



MINUTES OF A MEETING OF THE  
**PLANNING AND DEVELOPMENT COMMITTEE**  
HELD Online using ZOOM secure video conference  
ON THURSDAY 7 JANUARY at 7.00 PM

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

Cllrs Birch, Mitchell, Taylor  
Voting Members: 5  
In Attendance: Cllr Gallagher  
Members of the Public: 2

**PD3745/21 Apologies for Absence**

Apologies were received from Cllr Yeung.

**PD3746/21 Declarations of Interest**

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

**PD3747/21 Representations from the Public**

Residents of Hedges Way gave their objection to the Planning Application 20/2563/FUL relating to 10 Hedges Way Croxley Green WD3 3FA. They have concerns about loss of light, loss of privacy and overcrowding.

*[Under Standing Order 13.1.15 it was agreed to suspend the meeting between 7:12-7:26pm]*

**PD3751/21 Planning Applications**

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

**[Single storey rear extension, first floor side extension and alterations to fenestration](#)**

Planning Application

10 Hedges Way Croxley Green WD3 3FA

Ref. No: 20/2563/FUL | Received: Fri 27 Nov 2020 | Validated: Mon 07 Dec 2020 | Status: Pending Consideration

**Croxley Green Parish Council Decision: CGPC objects to the application due to the loss of privacy, loss of natural light and overdevelopment on a limited sized plot. Neighbours comments should be taken into consideration. If the Planning Officer is minded to approve, then CGPC request that it be considered by TRDC planning committee.**

**PD3748/21 Highways and Road Safety**

None advised.

**PD3749/21 Minutes**

The Minutes to be considered were those of the Thursday 3 and Tuesday 15 December 2020.

**Resolved:**

- That the Minutes of the meeting held on Thursday 3 and Tuesday 15 December 2020 be approved and signed by the Chairman.

**PD3750/21 Matters Arising**

There were no matters arising.

**PD3751/21 Planning Applications**

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

**[Demolition of existing lean-to extension and utility room, construction of a single storey side and rear extension to include a store, utility room and ground floor WC](#)**

Planning Application

11 Grove Crescent Croxley Green WD3 3JT

Ref. No: 20/2689/FUL | Received: Mon 14 Dec 2020 | Validated: Mon 14 Dec 2020 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO subject to neighbours' comments and materials to match existing**

**[Demolition of existing conservatory and construction of single storey rear extension, conversion of existing garage into habitable accommodation and alterations to fenestration](#)**

Planning Application

16 New Road Croxley Green WD3 3EL

Ref. No: 20/2705/FUL | Received: Tue 15 Dec 2020 | Validated: Tue 15 Dec 2020 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO, suggest 25% of the garden is retained in line with Neighbourhood Plan 5.7 Aim 12.**

**[Two storey and single storey rear extension.](#)**

Planning Application

270 Watford Road Croxley Green WD3 3DD

Ref. No: 20/2697/FUL | Received: Mon 14 Dec 2020 | Validated: Mon 14 Dec 2020 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO subject to neighbours' comments.**

**[Two storey side extension with associated alterations to garage, single rear extension and render](#)**

Planning Application

2 Richmond Way Croxley Green WD3 3SE

Ref. No: 20/2725/FUL | Received: Thu 17 Dec 2020 | Validated: Thu 17 Dec 2020 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO subject to neighbours' comments and materials to match existing**

**[Loft conversion including hip-to-gable extension, front and rear dormer windows and alterations to fenestration](#)**

Planning Application

121 Frankland Road Croxley Green WD3 3AS

Ref. No: 20/2561/FUL | Received: Fri 27 Nov 2020 | Validated: Wed 16 Dec 2020 | Status: Pending Consideration

**Croxley Green Parish Council Decision: CGPC objects to the front dormer and the gable end as they do not comply with the Neighbourhood Plan CA2. Recommend Dutch Hip or similar. If the Planning Officer is minded to approve, CGPC do not request it called into Committee.**

*[At this point the Chairman lost connection to the Zoom meeting. Vice-Chairman, Cllr Mitchell, chaired the meeting for the above application]*

