

PLANNING COMMITTEE

NOTICE AND AGENDA

For a meeting to be held on Thursday, 16 November 2023 at 7.30 pm in the Penn Chamber, Three Rivers House, Northway, Rickmansworth.

Members of the Planning Committee:-

Councillors:

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

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

*Joanne Wagstaffe, Chief Executive
Wednesday, 8 November 2023*

1. APOLOGIES FOR ABSENCE

To receive any apologies for absence and to note the attendance of any substitute members.

2. MINUTES OF PREVIOUS MEETINGS

(Pages 5 - 24)

To confirm as being a correct record the minutes of the meetings of the Planning Committee held on 14th September 2023 and 19th October 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. **22/1764/FUL: WORLD OF WATER, HEMPSTEAD ROAD, WATFORD, HERTFORDSHIRE, WD4 8QG** (Pages 25 - 98)

Demolition of existing building and erection of retail food store, (Use Class E(a)), with associated access, parking and amenities.

Reccomendation: That subject to the recommendation of no objection / approval from the Lead Local Flood Authority (LLFA) and the completion of a Section 106 Agreement in respect of a monitoring and evaluation fee covering a 5 year period relating to the travel plan, that permission be delegated to the Head of Regulatory Services to GRANT PLANNING PERMISSION subject to conditions and any additional conditions as requested by the LLFA.

6. **23/0483/FUL: CROXLEY HOUSE, CROXLEY GREEN, RICKMANSWORTH, HERTFORDSHIRE, WD3 3JB** (Pages 99 - 176)

Change of use of existing building from care home (C2) use to a nursery (Class E) including partial demolition of existing single storey rear extension and construction of two storey front extension; provision of spiral stairs, ramp access, green roof, rooflights and vents; repairs to boundary wall with associated parking and landscaping works; and widening of existing access track, internal alterations and alterations to fenestration.

Recommendation: That subject to the recommendation of approval/no objection from the Lead Local Flood Authority (LLFA) and the completion of a S106 Agreement (securing a monitoring fee), that the application be delegated to the Head of Regulatory Services to GRANT PLANNING PERMISSION subject to conditions as set out in the report and any conditions requested by the LLFA.

7. **23/0484/LBC: CROXLEY HOUSE, CROXLEY GREEN, RICKMANSWORTH, HERFORDSHIRE, WD3 3JB.**

Listed Building Consent application for change of use of existing building from care home (C2) use to a nursery (Class E) including partial demolition of existing single storey rear extension and construction of two storey front extension; provision of spiral stairs, ramp access, green roof, rooflights and vents; repairs to boundary wall with associated parking and landscaping works; widening of existing access track, internal alterations and alterations to fenestration at

Note: The report for this application is combined with the report for Planning Application Number 23/0483/FUL at Item 6 above.

Recommendation: That Listed Building Consent is granted subject to conditions.

8. **23/1182/RSP: 17 WINCHESTER WAY, CROXLEY GREEN, RICKMANSWORTH, HERTFORDSHIRE, WD3 3QE** (Pages 177 - 188)

A retrospective planning application for a loft conversion including hip to gable roof extension with rear dormer window and front rooflights.

Recommendation: That Retrospective Planning Permission be granted subject to conditions.

9. **23/1221/RSP: BATCHWORTH HEATH FARM HOUSE, BATCHWORTH HEATH, RICKMANSWORTH, HERTFORDSHIRE, WD3 1QB** (Pages 189 - 206)

A Part Retrospective Planning Application for change of use of land as an amendment to the residential curtilage, associated landscaping changes including formal garden areas, hard standing for vehicular access and parking and installation of entrance gate and pillars.

Recommendation: That Planning Permission be granted.

10. **23/1569/FUL: GARAGES ADJACENT TO 13 TO 23, POLLARDS, MAPLE CROSS, HERTFORDSHIRE** (Pages 207 - 252)

An application for the demolition of existing garages and erection of 3 storey (plus roof accommodation) block comprising eight 2 bed apartments with associated bin and bike storage, parking and landscaping works.

Recommendation: That planning permission be granted subject to conditions.

11. **23/1570/FUL: GARAGES REAR OF 22 TO 32, POLLARDS, MAPLE CROSS, HERTFORDSHIRE** (Pages 253 - 302)

An application for the demolition of existing garages and erection of two 4 bed houses with associated bin and bike storage, parking and landscaping works.

Recommendation: That planning permission be approved subject to conditions.

12. **23/1619/FUL: GARAGES BETWEEN 83 AND 89 THE QUEENS DRIVE** (Pages 303 - 352)

Demolition of existing garages and construction of two storey block comprising of 6no. 2 bed 4 person flats with associated bin and bike storage, access, parking and landscaping works.

Recommendation: That Planning Permission be Granted.

13. **OTHER BUSINESS - if approved under item 3 above**

Exclusion of Public and Press

If the Committee wishes to consider items 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 in 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.)

General Enquiries: Please contact the Committee Team at
committeeteam@threerivers.gov.uk