

# PLANNING COMMITTEE

## NOTICE AND AGENDA

For a meeting to be held in the Penn Chamber, Three Rivers House, Northway, Rickmansworth on Thursday, 19 October 2023 at 7.30 pm

Members of the Planning Committee:-

Councillors:

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

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

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*Joanne Wagstaffe, Chief Executive  
Wednesday, 11 October 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**

To confirm as a correct record of the minutes of the Planning Committee meetings held on 17 August 2023 and 14 September 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. 23/0698/FUL - DEMOLITION OF EXISTING CONSERVATORY, CONSTRUCTION OF SINGLE STOREY FRONT EXTENSION AND PART SINGLE, PART TWO STOREY SIDE AND REAR EXTENSION, BASEMENT AND FRONT PORCH EXTENSION, LOFT EXTENSION INCLUDING INCREASE IN RIDGE HEIGHT, CHANGE OF HIPPED ROOF TO GABLE ABOVE FRONT ENTRANCE, REAR DORMERS, SIDE ROOFLIGHTS, INTERNAL ALTERATIONS AND ALTERATIONS TO FENESTRATION, LANDSCAPING ALTERATIONS TO THE REAR AT 9 RUSSELL ROAD, MOOR PARK, NORTHWOOD, HERTFORDSHIRE, HA6 2LJ.**

(Pages 9  
- 36)

Recommendation: That Planning Permission be granted.

- 6. 23/0699/AOD – APPROVAL OF DETAILS: RESIDENTIAL DEVELOPMENT OF 53 DWELLINGS, CONSTRUCTION OF PARKING SPACES, ASSOCIATED LANDSCAPING, INFRASTRUCTURE WORKS AND ANCILLARY WORKS INCLUDING THE DEMOLITION OF THE EXISTING SHELTER (RESERVED MATTERS APPLICATION CONTAINING DETAILS OF APPEARANCE, LANDSCAPING, LAYOUT AND SCALE PURSUANT TO CONDITION 1 ATTACHED TO OUTLINE PLANNING PERMISSION 19/2419/OUT) AT LAND TO SOUTH OF FOXGROVE PATH/HEYSHAM DRIVE, SOUTH OXHEY, WATFORD, WD19 6YL**

(Pages  
37 - 76)

Recommendation: That the reserved matters be approved, subject to conditions

- 7. 23/0701/FUL – VARIATION OF CONDITION 4 (AFFORDABLE HOUSING), CONDITION 5 (SPECIFICATION OF ACCESS), AND CONDITION 7 (BUS STOP AND CROSSING WORKS) ATTACHED TO OUTLINE PLANNING PERMISSION 19/2419/OUT (OUTLINE APPLICATION: RESIDENTIAL DEVELOPMENT OF UP TO 53 DWELLINGS, CONSTRUCTION OF PARKING SPACES, ASSOCIATED LANDSCAPING, INFRASTRUCTURE WORKS AND ANCILLARY WORKS INCLUDING THE DEMOLITION OF THE EXISTING SHELTER (MATTERS OF APPEARANCE, LANDSCAPING, LAYOUT AND SCALE RESERVED)) TO REFLECT THE**

(Pages  
77 - 102)

**SCHEME COMING FORWARD AS 100% AFFORDABLE (A MIX OF AFFORDABLE RENT AND SHARED OWNERSHIP), AND TO ENSURE THE DEVELOPMENT CAN COMMENCE PRIOR TO THE DETAILS OF THE NEW ACCESS POINT, BUS STOP AND CROSSING POINTS BEING APPROVED. AT LAND TO SOUTH OF FOXGROVE PATH/HEYSHAM DRIVE, SOUTH OXHEY, WATFORD, WD19 6YL**

Recommendation: That outline planning permission be granted subject to conditions

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| 8. | <b>23/1043/FUL - CONSTRUCTION OF PART SINGLE, PART TWO STOREY REAR EXTENSION (ROOF ACCOMMODATION) AND ALTERATIONS AND ADDITIONS TO FENESTRATION AND ROOFLIGHTS TO EXISTING CARE HOME TO CREATE ADDITIONAL BEDROOMS AND OFFICE SPACE AT ARDEN HOUSE, 31 UPPER HIGHWAY, ABBOTS LANGLEY, HERTFORDSHIRE, WD4 8PP</b> | (Pages<br>103 -<br>118) |
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That PLANNING PERMISSION BE GRANTED subject to conditions

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| 9. | <b>23/1139/FUL – REPLACEMENT OF EXISTING PEDESTRIAN BRIDGE OVER THE RIVER COLNE WITH A NEW PEDESTRIAN AND CYCLE BRIDGE, INCLUDING UPGRADED FOOTPATHS, FENCING AND SEATING AREAS, AT RICKMANSWORTH AQUADROME, RIVERSIDE DRIVE, RICKMANSWORTH</b> | (Pages<br>119 -<br>148) |
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Recommendation: That Planning Permission be granted.

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| 10. | <b>23/1328/FUL - EXTENSION TO EXISTING HARDSTANDING TO CREATE ADDITIONAL PARKING INCLUDING ASSOCIATED PATHWAY, BOLLARDS AND LANDSCAPING AT SHAFTESBURY COURT, MALVERN WAY, CROXLEY GREEN, HERTFORDSHIRE</b> | (Pages<br>149 -<br>158) |
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Note: This item has been withdrawn from the agenda (17<sup>th</sup> October 2023)

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| 11. | <b>23/1372/FUL – CONSTRUCTION OF PART SINGLE, PART TWO STOREY FRONT AND SIDE EXTENSIONS AT 32 OAK GREEN, ABBOTS LANGLEY, HERTFORDSHIRE, WD5 0PG.</b> | (Pages<br>159 -<br>174) |
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Recommendation: That Planning Permission be granted.

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| 12. | <b>23/1425/FUL – CONVERSION OF GARAGE INTO HABITABLE ACCOMMODATION AND ALTERATIONS TO FENESTRATION AT BARFORD, HOMEFIELD ROAD, CHORLEYWOOD, RICKMANSWORTH, HERTFORDSHIRE, WD3 5QJ.</b> | (Pages<br>175 -<br>186) |
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Recommendation: That Planning Permission be granted.

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| 13. | <b>23/1481/RSP – PART RETROSPECTIVE: CONSTRUCTION OF REAR CONSERVATORY AND CONVERSION OF GARAGE INTO HABITABLE ACCOMMODATION AND EXTENSION OF DRIVEWAY AT 21 BATESON DRIVE, LEAVESDEN, WATFORD, HERTFORDSHIRE, WD25 7ND</b> | (Pages<br>187 -<br>198) |
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That the decision be delegated to the Head of Regulatory Services to consider any representations received and that PART RETROSPECTIVE PLANNING PERMISSION BE GRANTED, subject to conditions.

## 14. 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 paragraph X 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.)

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

### Livestreaming details

[https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_NmRINDFhYTQtMTczYy00M2E3LTImN2MtZThINDIiNjk1NDY2%40thread.v2/0?context=%7B%22Tid%22%3A%2258420664-1284-4d81-9225-35da8165ae7a%22%2C%22Oid%22%3A%22e4bd9f48-5936-485c-82c1-bd8660567ae4%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_NmRINDFhYTQtMTczYy00M2E3LTImN2MtZThINDIiNjk1NDY2%40thread.v2/0?context=%7B%22Tid%22%3A%2258420664-1284-4d81-9225-35da8165ae7a%22%2C%22Oid%22%3A%22e4bd9f48-5936-485c-82c1-bd8660567ae4%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)