**Single storey rear extension and insertion of first floor and loft floor dormer windows to rear**

Planning Application

65 Copthorne Road Croxley Green WD3 4AH

Ref. No: 20/2674/FUL | Received: Thu 10 Dec 2020 | Validated: Thu 17 Dec 2020 | Status: Pending Consideration

**Croxley Green Parish Council Decision: NGFO**

**Construction of detached garage**

Planning Application

Halewood Cottage The Green Croxley Green WD3 3HT

Ref. No: 20/2764/FUL | Received: Mon 21 Dec 2020 | Validated: Mon 21 Dec 2020 | 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.**

**Listed Building Consent: Construction of detached garage**

Planning Application

Halewood Cottage The Green Croxley Green WD3 3HT

Ref. No: 20/2765/LBC | Received: Mon 21 Dec 2020 | Validated: Mon 21 Dec 2020 | 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.**

**Two storey side extension and alterations to rear extension**

Planning Application

15 Harvey Road Croxley Green WD3 3BN

Ref. No: 20/2723/FUL | Received: Thu 17 Dec 2020 | Validated: Wed 23 Dec 2020 | Status: Pending Consideration

**Croxley Green Parish Council Decision: CGPC objects to the hip to gable end and question the need for it. If the applicant requests a gable end, CGPC suggest a dutch hip to conform with Neighbourhood Plan CA2 and to match adjoining property.**

**PD3752/21 Recent Decisions by Three Rivers District Council**

Cllr Mitchell informed the Committee that the Parish Council did not receive advance notice of the updated plans for The Windmill, which were considered at the TRDC Planning Committee. Cllr Mitchell informed Members of the TRDC Planning Committee of his disappointment that updated plans for the Windmill had not been sent to Croxley Green Parish Council to review before the TRDC Planning Meeting.

## Approved

**Application:** [Listed Building Consent: Various repair works to property including brick repairs, window moulds, cap and garage repairs](#)

**Address:** The Windmill 34 Windmill Drive Croxley Green  
Rickmansworth Hertfordshire WD3 3FD

**Application No:** 20/2036/LBC

**CGPC Decision** CGPC noted the Listed Building Consent. Conservation Officer should be satisfied that the development of this historic building in Croxley Green complies with the Listed Building status.

**TRDC Decision** Approved

**Application:** [Construction of two storey side extension, single storey front and rear extensions, changes to roof form, and installation of balcony and demolition of existing outbuildings and construction of new outbuilding and hardstanding](#)

**Address:** The Windmill 34 Windmill Drive Croxley Green  
Rickmansworth Hertfordshire WD3 3FD

**Application No:** 20/2046/FUL

**CGPC Decision** CGPC is concerned about the scale of the proposed development. Request the Conservation Officer considers the overmassing on site. Due to the building's historic nature, CGPC request that the application is called into Committee.

**TRDC Decision** Approved

**Application:** [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](#)

**Address:** The Windmill 34 Windmill Drive Croxley Green  
Rickmansworth Hertfordshire WD3 3FD

**Application No:** 20/2047/LBC

**CGPC Decision** CGPC noted the Listed Building Consent. Conservation Officer should be satisfied that the development of this historic building in Croxley Green complies with the Listed Building status.

**TRDC Decision** Approved

**Application:** [Demolition of the existing conservatory and rear projection, erection of single-storey rear and side extensions, conversion of garage to habitable use, and associated external patio/fence works](#)

**Address:** 48 Kenilworth Drive Croxley Green WD3 3NW

**Application No:** 20/2214/FUL

**CGPC Decision** NGFO subject to neighbour comments and materials match existing

**TRDC Decision** Approved

**Application:** [Demolition of existing rear conservatory and erection of single storey rear/side extension](#)

**Address:** 75 Manor Way Croxley Green WD3 3LU

**Application No:** 20/2320/FUL  
**CGPC Decision** NGFO  
**TRDC Decision** Approved

**Application:** [Single storey front, side and rear extension and loft conversion including hip to gable roof enlargement, front and rear dormer windows and front rooflights](#)

