. No: 21/0075/FUL | Received: Fri 15 Jan 2021 | Validated: Fri 22 Jan 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC note that the front extension contravenes the Neighbourhood Plan CA2.

[Single storey side/rear extension and front porch](#)

Planning Application

149 Links Way Croxley Green WD3 3RW

Ref. No: 21/0137/FUL | Received: Fri 22 Jan 2021 | Validated: Fri 22 Jan 2021 | Status: Pending Consideration

Croxley Green Parish Council 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.

PD3775/21 [Recent Decisions by Three Rivers District Council](#)

Approved

Application: [Part Retrospective: Erection of raised patio to rear of dwelling and new boundary treatment including fencing and gates](#)

Address: 11 Lancing Way Croxley Green WD3 3LW

Application No: 20/2364/RSP

CGPC Decision NGFO

TRDC Decision Approved

Application: [Redevelopment of the site, including demolition and erection of new commercial buildings, to provide a flexible mix of uses comprising: research and development \(Class E\), light industrial \(Class E\), general industrial \(Class B2\),](#)

Address: [storage and distribution \(Class B8\), ancillary offices \(Class E\), standalone cafe \(Class E\), parking, landscaping and associated works \(Cross boundary application with Watford Borough Council\). Development within Three Rivers District Council consists only of landscaping works](#)
1-5 Faraday Close And 1-6 Greenhill Crescent Car Park
Watford Business Park Watford Hertfordshire

Application No: 20/2197/FUL

CGPC Decision NGFO

TRDC Decision Approved

Application: [Demolition of existing detached garage and construction of a two story rear extension and single storey side extension](#)

Address: 11 Ludlow Way Croxley Green WD3 3SJ

Application No: 20/2448/FUL

CGPC Decision CGPC draws the Planning Officers attention to:
the shading of the extension on neighbours
the angled doors from the kitchen may cause overlooking
NGFO subject to the neighbours comments

TRDC Decision Approved

Application: [Two storey front extension](#)

Address: 29 Fuller Way Croxley Green WD3 3PL

Application No: 20/2516/FUL

CGPC Decision CGPC objects to the application, as the front extension extends beyond the original building line and does not comply with the Neighbourhood Plan CA2

TRDC Decision Approved

Application: [Single storey rear extension](#)

Address: 3 Valley Walk Croxley Green WD3 3TA

Application No: 20/2604/FUL

CGPC Decision NGFO subject to neighbours comments and materials to match existing

TRDC Decision Approved

Application: [Dropped kerb onto Baldwins Lane](#)

Address: 317 Baldwins Lane Croxley Green WD3 3LA

Application No: 20/2598/FUL

CGPC Decision NGFO, suggest a planting schedule is agreed to compensate for the loss of the hedge

TRDC Decision Approved

Application: [Single storey rear extension](#)

Address: 32 Dickinson Square Croxley Green WD3 3ET

Application No: 20/2591/FUL

CGPC Decision NGFO subject to the Conservation Officers' opinion on the suitability of the application

TRDC Decision Approved

Refused
None Advised.

Withdrawn

Application: [Part single storey, part two storey rear extension and alterations to the front elevation comprising a new bay window](#)
Address: 36 Gonville Avenue Croxley Green WD3 3BY
Application No: 20/2547/FUL
CGPC Decision: CGPC objects as application is out of keeping with the character of the area. The porch, dormer and bay window do not comply with the Neighbourhood Plan CA3. If the Planning Officer is minded to approve, then CGPC request that it be considered by TRDC planning committee.
TRDC Decision: Withdrawn on 03/02/2021

PD3776/21 Appeals Against Planning Decisions

20/1953/FUL 10 Hedges Way, Croxley Green, WD3 3FA. Written notification was received from TRDC that this application has been referred to the Planning Inspectorate for appeal 20/0069/REF.

The Clerk advised Members that Appeals have been submitted for planning applications relating to Grove Court and Canterbury Way

PD3777/21 Update on Recent Objections

None Advised.

[Under Standing Order 13.1.10 the following item was added to the Agenda]

PD3778/21 Killingdown Farm Developer Response

Cllr Mitchell introduced the paper on Killingdown Farm Developer Response that had been circulated to members in advance of the meeting. Members reviewed the response and agreed to respond.

Resolved

- That the committee responds to the comments received from Hill.

PD3779/21 Closure

There being no further business, the Chairman closed the meeting at 9.22 pm