



MINUTES OF A MEETING OF THE  
**PLANNING AND DEVELOPMENT COMMITTEE**  
HELD IN THE COUNCIL CHAMBER  
ON THURSDAY 4 NOVEMBER at 8.00 PM

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

Cllrs Birch, Gallagher, Parks and Whitmore

Voting Members: 5

Members of the Public: 5

**PD3967/21 Apologies for Absence**

Apologies were received and approved from Cllrs Taylor and Tobin.

**PD3968/21 Declarations of Interest**

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

**PD3969/21 Representations from the Public**

PD3973/21 Breakspeare School Consultation

A resident spoke about the lack of information from HCC in relation to the access to proposed school and the impact it would have on residents living near the site.

A resident spoke in favour of the proposed relocation of the school from Abbots Langley to Croxley Green.

*[Under Standing Order 13.1.15 it was agreed to suspend the meeting between 8:04-8:13 pm]*

**PD3973/21 Breakspeare School Consultation**

*[Under Standing Order 13.1.15 it was agreed to move this item up the Agenda]*

Members discussed the consultation document and highlighted issues with access, transportation and the loss of land that is currently in the Green Belt.

Members agreed to

- Draft a letter to HCC outlining concerns
- Invite a representative from HCC to attend the next P&D Committee Meeting
- Defer the decision to the next P&D Committee Meeting

*[All Members of the Public left at this point]*

**PD3970/21 Highways and Road Safety**

A Councillor advised Members that BT were working in Windmill Drive, impacting some pavements.

**PD3971/21 Minutes**

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

**Resolved:**

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

**PD3972/21 Matters Arising**

Red Cross – A Councillor advised Members that legal advice has confirmed that Right to Bid would not be triggered if/when The British Red Cross terminate their lease. The petition to save the Red Cross building from being developed has been submitted to TRDC and will be debated at a future meeting. Croxley Green residents are encouraged to attend the TRDC meeting to show public support for retaining the building in its current form.

Killingdown Farm – A Councillor advised Members that Consultants working on behalf of the Parish Council have prepared and submitted a statement to the Planning Inspector. Public Inquiry will start on 30/11/2021 and last 8 days – meeting will be held virtually. Administrative Officer will create a timetable for Councillors to indicate days they can observe the Public Inquiry.

**PD3973/21 Breakspeare School Consultation**

This item was discussed earlier.

**PD3974/21 Planning Applications**

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

**Single storey side and rear extension, insertion of new rooflights, smooth white render, alterations to front door and external patio works**

Planning Application

90 Kenilworth Drive Croxley Green WD3 3NW

Ref. No: 21/2383/FUL | Received: Tue 12 Oct 2021 | Validated: Tue 12 Oct 2021 | Status: Pending Consideration

**Croxley Green Parish Council Decision: CGPC note the comments from the neighbours and supports them. CGPC note the loss of brickwork under the bay and by the front door. Building work should be restricted to permitted building hours.**

**Part single-storey, part two-storey side and rear extensions, rear juliet balcony, hip-to-gable roof extension and insertion of front rooflights**

Planning Application

65 Links Way Croxley Green WD3 3RH

Ref. No: 21/2345/FUL | Received: Wed 06 Oct 2021 | Validated: Wed 13 Oct 2021 | Status: Pending Consideration

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

**1. The two storey extension is to the south side and will significantly overshadow the neighbours conservatory.**

**2. The hip to gable and loss of arch over the front door are contrary to the Neighbourhood Plan policies and guidelines in CA2.**

**If the officer is minded to approve the application, CGPC request that it is called into the TRDC planning committee.**

**Loft conversion including side dormer window and rooflights**

Planning Application

23 Lewes Way Croxley Green WD3 3SN

Ref. No: 21/2446/FUL | Received: Tue 19 Oct 2021 | Validated: Fri 22 Oct 2021 | Status: Pending Consideration

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

- The owner is yet to comply with the Planning Inspector's refusal of previous applications, and zero remedial work has taken place.
- Uniformity of the rooflines along Lewes Way would be impacted by the proposed changes, leaving the street scene unbalanced and the property to be out of character with neighbouring properties.
- The scaffolding surrounding the building has been in place for over 2 years and is severely impacting the residents living nearby to the property.
- The existing drawings on the application are not correct, because they do not show the loft extension that has been built illegally.