**Address:** 5 Rochester Way Croxley Green WD3 3NE

**Application No:** 20/2092/FUL  
**CGPC Decision** NGFO  
**TRDC Decision** Approved

**Application:** [Part single, part two storey side and rear extensions](#)

**Address:** 4 Durrants Drive Croxley Green Rickmansworth Hertfordshire WD3 3NP

**Application No:** 20/2325/FUL  
**CGPC Decision** NGFO draw the planning officers attention to the neighbours comments re 45 degree angle and materials should match existing.  
**TRDC Decision** Approved

**Application:** [Listed Building Consent: Construction of an outbuilding](#)

**Address:** Croxley House The Green Croxley Green WD3 3JB

**Application No:** 20/2366/LBC  
**CGPC Decision** Noted the LBC  
**TRDC Decision** Approved

**Application:** [Construction of an outbuilding](#)

**Address:** Croxley House The Green Croxley Green Rickmansworth Hertfordshire WD3 3JB

**Application No:** 20/2371/FUL  
**CGPC Decision** NGFO  
**TRDC Decision** Approved

## Refused

**Application:** [Two storey side extension to existing dwelling, demolition of existing garage, subdivision of site and construction of a new detached two storey dwelling](#)

**Address:** 12 Manor Way Croxley Green WD3 3LY

**Application No:** 20/2003/FUL  
**CGPC Decision** CGPC object to the application for the following reasons  
Total overdevelopment of the site, back garden development.  
Does not meet CGPC Neighbourhood Plan  
Is out of character with Character Area 7 of the Neighbourhood Plan  
If the Planning Officer is minded to approve, then CGPC request that it be considered by TRDC planning committee.

**TRDC Decision** Refused

## Withdrawn

**Application:** [Construction of front dormer window](#)  
**Address:** 62 Barton Way Croxley Green Rickmansworth  
Hertfordshire WD3 3QA  
**Application No:** 20/2149/FUL  
**CGPC Decision:** CGPC objects to the application as there are no front dormers on any of the properties in Barton Way and this will change the street scene and is not compliant with CA2 of the Neighbourhood Plan. If the Planning Officer is minded to approve, we do not request it called into Committee.  
**TRDC Decision:** Withdrawn on 16/12/2020

**Application:** [Two storey side extension with associated alterations to garage, single rear extension, loft conversion including hip to gable roof alterations, rear dormer, front rooflight and alterations to external materials to be render.](#)  
**Address:** 2 Richmond Way Croxley Green WD3 3SE  
**Application No:** 20/2070/FUL  
**CGPC Decision:** CGPC object to the application for the following reasons materials must match existing and should be the same as the neighbouring property.  
garage should not encroach beyond the original building line.  
If the Planning Officer is minded to approve, then CGPC request that it be considered by TRDC planning committee.  
**TRDC Decision:** Withdrawn on 16/12/2020

### PD3753/21 Appeals Against Planning Decisions

19/1923OUT 2 Canterbury Way. Written notification was received from TRDC that this application has been referred to the Planning Inspectorate for appeal 20/0006/REF and will be heard on 6 January 2021.

### PD3754/21 Update on Recent Objections

None Advised.

### PD3755/21 Budget 2021/22

Members made no changes to the Budget which was supplied with the Agenda.

#### Resolved:

- That the P&D Budget for 2021/22, a total of £8,250, is put forward to Council for approval.

### PD3756/21 Review of Community Bus Operations

The Administrative Officer gave a verbal update on the Community Bus service run on Friday 11<sup>th</sup> and 18<sup>th</sup> December 2020. Chairman advised Members that following government guidance against non-essential travel effective 5 January 2021, the bus service is suspended. Date to resume the service will be after current lockdown ends and government advise that non-essential travel is permitted.

**PD3757/21 Community Infrastructure Levy Funding**

Cllr Mitchell updated Members on ideas that had been previously suggested. Members spoke about water fountains, outdoor table tennis tables and repairing public footpaths.

**PD3758/21 Closure**

There being no further business, the Chairman closed the meeting at 8.37 pm