

# PLANNING COMMITTEE

## NOTICE AND AGENDA

For a meeting to be held in the Penn Chamber, Three Rivers House, Northway, Rickmansworth on Thursday, 25 May 2023 at 7.30pm

Members of the Planning Committee:-

Councillors:

Sara Bedford (Chair)  
Matthew Bedford  
Ruth Clark  
Philip Hearn  
Debbie Morris  
David Raw

Steve Drury (Vice-Chair)  
Ian Morris  
Stephen King  
Chris Lloyd  
Khalid Hussain

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*Joanne Wagstaffe, Chief Executive*  
16 May 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

**1. APOLOGIES FOR ABSENCE**

**2. MINUTES**

(Pages 7  
- 26)

To confirm as a correct record the minutes of the Planning Committee meeting held on 20 April 2023.

**3. DECLARATIONS OF INTEREST**

To receive any declarations of interest.

**4. 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.

**5. 22/1621FUL – PARTIAL DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF BASEMENT, TWO STOREY REAR EXTENSION, TWO STOREY SIDE EXTENSION, LOFT CONVERSION INCLUDING REAR DORMERS AND ROOFLIGHTS, CONSTRUCTION OF CHIMNEY AND ALTERATIONS TO FENESTRATION AT 36 MAIN AVENUE, MOOR PARK, HERTS, HA6 2LQ**

(Pages  
27 - 44)

Recommendation: That Planning Permission be granted.

**6. 23/0089/FUL - SUBSTANTIAL DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF PART-SINGLE STOREY, PART-TWO STOREY SIDE AND REAR EXTENSIONS, SINGLE STOREY FRONT AND SIDE EXTENSIONS; RELOCATION OF ENTRANCE DOOR AND REAR JULIET BALCONIES AND TERRACE BALCONIES; ALTERATIONS TO ROOF INCLUDING INCREASE IN RIDGE HEIGHT; FRONT ROOFLIGHT; ALTERATIONS TO THE FRONTAGE, EXTENSION AND ALTERATIONS TO REAR PATIO AND CONSTRUCTION OF SWIMMING POOL; INTERNAL ALTERATIONS AND ALTERATIONS TO FENESTRATION AT 5 ROSS WAY, NORTHWOOD, HERTFORDSHIRE, HA6 3HU**

(Pages  
45 - 58)

Recommendation: That Planning Permission be granted

**7. 23/0099/LBC - LISTED BUILDING CONSENT: INSTALLATION OF INTERNAL LIFT AT THE OLD VICARAGE, 10 CHURCH STREET, RICKMANSWORTH, HERTFORDSHIRE, WD3 1BS**

(Pages  
59 - 66)

Recommendation: That Listed Building Consent be Refused.

**8. 23/0387/FUL - CHANGE OF USE OF WOODLAND LAND INTO RESIDENTIAL GARDEN WITH TIMBER FENCING FOR THE THREE PROPERTIES (15, 17 & 19 WOODLAND CHASE) AT LAND ADJACENT TO 15, 17 AND 19 WOODLAND CHASE, CROXLEY GREEN, RICKMANSWORTH, HERTFORDSHIRE, WD3 3FN**

(Pages  
67 - 78)

Recommendation: That Planning Permission be Refused

**9. 23/0427/FUL – TWO STOREY FRONT, SIDE AND REAR EXTENSIONS AND LOFT CONVERSION INCLUDING ROOF EXTENSIONS, INSERTION**

(Pages  
79 - 90)

## OF ROOF LIGHTS AT 10 GROSVENOR ROAD, NORTHWOOD, HA6 3HJ

Recommendation: That Planning Permission be granted.

10. **23/0449/FUL - CONSTRUCTION OF PART SINGLE, PART TWO STOREY SIDE AND REAR EXTENSION; LOFT CONVERSION INCLUDING REAR DORMER AND FRONT ROOFLIGHTS; RELOCATION OF ENTRANCE DOOR AND REMOVAL OF CHIMNEY BREAST; INTERNAL ALTERATIONS, AT 5 POPES ROAD, ABBOTS LANGLEY, HERTFORDSHIRE, WD5 0DQ** (Pages 91 - 100)

Recommendation: That Planning Permission be Refused.

11. **23/0577/RSP – RETROSPECTIVE: RETENTION OF TEMPORARY ACCESS TRACK FOR CONSTRUCTION VEHICLES TO FACILITATE DEVELOPMENTS AT BULLSLAND FARM FOR A FURTHER TEMPORARY PERIOD AT BULLSLAND FARM, BULLSLAND LANE, CHORLEYWOOD, RICKMANSWORTH, HERTFORDSHIRE, WD3 5BG** (Pages 101 - 112)

Recommendation: That Retrospective Planning Permission is granted.

## 12. 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.)

## 13. OTHER BUSINESS - IF APPROVED UNDER ITEM 3 ABOVE

### **Livestreaming details for the Planning Committee meeting**

The link to watch the livestream of the Planning Committee meeting is provided below:

[https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_MGZkNWZhMjktYzZiZi00ZDA1LTkwMmUtM2ZINDExMWM2NmJi%40thread.v2/0?context=%7B%22Tid%22%3A%2258420664-1284-4d81-9225-35da8165ae7a%22%2C%22Oid%22%3A%2258c99d6e-8c11-4f06-9519-c296e92897fc%22%2C%22IsBroadcastMeeting%22%3Atrue%2C%22role%22%3A%22a%22%7D&btype=a&role=a](https://teams.microsoft.com/l/meetup-join/19%3ameeting_MGZkNWZhMjktYzZiZi00ZDA1LTkwMmUtM2ZINDExMWM2NmJi%40thread.v2/0?context=%7B%22Tid%22%3A%2258420664-1284-4d81-9225-35da8165ae7a%22%2C%22Oid%22%3A%2258c99d6e-8c11-4f06-9519-c296e92897fc%22%2C%22IsBroadcastMeeting%22%3Atrue%2C%22role%22%3A%22a%22%7D&btype=a&role=a)

### **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](mailto:committeeteam@threerivers.gov.uk)