



MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON THURSDAY 1 AUGUST 2019 at 8.00 PM

Present: Cllr Mitchell - In the Chair
Ryan Bennett – Clerk
Amanda Gardiner – Administrative Assistant

Cllr Birch, Hobbs, Jacob, Taylor, Walker

Voting Members: 7

In Attendance: Cllrs Gallagher, Wallington and Vassiliou

Members of the Public: 3

PD3405/19 Apologies for Absence

All members were present.

PD3406/19 Declarations of Interest

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

PD3407/19 Representations from the Public

PD3411/19 Representations were made from a representative from the Windmill Drive Residents Association re the development of the Windmill site.

[In accordance with Standing Order 13.1.15 the meeting was temporarily suspended between 8:10 – 8:28 PM]

[In accordance with Standing Order 13.1.6 PD3411/19 was brought forward]

PD3411/19 Windmill Drive Development

The council received a verbal update re the development of Windmill Drive. Cllr Mitchell confirmed that emails had been sent to TRDC highlighting residents' concerns and TRDC responded that they were monitoring the activity on site in respect of Trees with TPOs.

PD3408/19 Highways and Road Safety

The Clerk advised members that a new Parish Council noticeboard had been placed in front of the Library on Barton Way.

PD3409/19 Minutes

The Minutes to be considered were those of the 4 & 18 July 2019.

Resolved:

- That the Minutes of the meetings held on Thursday 4 & 18 July 2019 be approved and signed by the Chairman.

PD3410/19 Matters Arising

There were no matters arising.

PD3411/19 Windmill Drive Development

This item was discussed earlier.

PD3412/19 Planning Applications

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

[Demolition of Grove Court and the construction of 43 apartments, 21 x 1-bedroom and 22 x 2-bedroom units, associated parking and landscaping, internal cycle storage and refuse/recycle bin store and shared access.](#)

Planning Application

40-92 Grove Court Grove Crescent Croxley Green WD3 3JU

Ref. No: 19/1331/FUL | Received: Sat 13 Jul 2019 | Validated: Mon 29 Jul 2019 | Status: Pending Consideration

Croxley Green Parish Council Decision:

Councillors are in favour of the application and noted the inclusion of cycle racks and the overall design of the building.

[9:00 pm At this point Cllr Jacob left the meeting and took no further part in the discussion.]

[Single storey side and rear extension](#)

Planning Application

25 Durrants Drive Croxley Green WD3 3NL

Ref. No: 19/1312/FUL | Received: Thu 11 Jul 2019 | Validated: Mon 15 Jul 2019 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

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

Planning Application

35 Fuller Way Croxley Green WD3 3PL

Ref. No: 19/1276/FUL | Received: Sat 06 Jul 2019 | Validated: Fri 12 Jul 2019 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Single storey rear and side extensions](#)

Planning Application

85 Baldwins Lane Croxley Green WD3 3LT

Ref. No: 19/1240/FUL | Received: Wed 03 Jul 2019 | Validated: Mon 15 Jul 2019 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Demolition of the existing side extension and rear extensions and erection of single storey side and rear extensions and associated external landscape works.](#)

Planning Application

13 Bateman Road Croxley Green WD3 3BL

Ref. No: 19/1358/FUL | Received: Wed 17 Jul 2019 | Validated: Wed 17 Jul 2019 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Two storey front extension

Planning Application

38 Winton Drive Croxley Green Rickmansworth Hertfordshire WD3 3RD

Ref. No: 19/1241/FUL | Received: Wed 03 Jul 2019 | Validated: Thu 18 Jul 2019 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Demolition of outbuilding, and erection of part single storey, part three storey extensions and conversion of building to four flats (3 x one bed and 1 x two bed)

Planning Application

197 Watford Road Croxley Green WD3 3EH

Ref. No: 19/1293/FUL | Received: Tue 09 Jul 2019 | Validated: Mon 22 Jul 2019 | Status: Pending Consideration

Croxley Green Parish Council Decision:

CGPC objects to the application for the following reasons:

Impact to neighbour - loss of light

Parking proposed is not sufficient for 5 units

Over development of site, we believe that 3 units is more appropriate

If the officer is minded to approve the application then CGPC wish for it to be discussed by the TRDC planning committee.

Two storey front extension

Planning Application

40 Barton Way Croxley Green WD3 3QA

Ref. No: 19/1387/FUL | Received: Tue 23 Jul 2019 | Validated: Thu 25 Jul 2019 | Status: Pending Consideration

Croxley Green Parish Council Decision:

Councillors do not object to the application, but have concerns on whether the applicants can maintain the current number of parking spaces on their driveway. In general the committee would not approve of this style of development, but due to the property's location on Barton Way it seems appropriate.

Single storey side extension and first front/side extension.

Planning Application

218 Watford Road Croxley Green WD3 3DD

Ref. No: 19/1386/FUL | Received: Tue 23 Jul 2019 | Validated: Mon 29 Jul 2019 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Change of use from Class A1 (Retail) to Class A1/A4 (Craft beer bottle shop and tasting room)

Planning Application

142 Watford Road Croxley Green Rickmansworth Hertfordshire WD3 3BZ

Ref. No: 19/1392/FUL | Received: Tue 23 Jul 2019 | Validated: Mon 29 Jul 2019 | Status: Pending Consideration

Croxley Green Parish Council Decision:

Councillors noted the application

Approved

Application: Single storey side extension
Address: 9 Pevensey Way Croxley Green WD3 3FX
Application No: 19/1032/FUL
CGPC Decision NGFO
TRDC Decision Approved

Application: Single storey front extension and part single, part two storey side and rear extension with a hipped roof
Address: 2 Hastings Way Croxley Green WD3 3SG
Application No: 19/0832/FUL
CGPC Decision Croxley Green Parish Council objects to the proposal.

CGPC believes that the alteration to the porch is out of character with the street scene and does not comply with policy CA2 of the Croxley Green Neighbourhood Plan. CGPC feels that further extension to the road is inappropriate and not in accordance with the Neighbourhood Plan.

If the officer is minded to approve the application then CGPC would like the application to be considered by the TRDC planning committee.

TRDC Decision Approved

Application: Conversion of garage into habitable accommodation and construction of front porch
Address: Rose House 73 Watford Road Croxley Green WD3 3DT
Application No: 19/1001/FUL
CGPC Decision NGFO
TRDC Decision Approved

Application: Erection of a single storey rear extension and additional of a window
Address: 1 Longmans Close Croxley Green WD18 8WP
Application No: 19/1024/FUL
CGPC Decision NGFO
TRDC Decision Approved

Refused

Application: First floor rear and side extension and addition of windows and rooflights
Address: 1 Hedges Way Croxley Green WD3 3FA
Application No: 19/0988/FUL
CGPC Decision NGFO
TRDC Decision Refused

PD3414/19 Appeals Against Planning Decisions

No appeals had been received.

PD3415/19 Update on Recent Objections

Cllr Walker gave an update to Members on the outcome of the proposal at 2 Hastings Way. He informed Members that the TRDC planning committee had approved the application despite the objection from the Parish Council.

PD3416/19 Closure

There being no further business, the Chairman closed the meeting at 10.02pm