

# PLANNING COMMITTEE

## NOTICE AND AGENDA

For a meeting to be held on Thursday, 23 May 2024 at 7.30 pm in the Penn Chamber, Three Rivers, Northway, Rickmansworth.

Members of the Planning Committee:

*Committee members to be appointed at Annual Council on 21 May 2024*

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*Joanne Wagstaffe, Chief Executive  
Wednesday, 15 May 2024*

	Pages
<b>1. APOLOGIES FOR ABSENCE</b>	
<b>2. MINUTES</b>	5 - 8
To confirm as being a correct record the minutes of the meeting of the Planning Committee on 18 April 2024.	
<b>3. DECLARATIONS OF INTEREST</b>	
To receive any declarations of interest.	
<b>4. NOTICE OF OTHER BUSINESS</b>	
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.	
<b>5. 23/1277/OUT - LAND AT TOMS LANE (NOS 114-118), TOMS LANE, KINGS LANGLEY, HERTFORDSHIRE</b>	9 - 52
Outline application for the erection of 5 self-build detached dwellings with associated access and parking (appearance, landscaping, layout and scale as reserved matters)	
Recommendation: That the application is delegated to the Head of Regulatory Services to grant outline planning permission, provided that Hertfordshire Ecology raise no objections to any further information submitted including the required reptile surveys, and following the completion of a Section 106 agreement and subject to conditions and any additional conditions recommended by Herts Ecology.	

**6. 23/1352/FUL - MARGARET HOUSE RESIDENTIAL HOME, PARSONAGE CLOSE, ABBOTS LANGLEY, HERTFORDSHIRE, WD5 0BQ 53 - 86**

Demolition of existing care home building and redevelopment of site to provide 27no. residential units, with associated access, parking, and landscaping works.

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:

**7. 23/1618/FUL – LAND REAR OF 63 TOMS LANE, KINGS LANGLEY, WD4 8NJ. 87 - 114**

Change of use of land for the stationing of caravans for residential purposes for 5 no. gypsy pitches with the formation of hardstanding and amenity block.

Recommendation: That planning permission be granted.

**8. 23/1797/FUL - CEDAR HOUSE, SANDY LANE, NORTHWOOD 115 - 160**

Demolition of existing dwelling and buildings and erection of two storey detached building to create 17 no. flats, including lower ground floor level, first and second floor balconies and accommodation in the roofspace with dormers, rooflights, solar panels with associated parking and landscaping works.

It is recommended:

That subject to the recommendation of approval/no objection from the Lead Local Flood Authority (LLFA) and the completion of a Section 106 Agreement securing an affordable housing review mechanism and private refuse collection, that the application be delegated to the Head of Regulatory Services to GRANT PLANNING PERMISSION subject to conditions as set out below and any additional conditions as requested by the LLFA.

OR

On receipt of an objection (or further concerns raised) from the Lead Local Flood Authority (LLFA), that the application be delegated to the Head of Regulatory Services to REFUSE PLANNING PERMISSION for the following reasons:

R1: In the absence of sufficient information the Local Planning Authority is not satisfied that an acceptable sustainable drainage strategy has been provided. As a result, it is considered that the development is contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM8 of the Development Management Policies LDD (adopted July 2013).

R2: In the absence of an agreement under the provisions of Section 106 of Town and Country Planning Act 1990 to secure an affordable housing review mechanism, the development would be unable to protect the objectives in relation to affordable housing and therefore would fail to meet the requirements of Policy CP4 of the Core Strategy (adopted October 2011) and the Affordable Housing Supplementary Planning Document (approved June 2011).

R3: In the absence of an agreement under the provisions of Section 106 of Town and Country Planning Act 1990, no mechanism can be established to control the private refuse collection for residents of the site, failing to accord with Policy DM10 of the Development Management Policies LDD (adopted July 2013).

