

PLANNING COMMITTEE

NOTICE AND AGENDA

For a meeting to be held in the Penn Chamber at Three Rivers House, Northway, Rickmansworth, WD3 1RL on Thursday 23 February 2023 at 7.30pm

Members of the Planning Committee:-

Councillors:

Steve Drury (Chair)
Sara Bedford
Ruth Clark
Philip Hearn
Lisa Hudson
Raj Khuroya

Matthew Bedford (Vice-Chair)
Stephen King
Chris Lloyd
David Raw
Stephanie Singer

*Joanne Wagstaffe, Chief Executive
14 February 2023*

The Council welcomes contributions from members of the public to aid discussions on agenda items at Planning Committee meetings.

Details of the procedure are provided below:

For those wishing to speak:

Please note that, in the event of registering your interest to speak on an agenda item but not taking up that right because the item is deferred, you will be given the right to speak on that item at the next meeting of the Planning Committee.

Members of the public are entitled to speak on an application from the published agenda for the meeting either in support of the application or against. Those who wish to speak can arrive on the night from 7pm to register with the Committee Manager. One person can speak in support of the application and one against.

Please note that contributions will be limited to no more than three minutes.

For those wishing to observe:

Members of the public are welcome to attend the meetings. If you wish to observe you can arrive on the night from 7pm.

In accordance with The Openness of Local Government Bodies Regulations 2014 any matters considered under Part I business only of the meeting may be filmed, recorded, photographed, broadcast or reported via social media by any person.

Recording and reporting the Council's meetings is subject to the law and it is the responsibility of those doing the recording and reporting to ensure compliance. This will include the Human

Rights Act, the Data Protection Legislation and the laws of libel and defamation.

The Planning Committee meeting will not be broadcast/livestreamed but a recording of the meeting will be available after the meeting.

1. APOLOGIES FOR ABSENCE

2. MINUTES

(Pages 7
- 14)

To confirm as a correct record the Minutes of the Planning Committee meeting held on 19 January 2023.

3. NOTICE OF OTHER BUSINESS

Items of other business notified under Council Procedure Rule 30 to be announced, together with the special circumstances that justify their consideration as a matter of urgency. The Chair to rule on the admission of such items.

4. DECLARATIONS OF INTEREST

To receive any declarations of interest.

Where a member of this Planning Committee is also a member of a Parish Council they are entitled to take part in any debate at this Committee on an application within that Parish area provided that the Councillor

- has an open mind about the application
- is not bound by the views of the Parish Planning Committee and
- can deal with the application fairly and on its merits at Committee

5. 22/1309/RSP - PART RETROSPECTIVE: ALTERATIONS TO RAISED REAR PATIO AND REAR GARDEN LEVELS INCLUDING ADDITION OF PLANT ROOM, BOUNDARY TREATMENT AND INSTALLATION OF PRIVACY SCREENS AT SANDLEWOOD, 7A WOLSEY ROAD, MOOR PARK, HERTS, HA6 2HN

(Pages
15 - 30)

Recommendation: That Part Retrospective Planning Permission be granted.

6. 22/1507/FUL - PARTIAL DEMOLITION OF NO.51 AND SUB-DIVISION OF REAR GARDENS OF NO.51 AND NO.49 AND CONSTRUCTION OF TWO STOREY DETACHED DWELLING WITH ASSOCIATED ACCESS ROAD AND BOUNDARY TREATMENT AT THE HAWTHORNS, 51 BATCHWORTH LANE, NORTHWOOD, HA6 3HE

(Pages
31 - 60)

Recommendation: That Planning Permission be refused

7. 22/1830/FUL – CONSTRUCTION OF TWO BEDROOM DETACHED DWELLING TO REAR OF 4 SCOTS HILL ACCESSED VIA WINDMILL DRIVE WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING, BOUNDARY TREATMENTS INCLUDING TIMBER FENCE AT 4 SCOTS HILL, CROXLEY GREEN, HERTFORDSHIRE, WD3 3AD.

(Pages
61 - 94)

Recommendation: That Planning Permission is granted following completion of a Section 106 agreement to secure an affordable housing financial contribution.

8. **22/1994/FUL - REARRANGEMENT OF INTERNAL FLOOR PLAN LAYOUT; ALTERATIONS TO REAR FENESTRATION INCLUDING PROVISION OF JULIET BALCONY TO THE REAR AND REPOSITIONING OF DOOR, WINDOW AND DORMER TO THE REAR; PROVISION OF INTERNAL STAIRCASE AT CHELSEA HOUSE, 10 ASTONS ROAD, MOOR PARK, HERTFORDSHIRE, HA6 2LD** (Pages 95 - 128)

Recommendation: That Planning Permission be Granted.

9. **22/2250/FUL - SUBDIVISION OF THE SITE AND THE CONSTRUCTION OF 2NO. TWO STOREY DETACHED DWELLINGS WITH ROOFLIGHTS AND ASSOCIATED ACCESSES, PARKING, LANDSCAPING AND ANCILLARY WORKS AT NORTH VIEW FARM, BELL LANE, BEDMOND, HERTFORDSHIRE, WD5 0QT** (Pages 129 - 160)

Recommendation: That Planning Permission be Granted subject to the completion of a Section 106.

10. **OTHER BUSINESS - IF APPROVED UNDER ITEM 3 ABOVE**

11. **EXCLUSION OF PRESS AND PUBLIC**

If the Committee wishes to consider the remaining item in private, it will be appropriate for a resolution to be passed in the following terms:-

“that under Section 100A of the Local Government Act 1972 the press and public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined under paragraphs 1 to 7 of Part I of Schedule 12A to the Act. It has been decided by the Council that in all the circumstances, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.”

(Note: If other confidential business is approved under item 3, it will also be necessary to specify the class of exempt or confidential information in the additional items.)

12. **OTHER BUSINESS - IF APPROVED UNDER ITEM 3 ABOVE**

Background Papers (used when compiling the above reports but they do not form part of the agenda)

- Application file(s) referenced above
- Three Rivers Core Strategy (adopted October 2011)
- Development Management Policies LDD (adopted July 2013)
- Site Allocations Local Development Document (SALDD) (adopted November 2014)
- The Community Infrastructure Levy (CIL) Charging Schedule (adopted February 2015)
- Supplementary Planning Documents and Guidance
- National Planning Policy Framework and National Planning Practice Guidance
- Government Circulars
- The Wildlife and Countryside Act 1981 (as amended)
- Town and Country Planning Act 1990 (as amended)
- Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990
- Planning and Compulsory Purchase Act 2004
- The Natural Environment and Rural Communities Act 2006

- The Conservation of Habitats and Species Regulations 2010
- The Localism Act (November 2011)
- The Growth and Infrastructure Act (April 2013)
- Town and Country Planning (Development Management Procedure) (England) Order 2015
- Town and Country Planning (General Permitted Development) (England) Order 2015
- Croxley Green Neighbourhood Plan (Referendum Version December 2018)
- Chorleywood Neighbourhood Development Plan (Referendum Version August 2020)

General Enquiries: Please contact the Committee Team at

committeeteam@threerivers.gov.uk