



MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON TUESDAY 18 FEBRUARY 2020 at 8.00 PM

Present: Cllr Mitchell - In the Chair

Ryan Bennett – Clerk to the Council
Amanda Gardiner – Administrative Assistant

Cllrs Taylor and Walker

Voting Members: 3

In Attendance: Cllr Wallington

Members of the Public: 0

PD3528/20 Apologies for Absence

Apologies were received from Cllrs Birch and Jacob.

PD3529/20 Declarations of Interest

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

PD3530/20 Representations from the Public

No representations were made.

PD3531/20 Highways and Road Safety

The Administrative Assistant advised Members that Ringway, the County Council's highways contractor, will bring a high pressure machine to Croxley Green at the end of March 2020 to clear gullies and drains in New Road, between the Library and Pharmacy, which continually floods during rainfall.

PD3532/20 Planning Applications

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

[Demolition of existing conservatory and rear extension and construction of replacement single story rear extension](#)

Planning Application

3 Whitegates Close Croxley Green Rickmansworth Hertfordshire WD3 3JY

Ref. No: 20/0135/FUL | Received: Thu 23 Jan 2020 | Validated: Fri 07 Feb

2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[First floor side extension, single storey front and side extensions and alterations to fenestration](#)

Planning Application

15 Durrants Drive Croxley Green Rickmansworth Hertfordshire WD3 3NL

Ref. No: 20/0205/FUL | Received: Fri 31 Jan 2020 | Validated: Wed 05 Feb

2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: Croxley Green Parish Council object to the extension being built up to the boundary line on the first floor. From the drawings it appears to be encroaching over into the neighbour's property. If the planning officer is minded to approve the application then Croxley Green Parish Council would like it to be called into committee.

Demolition and erection of detached garage, replacement boundary wall / fencing

Planning Application

15 The Green Croxley Green WD3 3HN

Ref. No: 20/0221/FUL | Received: Mon 03 Feb 2020 | Validated: Wed 05 Feb 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Single storey front infill extension, conversion of existing integral garage and alterations to external materials

Planning Application

102 Valley Walk Croxley Green Rickmansworth Hertfordshire WD3 3TG

Ref. No: 20/0253/FUL | Received: Wed 05 Feb 2020 | Validated: Mon 10 Feb 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Part garage conversion and relocation of garden fence to extend residential curtilage to rear

Planning Application

9 Gill Close Croxley Green WD18 8WS

Ref. No: 20/0046/FUL | Received: Fri 10 Jan 2020 | Validated: Tue 04 Feb 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO subject to not breaking any covenant and confirmation of ownership of the land.

Two storey and single storey side extension and single storey rear extension.

Planning Application

11 Ludlow Way Croxley Green WD3 3SJ

Ref. No: 20/0235/FUL | Received: Tue 04 Feb 2020 | Validated: Fri 07 Feb 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: Croxley Green Parish Council object to the extension being built up to the boundary line on the first floor. Croxley Green Parish Council believes that the proposal is out of character with the street scene and does not meet policy CA2 of the Croxley Green Neighbourhood Plan. Materials used are not in keeping. If the planning officer is minded to approve the application then Croxley Green Parish Council would like it to be called into committee.

Replacement windows to rear of dwelling

Planning Application

36 Dickinson Square Croxley Green WD3 3ET

Ref. No: 20/0223/FUL | Received: Mon 03 Feb 2020 | Validated: Tue 11 Feb 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

First floor side extension and alterations to fenestration

Planning Application

37 Valley Walk Croxley Green WD3 3TQ

Ref. No: 20/0278/FUL | Received: Mon 10 Feb 2020 | Validated: Thu 13 Feb 2020 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Approved

Application: [Extension to residential curtilage and construction of timber outbuilding](#)

Address: 243 Watford Road Croxley Green WD3 3RX

Application No: 19/2456/FUL

CGPC Decision NGFO

TRDC Decision Approved

Application: [Two storey side extension, part two part single storey rear extension and connection to converted garage](#)

Address: 169 Watford Road Croxley Green WD3 3ED

Application No: 19/2421/FUL

CGPC Decision

TRDC Decision Approved

Application: [Variation of Condition 4 \(Drainage Strategy\) of planning permission 18/2040/FUL: Changes to drainage strategy](#)

Address: Croxley Danes School Baldwins Lane Croxley Green Hertfordshire

Application No: 19/2164/FUL

CGPC Decision Members would like to draw the Planning Officer's attention to the concerns of the Residents and assume that they will be fully investigated. TRDC must ensure that future maintenance of the drainage system is enforced.

TRDC Decision Approved

Application: [Two-storey front infill extension and porch awning, new rooflight, new side access door, new windows to side and front, new finish to ground floor rear elevation, internal alterations, patio paving](#)

Address: 9 Girton Way Croxley Green WD3 3QW

Application No: 19/2465/FUL

CGPC Decision NGFO

TRDC Decision Approved

Application: [Single-storey side and rear extension and loft conversion including insertion of rear dormers and alterations to fenestration](#)

Address: Roe Field The Green Croxley Green WD3 3HJ

Application No: 19/2449/FUL

CGPC Decision NGFO

TRDC Decision Approved

Refused

Application: [Erection of front porch, demolition of existing garage and erection of a two storey side and rear extension, alteration of external materials and alterations to fenestration detail/materials.](#)

Address: 317 Baldwins Lane Croxley Green WD3 3LA

Application No: 19/2397/FUL

CGPC Decision Croxley Green Parish Council objects to the use of white render, as this property is within the Conservation Area. The render is totally out of keeping with the street scene and would result in a complete unbalance in comparison to the neighbouring properties. The property in question is situated at the gateway to Croxley Green from Sarratt and all efforts must be made to retain the existing materials. If the planning officer is minded to approve the application then CGPC would like it to be called into committee.

TRDC Decision Refused

Withdrawn

None Advised

PD3534/20 **Appeals Against Planning Decisions**

No appeals had been received.

PD3535/20 **Update on Recent Objections**

19/2348/FUL 8-10 Claremont Crescent

[Construction of two two storey dwellings to rear gardens of 8 to 10 Claremont Crescent including associated access, parking and gardens](#)

The Clerk advised Members that TRDC Planning Officer requested reconfirmation of CGPC comments, which the Clerk provided.

PD3536/20 **TRDC Planning Powers**

[Under Standing Order 13.1.10 it was agreed by Members to add this item to the Agenda]

The Clerk advised Members of the news that TRDC had fallen short of achieving the 45% housebuilding target set by the government. TRDC planning policy will now become subject to the "presumption in favour of sustainable development", which will render TRDC's existing local planning policies for housing out of date.

Members agreed that the Clerk should write to TRDC to understand the impact to their planning policy.

Resolved

- That the Clerk writes to TRDC Planning Department and shares TRDC response with Members.

PD3537/20 Appoint of Vice Chair of Committee

[Under Standing Order 13.1.10 it was agreed by Members to add this item to the Agenda]

Cllr Andrew Hobbs resignation from Council created a vacancy for Vice Chair of the P&D Committee. Cllr Walker was nominated for Vice Chair and accepted the nomination.

Resolved

- Cllr Tony Walker is elected as Vice Chair of the P&D Committee

PD3538/20 Closure

There being no further business, the Chairman closed the meeting at 8.57 pm