

PLANNING COMMITTEE

NOTICE AND AGENDA

For a meeting to be held in the Penn Chamber, Three Rivers House, Northway, Rickmansworth on Thursday, 17 August 2023 at 7.30 pm

Members of the Planning Committee:-

Councillors:

Sara Bedford (Chair)
Ruth Clark
Matthew Bedford
Philip Hearn
David Raw
Stephen King

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

*Joanne Wagstaffe, Chief Executive
8 August 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
- 22)

To receive the minutes from the Planning Committee meeting held on 22 June 2023 for the Chair to sign following agreement of the minutes at the meeting on 13 July 2023.

To confirm as a correct record the minutes from the Planning Committee meeting held on 13 July 2023.

3. 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

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.

PLANNING APPLICATIONS

The following applications (agenda items 5 to 7) are submitted for the Committee's decision and, unless otherwise stated, staffing, financial and legal implications are not applicable. Environmental implications are dealt with in the individual report.

- 5. 23/0747/RSP - RETROSPECTIVE: PART SINGLE, PART TWO STOREY REAR EXTENSION, FIRST FLOOR SIDE EXTENSION, LOFT CONVERSION INCLUDING INCREASE IN RIDGE HEIGHT, REAR DORMER WINDOWS TO THE REAR, ERECTION OF PORCH, ALTERATIONS TO FENESTRATION, RENDER TO EXTERIOR AND ALTERATIONS TO DRIVEWAY AT SANDLEWOOD, 7A WOLSEY ROAD, MOOR PARK, HERTS, HA6 2HN**

(Pages
23 - 38)

That Part Retrospective Planning Permission be granted

- 6. 23/0942/ADV - ADVERTISEMENT CONSENT: INSTALLATION OF NON-ILLUMINATED FASCIA SIGN TO BUILDING AT CHANGING ROOMS, OXHEY PAVILION EXTENSION, GREEN LANE, OXHEY HALL**

(Pages
39 - 48)

That advertisement consent be GRANTED subject to conditions

7. **23/1003/FUL - VARIATION OF CONDITION 2 PURSUANT TO PLANNING PERMISSION 22/0958/FUL (PART SINGLE PART TWO STOREY SIDE AND REAR EXTENSION INCLUDING HIP TO GABLE ROOF EXTENSION, REAR DORMER, ROOFLIGHTS, ALTERATIONS TO FENESTRATION AND THE CONSTRUCTION OF A DETACHED OUTBUILDING) TO INCREASE SCALE OF REAR DORMER AND RECONFIGURATION OF FRONT ROOFLIGHTS AT 129 WATFORD ROAD, CROXLEY GREEN, RICKMANSWORTH, HERTFORDSHIRE, WD3 3DX** (Pages 49 - 60)

Recommendation: That Planning Permission be Granted

8. **OTHER BUSINESS - IF APPROVED UNDER ITEM 3 ABOVE**
9. **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.)

10. **21/0228/COMP - PROPOSED USE OF POWERS TO TAKE DIRECT ACTION UNDER SECTION 219 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)** (Pages 61 - 94)

To take direct action against a property in the District which has failed to comply with a Section 215 Notice.

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

Livestreaming details

To watch the Part I items of the meeting remotely please use the livestream details below:

https://teams.microsoft.com/join/19%3ameeting_MTBhMGY5MjQtMTRIYy00OWI4LWlxZDUtYjNkY2Q0MDdkMTIy%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

The Part ii item of the meeting will not be livestreamed.

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