

PLANNING COMMITTEE

NOTICE AND AGENDA

For a meeting to be held on Thursday, 18 January 2024 at 7.30 pm in the Penn Chamber, Three Rivers, Northway, Rickmansworth.

Members of the Planning Committee:-

Councillors:

Sara Bedford (Chair)
Ruth Clark
Matthew Bedford
Andrea Fraser
Philip Hearn
Stephen King

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

*Joanne Wagstaffe, Chief Executive
Wednesday, 10 January 2024*

The Council welcomes contributions from members of the public on agenda items at the Planning Committee meetings. Details of the procedure are provided below:

For those wishing to speak:

Members of the public are entitled to register and identify which item(s) they wish to speak on from the published agenda for the meeting. Those who wish to register to speak are asked to register on the night of the meeting from 7pm. Please note that contributions will be limited to one person speaking for and one against each item for not more than three minutes.

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 Committee.

Those wishing to observe the meeting are requested to arrive 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 meeting will not be broadcast/livestreamed but an audio recording of the meeting will be made.

1. APOLOGIES FOR ABSENCE

2. MINUTES

(Pages 5
- 14)

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. 22/1945/FUL: LAND TO THE EAST OF LANGLEYBURY LANE AND INCLUDING LANGLEYBURY HOUSE ESTATE, LANGLEYBURY LANE, LANGLEYBURY, HERTFORDSHIRE

(Pages
15 - 16)

Hybrid application for the creation of a Film Hub to include detailed approval for demolition of a number of existing buildings including children's farm buildings and change of use of Mansion House and Aisled Barn for filming and the construction of a cafe within the Walled Garden, new car parking area to north of site, alterations to existing access points along Langleybury Lane, change of use of the L Shaped Barn (to multi purpose use including cycle hub, showers and vehicle storage) and change of use of ground floor of the existing Laundry to reception facility, together with outline planning approval (matters reserved: Scale, Layout, Appearance and Landscaping) for change of use of site to a Film Hub to include Craft Workshop buildings, Sound Stages, Support Workshops, Production Offices, Backlots, Film and Television Training Facility Building, Offices, Ancillary Buildings, parking areas and relocation of Langleybury Children's Farm including new farm buildings. Alterations to existing cycle path and pedestrian network within the site, to include provision of a new pedestrian/cycle access within the site to the A41.

Recommendation: That Members agree for officers to arrange a site visit prior to this application being presented to Planning Committee for a decision.

6. 23/0761/FUL: NO.1 AND LAND TO THE REAR TOMS LANE, KINGS LANGLEY, HERTFORDSHIRE, WD4 8NA

(Pages
17 - 72)

Demolition of the existing dwelling and associated outbuilding and construction of five two storey detached dwellings with associated accommodation in the roof space served by dormer windows and rooflights; Juliet balconies and heat pumps with associated access including works to verges, parking and landscaping works including raised terraces.

Recommendation: That subject to the completion of a Section 106 Agreement securing an off-site affordable housing financial contribution and an off-site biodiversity net gain financial contribution that the application be delegated to the Head of Regulatory Services to grant planning permission subject to conditions as set out at section 8 below.

7. 23/1068/OUT: PARCEL OF LAND NORTH OF MANSION HOUSE FARM, BEDMOND ROAD, ABBOTS LANGLEY, HERTFORDSHIRE.

(Pages
73 - 176)

Outline application: Demolition and clearance of existing buildings and hardstandings to allow for the construction of a data centre of up to 84,000 sqm (GEA) delivered across 2no. buildings, engineering operations and earthworks to create development platforms, site wide landscaping and the creation of a country park. The data centre buildings include ancillary offices, internal plant and equipment and emergency back-up generators. Other works include an ancillary innovation, education and training centre of up to 300 sqm, internal roads and footpaths, cycle and car parking, hard and soft landscaping, security perimeter fence, lighting, drainage, substation, and other associated works and infrastructure (all matters reserved).

Recommendation: That Outline Planning Permission be REFUSED.

- 8. 23/1128/FUL: CEDARS VILLAGE, DOG KENNEL LANE, CHORLEYWOOD, HERTFORDSHIRE** (Pages 177 - 206)

Demolition of existing garages and construction of 7no. new dwellings (use class C3) in the form of bungalows with roof accommodation; new building to provide a laundry and maintenance store; and conversion of an existing garage to serve as a maintenance store and associated parking.

Recommendation: That subject to the recommendation of approval and/or no objection from the Lead Local Flood Authority (LLFA) and the completion of a Section 106 Agreement (securing an affordable housing monetary contribution), that the decision be delegated to the Head of Regulatory Services to GRANT PLANNING PERMISSION subject to the conditions set out below, and any conditions requested by the LLFA:

- 9. 23/1352/FUL: MARGARET HOUSE RESIDENTIAL HOME, PARSONAGE CLOSE, ABBOTS LANGLEY, HERTFORDSHIRE, WD5 0BQ** (Pages 207 - 236)

Note: This application has been withdrawn from the agenda (16 January 2024)

- 10. 23/1766/FUL: 38B ABBOTS ROAD, ABBOTS LANGLEY, HERTFORDSHIRE, WD5 0BG** (Pages 237 - 250)

Demolition of existing garage and construction of single storey side extension; extension of existing roof to facilitate first floor extension; alterations to site frontage and new access to lower ground floor.

Recommendation: That the decision be delegated to the Director of Community and Environmental Services to consider any representations received and that PLANNING PERMISSION BE GRANTED.

- 11. OTHER BUSINESS - if approved under item 4 above**

Exclusion of Public and Press

If the Committee wishes to consider any 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 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