



MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON THURSDAY 5 AUGUST at 8.00 PM

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

Cllrs Gallagher
In Attendance: Cllr Cole
Voting Members: 3
Members of the Public: 4

PD3898/21 Apologies for Absence

Apologies were received from Cllrs Birch, Taylor, Tobin and Whitmore.

PD3899/21 Declarations of Interest

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

PD3900/21 Representations from the Public

A representative from the local Green Party spoke about the TRDC Local Plan Regulation 18 Part 1 and Part 2 Consultation June 2021, specifically related to housing numbers methodology.

A resident spoke about the application they were planning to submit to TRDC to redevelop their property in Croxley Green.

[Under Standing Order 13.1.15 it was agreed to suspend the meeting between 8:16-8:27pm]

PD3901/21 Highways and Road Safety

The Administrative Officer advised members that Affinity Water had temporary traffic lights on The Green at the junction with Elmcote Way between 2-5 August to repair a faulty manhole cover that was logged by the Office. Advanced notice has been received that Sarratt Road will be closed between The Green and Redhall Road, no date specified as yet.

PD3902/21 Minutes

The Minutes to be considered were those of the Thursday 1 and Tuesday 13 July 2021.

Resolved:

- That the Minutes of the meeting held on Thursday 1 and Tuesday 13 July 2021 be approved and signed by the Chairman.

PD3903/21 Matters Arising

There were no matters arising.

PD3904/21 Planning Applications

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

[Part conversion of existing garage into shower room](#)

Planning Application

36 Canterbury Way Croxley Green Hertfordshire WD3 3SS

Ref. No: 21/1705/FUL | Received: Wed 07 Jul 2021 | Validated: Mon 12 Jul 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[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](#)

Planning Application

37 Fuller Way Croxley Green WD3 3PL

Ref. No: 21/1672/FUL | Received: Fri 02 Jul 2021 | Validated: Fri 09 Jul 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC objects on the grounds that this is an overdevelopment of the property, unsympathetic and incongruous to the host property and the local street scene, and is contrary to Policies CP1 and CP12 of the Core Strategy, Policy DM1 and Appendix 2 of the Development Management Policies document and Policy CA2 and Appendices B & C of the Croxley Green Neighbourhood Plan Referendum Version (adopted December 2018). We particularly object to the hip to gable end wall conversion and the insertion of the full width rear dormer loft conversion. We have concerns that there is insufficient parking provision for what will become, in effect, a property with five separate double bedrooms. For the record, we do not object to the front gable extension (which matches the adjoining semi-detached property), the single storey rear extension, or the part two storey rear extension. We understand that we have passed the date for requesting call in to the planning committee.

[Single storey side/rear extension and alterations to fenestration](#)

Planning Application

115 New Road Croxley Green Rickmansworth Hertfordshire WD3 3EN

Ref. No: 21/1762/FUL | Received: Wed 14 Jul 2021 | Validated: Wed 14 Jul 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO subject to neighbour comments

[Part single, part two storey rear extension, single storey front extension, loft conversion including rear dormer extension, alterations to fenestration and construction of rear outbuilding](#)

Planning Application

59 New Road Croxley Green WD3 3EN

Ref. No: 21/1786/FUL | Received: Fri 16 Jul 2021 | Validated: Fri 23 Jul 2021 | Status: Pending Consideration

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

excessive development on the plot

overbearing rear extension that conflicts with the Neighbourhood Plan Policy CA2 and CA3

inadequate provision for parking

Neighbours comments should be taken into consideration

If the Planning Officer is minded to approve, then CGPC do not request that it is called in to Committee.

Single storey front extension and front dormer window

Planning Application

21 Rousebarn Lane Croxley Green WD3 3RL

Ref. No: 21/1798/FUL | Received: Mon 19 Jul 2021 | Validated: Wed 28 Jul 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO subject to neighbour comments

Demolition of existing garage and side extension; construction of a part single storey, part two storey side and rear extensions and associated internal alterations and extension to patio area.

Planning Application

43 Valley Walk Croxley Green WD3 3TQ

Ref. No: 21/1828/FUL | Received: Thu 22 Jul 2021 | Validated: Thu 22 Jul 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC object to the size and scale of the roof. Suggest a full hip to match adjoining property. If the Planning Officer is minded to approve, then CGPC do not request that it is called in to Committee.

PD3905/21 Recent Decisions by Three Rivers District Council

Approved

Application: [Single and two storey side and rear extensions, rooflights, internal alterations, associated external patio works and loss of garage](#)

Address: 17 Rochester Way Croxley Green WD3 3NE

Application No: 21/1316/FUL

CGPC Decision CGPC note the first floor extension is more than 3 metres and could impact neighbours. Neighbour comments should be taken into consideration.