Before this, or any further application related to this property be allowed to be submitted by the applicant or considered by TRDC, CGPC insist that Three Rivers exercise their duty to enforce the contraventions on the property and ensure that all works to remove the illegal works have been completed. As it stands this is not a valid application as it does not truly reflect the building in its current state and should be withdrawn immediately. If the planning officer is minded to approve, CGPC request that the application is called into the TRDC planning committee.

#### **PD3975/21 Recent Decisions by Three Rivers District Council**

##### **Approved**

**Application:** [Part use of existing outbuilding for hairdressing business](#)  
**Address:** 78 Links Way Croxley Green WD3 3RJ  
**Application No:** 21/1973/FUL  
**CGPC Decision** NGFO subject to any reasonable neighbours comments  
**TRDC Decision** Approved

**Application:** [Variation of Condition 2 \(Plan Numbers\) of planning permission 20/2001/FUL \(Single storey side and rear extension and alterations to fenestration\) to extend the depth of a portion of rear extension by 0.6m](#)  
**Address:** 63 Springfield Close Croxley Green WD3 3HG  
**Application No:** 21/2063/FUL  
**CGPC Decision** NGFO subject to neighbour comments  
**TRDC Decision** Approved

**Application:** [Single storey rear extension](#)  
**Address:** 73 Sherborne Way Croxley Green WD3 3PQ  
**Application No:** 21/2101/FUL  
**CGPC Decision** NGFO  
**TRDC Decision** Approved

**Application:** [Front porch extension and new pitched roof over existing garage](#)  
**Address:** 44 Dickinson Avenue Croxley Green Hertfordshire WD3 3EX  
**Application No:** 21/2130/FUL  
**CGPC Decision** NGFO subject to neighbour comments  
**TRDC Decision** Approved

**Application:** [Lower-ground floor rear extension, partial conversion of existing integral garage to habitable accommodation, alterations to fenestration detail, new rooflights, internal alterations, alterations to driveway and external landscaping](#)

**Address:** 13 Copthorne Road Croxley Green WD3 4AB

**Application No:** 21/2144/FUL

**CGPC Decision** NGFO

**TRDC Decision** Approved

**Application:** [Two storey side extension, single storey side and rear extensions, loft conversion including formation of a crown roof and construction of front, rear and side dormer windows, relocation of entrance door and construction of front porch, raised patio to rear, alterations to fenestration, removal of chimney, alterations to external materials including grey roof tiles and grey windows \(amendments to approved scheme 21/0671/FUL\)](#)

**Address:** 9 Green Lane Croxley Green WD3 3HR

**Application No:** 21/2137/RSP

**CGPC Decision** CGPC draw the Planning Officer's attention to the change of materials and colour and the impact on the harmony of the street scene and does not comply with Neighbourhood Plan Policy CA3.

**TRDC Decision** Approved

**Application:** [Part Retrospective: Erection of fence at first floor level and alterations to approved first floor rear extension](#)

**Address:** 21 Frankland Road Croxley Green WD3 3AS

**Application No:** 21/2136/RSP

**CGPC Decision** CGPC has concerns over the overall height of the fence on the boundary. CGPC would support neighbours if they object.

**TRDC Decision** Approved

#### **Refused**

None Advised.

#### **Withdrawn**

None Advised.

### **PD3976/21 Appeals Against Planning Decisions**

20/1881/FUL - Killingdown Farm Little Green Lane Croxley Green Rickmansworth Hertfordshire WD3 3JJ - [Demolition of existing buildings for residential development comprising two-storey houses and three-storey blocks of flats \(160 dwellings in total\), together with car parking, landscaping, and other associated works](#)  
Public Inquiry will start on 30/11/2021 and last 8 days – meeting will be held virtually.

21/0952/FUL – 43 Valley Walk Croxley Green Rickmansworth Hertfordshire WD3 3TQ - [Demolition of existing garage and side extension, construction of a part single storey, part double storey side and rear extension and associated internal alterations](#)  
Appeal Reference - 21/0046/REF – start date 26/10/2021 – response date 23/11/2021

**PD3977/21 Update on Recent Objections**

The next TRDC Planning Committee Meeting is 18 November 2021 and the following property in Croxley Green will be discussed:-

21/2319/FUL: Single storey side extension and removal of rear conservatory at 1 OLD BARN MEWS, CROXLEY GREEN, HERTS, WD3 3AH

**PD3978/21 Closure**

There being no further business, the Chairman closed the meeting at 9.13 pm