



MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON THURSDAY 7 OCTOBER at 8.00 PM

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

Cllrs Birch, Gallagher and Taylor

In Attendance: Cllr Parks

Voting Members: 4

Members of the Public: 3

PD3944/21 Apologies for Absence

Apologies were received and approved from Cllrs Tobin and Whitmore.

PD3945/21 Declarations of Interest

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

[Under Standing Order 13.1.15 it was agreed to suspend the meeting between 8:03-8:23 pm]

PD3946/21 Representations from the Public

John Snow, who is representing the Council at the Killingdown Farm enquiry, confirmed the following:

- He had the Planning Inspector to request an extension to the submission date of CGPC Statement of Case to the end of October.
- Had attended the Case Management Conference on Tuesday 12 October 2021. This meeting with the Planning Inspector and participants is to discuss the practicalities of holding the appeal.
- That he will focus on Planning and Bridget will focus on any historic questions.
- That Frances Caldwell is representing TRDC and will send a copy of their statement.

[All Members of the Public left at this point]

PD3950/21 Killingdown Farm Appeal Statement

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

Cllr Mitchell provided a verbal update to members on the progress of preparing the Killingdown Farm Appeal Statement. Rule 6 Status has been applied for, which will enable the Parish Council or nominated planning experts working on CGPC behalf to be able to speak at the Public Inquiry. Procured expertise and services of Bridget Sheppard and John Snow to prepare case based on CGPC approved statements to present at the Public Inquiry.

PD3947/21 Highways and Road Safety

The Administrative Officer advised members that there are roadworks and temporary traffic lights at the junction of New Road and Barton Way and also on Baldwins Lane at the junction of Winton Drive. Members noted

- Traffic lights were in operation in advance of roadworks commencing, resulting in long queues.
- Traffic monitoring strips on the road on Baldwins Lane at the junction with The Green.
- Herts Highways auditing drains during the night.

PD3948/21 Minutes

The Minutes to be considered were those of the Thursday 2 and Tuesday 14 September 2021.

Resolved:

- That the Minutes of the meeting held on Thursday 2 and Tuesday 14 September 2021 be approved and signed by the Chairman.

PD3949/21 Matters Arising

There were no matters arising.

PD3950/21 Killingdown Farm Appeal Statement

This item was discussed above.

PD3951/21 Red Cross Hall

Cllr Mitchell provided a verbal update to members on the Red Cross Hall. Council agreed to procure solicitors (Bates Wells) to conduct research into legislation surrounding the Right to Bid on listed Assets of Community Value.

PD3952/21 Planning Applications

In the following applications "NGFO" means No Grounds For Objection:

[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 \(amendments to approved scheme 21/0671/FUL\)](#)

Planning Application

9 Green Lane Croxley Green WD3 3HR

Ref. No: 21/2137/FUL | Received: Mon 06 Sep 2021 | Validated: Mon 06 Sep 2021 | Status: Pending Consideration

Croxley Green Parish Council 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.

[Single storey side and rear extensions, hip to gable loft conversion including rear dormer window and front rooflights and removal of one side chimney](#)

Planning Application

14 Frankland Close Croxley Green WD3 3AR

Ref. No: 21/2122/FUL | Received: Wed 01 Sep 2021 | Validated: Wed 15 Sep 2021 | Status: Pending Consideration

[Cllr Mitchell declared a non pecuniary interest and did not take part in the vote]

Croxley Green Parish Council Decision: NGFO subject to adjoining neighbours comments

Replacement of existing conservatory roof with roof tiles to match dwelling

Planning Application

15 Richmond Way Croxley Green WD3 3SF

Ref. No: 21/1876/FUL | Received: Wed 28 Jul 2021 | Validated: Wed 15 Sep 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Construction of front porch, ground and first floor rear extension and alterations to fenestration

Planning Application

281 New Road Croxley Green WD3 3HE

Ref. No: 21/1988/FUL | Received: Wed 11 Aug 2021 | Validated: Tue 24 Aug 2021 | Status: Pending Consideration

Croxley Green Parish Council Decision: CGPC object to the size of the porch which is not in keeping with Neighbourhood Plan CA2 and CA3. If the Planning Officer is minded to approve, then CGPC do not request that it is called in to Committee.