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| <b>9.</b>  | <b>23/1875/FUL - 20 BATCHWORTH LANE, NORTHWOOD, HA6 3DR</b>   | 161 - 184 |
|            | <p>Demolition of existing dwelling and shed and construction of two storey detached dwelling including basement level with swimming pool and accommodation in the roofspace served by rear dormer window and front/side/rear rooflights, side solar panels with associated heatpump, access, bin and bike store, parking and landscaping works; erection of rear outbuilding including double garage at</p> <p>Recommendation: That planning permission be granted.</p>       |           |
| <b>10.</b> | <b>23/2134/FUL - 29 RUSSELL ROAD, NORTHWOOD, HERTFORDSHIRE, HA6 2LP</b>   | 185 - 202 |
|            | <p>Demolition of existing northern covered projection, and the construction of a single storey side and rear extension, conversion of garage into habitable accommodation and rear rooflight.</p> <p>Recommendation: That Planning Permission be granted.</p>   |           |
| <b>11.</b> | <b>24/0120/FUL - PLOT 3, BANSTEAD DOWN, OLD CHORLEYWOOD ROAD, RICKMANSWORTH, HERTFORDSHIRE</b>  | 203 - 218 |
|            | <p>Variation of Condition 1 (plans) pursuant to planning permission 23/1809/FUL to include alterations to the design of Plot 3 to increase footprint of dwelling at ground and first floor level, as well as alterations to front driveway, provision of rear patio with associated front/rear landscaping works, alterations to front driveway, provision of raised rear patio with associated front/rear landscaping works.</p> <p>That planning permission be granted.</p> |           |
| <b>12.</b> | <b>24/0187/FUL - 2 BROOKDENE AVENUE, OXHEY HALL, WATFORD, HERTFORDSHIRE, WD19 4LF.</b>  | 219 - 228 |
|            | <p>Demolition of existing dwelling and construction of two storey detached dwelling with basement level and accommodation in the roofspace served by side rooflights with associated parking and landscaping works.</p> <p>Recommendation: That Planning Permission be refused.</p>   |           |
| <b>13.</b> | <b>24/0215/FUL - 39 WATFORD ROAD, CROXLEY GREEN, RICKMANSWORTH, HERTS, WD3 3DP</b>  | 229 - 264 |
|            | <p>Change of use of existing playroom and garages into habitable accommodation to provide two-bedroom dwelling and associated works to provide amenity space, refuse storage and parking.</p> <p>Recommendation: That planning permission be granted subject to condition and the completion of a Section 106 agreement (securing a financial affordance housing contribution).</p>   |           |

- 14. 24/0267/FUL - BURY LAKE, THE AQUADROME, FROGMOOR LANE, RICKMANSWORTH** 265 - 286

Construction of single storey detached 'Dry Zone' building at Bury Lake.

Recommendation: That subject to no new material considerations being raised and the recommendation of approval/no objection from the Environment Agency (EA) that the application be delegated to the Head of Regulatory Services to grant planning permission subject to conditions as set out below and any additional conditions as requested by the EA.

- 15. 24/0338/FUL - 63 EASTBURY ROAD, NORTHWOOD, HA6 3AP** 287 - 298

Construction of part single, part two storey rear extension; raised rear patio, conversion of garage into habitable accommodation and loft conversion including rear dormer window and front rooflights; internal alterations and alterations to fenestration.

Recommendation: That Planning Permission be granted.

- 16. 24/0426/FUL - STREET RECORD, SCHOOL MEAD, ABBOTS LANGLEY, HERTFORDSHIRE** 299 - 316

Alterations to existing parking including the provision of additional hard surfacing to facilitate the creation of additional parking spaces and installation of timber bollards and kerbs.

Recommendation: That Planning Permission be granted subject to conditions.

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

### **Exclusion of Public and Press**

If the Committee wishes to consider any 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](mailto:committeeteam@threerivers.gov.uk)

The Council welcomes contributions from members of the public on agenda items at the Planning Committee meetings.

Those who wish to register to speak are asked to register with the Committee Officers 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.

Please note that the meeting will be livestreamed.