TRDC Decision Approved

Application: [Single storey rear extension and construction of canopy to side elevation](#)

Address: 1 Hastings Way Croxley Green WD3 3SQ

Application No: 21/1287/FUL

CGPC Decision NGFO subject to any neighbours comments

TRDC Decision Approved

Application: [First floor front extension and alterations to fenestration](#)

Address: 220 Watford Road Croxley Green WD3 3DD

Application No: 21/1348/FUL

CGPC Decision NGFO subject to any neighbours comments

TRDC Decision Approved

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

Address: 33 Kenilworth Drive Croxley Green WD3 3NN

Application No: 21/1269/FUL

CGPC Decision NGFO

TRDC Decision Approved

Application: [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](#)

Address: The Windmill 34 Windmill Drive Croxley Green WD3 3FD
Application No: 21/0531/FUL
CGPC 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.
TRDC Decision Approved

Application: [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](#)

Address: The Windmill 34 Windmill Drive Croxley Green WD3 3FD
Application No: 21/0532/LBC
CGPC 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.
TRDC Decision Approved

Application: [Part single storey, part two storey rear extension, front porch, front dormer and alterations to the front elevation comprising a new bay window](#)

Address: 36 Gonville Avenue Croxley Green WD3 3BY
Application No: 21/1207/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 Approved

Application: [Demolition of existing conservatory and construction of single storey rear extension](#)

Address: 92 New Road Croxley Green WD3 3EP
Application No: 21/1341/FUL
CGPC Decision CGPC draw the Planning Officer's attention to the neighbours concerns about loss of light to the rear of their property and garden amenity.
TRDC Decision Approved

Officer Report did not consider the objections as material to the application.

Application: [Single storey side and rear extension, with conversion of garage to habitable space](#)

Address: 12 Frankland Close Croxley Green WD3 3AR

Application No: 21/1394/FUL
CGPC Decision NGFO
TRDC Decision Approved

Application: [Conversion of garage to habitable accommodation, single storey rear extension, internal alterations including changes to internal layout.](#)

Address: 6 Pevensey Way Croxley Green WD3 3FX

Application No: 21/1420/FUL
CGPC Decision NGFO
TRDC Decision Approved

Application: [Loft conversion including hip to gable roof enlargement and side dormer, first floor side and rear extensions and single storey rear extension and alterations to fenestration](#)

Address: 14 Hedges Way Croxley Green WD3 3FA

Application No: 21/0962/FUL
CGPC Decision CGPC have concerns about the alterations to the appearance of the property within a harmonious development. Neighbours comments should be taken into account. If the Planning Officer is minded to approve, we do not request it called into Committee.
TRDC Decision Approved

Application: [Single storey side and rear extension, first floor rear extension, and internal alterations](#)

Address: 239A New Road Croxley Green Hertfordshire WD3 3HE

Application No: 21/1358/FUL
CGPC Decision NGFO subject to any neighbours comments
TRDC Decision Approved

Application: [Single storey front, side and rear extension](#)

Address: 93 Winton Drive Croxley Green Hertfordshire WD3 3QS

Application No: 21/1260/FUL
CGPC 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.
TRDC Decision Approved

Refused
None Advised.

Withdrawn
None Advised.

PD3906/21 Appeals Against Planning Decisions

20/0165/CLPD – The Stables, 97A New Road, Croxley Green, Rickmansworth.

[Certificate of Lawfulness of Existing Use: Use of outbuilding as an independent dwelling for a period of greater than four years](#)

21/0230/CLED - 97 New Road Croxley Green WD3 3EN

[Certificate of Lawfulness Existing Use: Use of building as single dwellinghouse - C3\(a\)](#)

An appeal has been lodged with the Secretary of State – 21/0029/REF

CGPC Comments - CGPC objects to the application due to the decision in 2006 which states it must only be used for ancillary purposes and we believe that this should not be changed. If the planning officer is minded to approve the application then CGPC would like it to be called into committee.

TRDC Decision: Refused

PD3907/21 Update on Recent Objections

None advised.

PD3908/21 Sun Printer Clock Tower

The Chairman informed members that the Sun Printer Clock Tower was under threat of being demolished. Members suggested that a letter is sent to Watford Borough Council in objection to the removal of a local landmark.

PD3909/21 Review of Community Bus Operations

The Administrative Officer gave a verbal update on the number of passengers that have used the Community Bus since the service resumed on 21 May 2021. Members agreed that restriction on the number of seats available to be used can be lifted, providing passengers continue to wear masks (unless exempt) and the bus is sanitised between each route. Restrictions may be imposed in future if government guidance is changed.

PD3910/21 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:

An Environmental Planning Consultant has prepared a draft report on Part 2 Site Allocations on behalf of CGPC – specifically Sycamore Road and British Red Cross Building.

An Environmental Planning Consultant has prepared a draft report on Part 1 Policy Options on behalf of Joint Three Rivers Residents Association.

A meeting was held with a representative of Croxley Green Surgeries.

It was agreed that Cllrs Mitchell and Gallagher would consolidate information from Parish Councillors, Croxley Green Residents Association, Environmental Planning Consultant and circulate to all Members – responses are required by Sunday 15 August. The response document (including any amendments requested by Members) will be agreed at P&D Committee Meeting on Tuesday 17 August for submission to TRDC by the deadline on Friday 20 August.

PD3911/21 Closure

There being no further business, the Chairman closed the meeting at 9.24 pm