PD3953/21 Recent Decisions by Three Rivers District Council

Approved

Application: [Part conversion of existing garage into shower room](#)
Address: 36 Canterbury Way Croxley Green Hertfordshire WD3 3SS
Application No: 21/1705/FUL
CGPC Decision NGFO
TRDC Decision Approved

Application: [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](#)
Address: 59 New Road Croxley Green WD3 3EN
Application No: 21/1786/FUL
CGPC 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.
TRDC Decision Approved
Amended Drawings submitted 08/09/2021 after CGPC comments uploaded on 11/08/2021
Officers Report - it is considered that the proposed development by virtue of its design and scale would be acceptable and would not result in significant harm to the character and appearance of the dwelling and area

Application: [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.](#)
Address: 43 Valley Walk Croxley Green WD3 3TQ

Application No: 21/1828/FUL
CGPC 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.
TRDC Decision Approved

Application: [Single storey rear extension, part single, part two storey side extension and loft conversion including rear dormer and front rooflights](#)
Address: 18 Rugby Way Croxley Green WD3 3PH
Application No: 21/1856/FUL
CGPC Decision NGFO subject to neighbour comments
TRDC Decision Approved

Application: [Single storey rear and side extensions and front extension to the existing store](#)
Address: 43 Sherborne Way Croxley Green Hertfordshire WD3 3PE
Application No: 21/1867/FUL
CGPC Decision NGFO subject to neighbour comments and materials to match existing
TRDC Decision Approved

Application: [Two storey side and single storey rear extension and new porch](#)
Address: 93 Valley Walk Croxley Green WD3 3TQ
Application No: 21/1927/FUL
CGPC Decision CGPC Note the porch
TRDC Decision Approved

Application: [Two-storey front extension](#)
Address: 24 Barton Way Croxley Green WD3 3QA
Application No: 21/1922/FUL
CGPC Decision CGPC draw the Planning Officer's attention to the Neighbourhood Plan Appendix C 2.2. Neighbours comments should be taken into consideration.
TRDC Decision Approved

Application: [Construction of front porch, single storey rear/side extension including alterations to existing ground floor roof form Roof - Roof above family room/ kitchen to be changed to pitch roof](#)
Address: 70 Kenilworth Drive Croxley Green WD3 3NW
Application No: 21/1908/FUL
CGPC Decision NGFO subject to neighbour comments
TRDC Decision Approved

Application: [Demolition of exiting garage and construction of single and two storey rear extensions, single and two storey side extensions, insertion of rooflight, internal alterations and extension to patio](#)
Address: 43 Kenilworth Drive Croxley Green WD3 3NN
Application No: 21/1945/FUL

CGPC Decision CGPC object to the rooflines which are disproportionate to the host roofslope and visibility from the streetscene would adversely affect the visual amenity of the host dwelling and wider area.
TRDC Decision Approved

Application: [Demolition of existing rear conservatory and erection of a single storey rear extension](#)
Address: 77 Kenilworth Drive Croxley Green WD3 3NN
Application No: 21/1958/FUL
CGPC Decision NGFO subject to neighbour comments
TRDC Decision Approved

Application: [Alterations to existing front projection including conversion of garage into habitable accomodation, part single-storey, part two-storey rear extension, and increase in hardstanding to frontage.](#)
Address: 62 Valley Walk Croxley Green WD3 3TG
Application No: 21/1882/FUL
CGPC Decision CGPC note the size of the rear extension. Materials to match existing and neighbours comments should be taken into consideration.
TRDC Decision Approved

Application: [Extension to dormer window to side and rear](#)
Address: 32 Durrants Drive Croxley Green WD3 3NR
Application No: 21/1854/FUL
CGPC Decision CGPC suggest that the side window is fitted with obscure glass. Neighbours comments should be taken into consideration.
TRDC Decision Approved

Application: [Single storey rear extension and alterations to fenestration](#)
Address: 19 Sherborne Way Croxley Green WD3 3PE
Application No: 21/1974/FUL
CGPC Decision NGFO subject to neighbour comments
TRDC Decision Approved

Refused

Application: [Single storey front extension and front dormer window](#)
Address: 21 Rousebarn Lane Croxley Green WD3 3RL
Application No: 21/1798/FUL
CGPC Decision NGFO subject to neighbour comments
TRDC Decision Refused
Decision Notice
The proposed front dormer roof extension by reason of its siting, width, appearance (including two sets of windows at first floor level) and contrived and awkward relationship with the altered single storey front extension, would result in an excessively prominent, incongruous and visually obtrusive development which would be detrimental to the character

and appearance of the application dwelling and wider street scene, contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011), Policies DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013) and Policy CA2 and Appendices B and C of the Croxley Green Neighbourhood Plan (Referendum Version, December 2018).

Withdrawn

Application:

[Alterations to existing boundary treatment including provision of close boarded fencing to side and rear.](#)

Address:

1 Pevensey Way Croxley Green WD3 3FX

Application No:

21/2099/FUL

CGPC Decision

CGPC object to the application for the following reasons:
Turning green landscape into hard landscape and loss of amenity land.

Impact on the street scene and overall character of the area

Impact on the original design of the estate

Demonstrable harm to highway safety

If the Planning Officer is minded to approve, then CGPC request that it be considered by TRDC planning committee.

TRDC Decision

Withdrawn on 5 October 2021

PD3954/21 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](#)

PD3955/21 Update on Recent Objections

None advised.

PD3956/21 Closure

There being no further business, the Chairman closed the meeting at 9.06 pm