

# PLANNING COMMITTEE

## NOTICE AND AGENDA

For a meeting to be held in the Penn Chamber, Three Rivers House, Northway, Rickmansworth on Thursday, 20 June 2024 at 7.30 pm.

Members of the Planning Committee:-

Councillors:

Chris Whately-Smith (Chair)  
Matthew Bedford  
Philip Hearn  
Stephen King  
Chris Lloyd

Sara Bedford (Vice-Chair)  
Debbie Morris  
Chris Mitchell  
Harry Davies  
Elinor Gazzard

*Joanne Wagstaffe, Chief Executive  
Wednesday, 12 June 2024*

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 Rights Act, the Data Protection Legislation and the laws of libel and defamation.

**1. APOLOGIES FOR ABSENCE**

**2. MINUTES**

To confirm, as a correct record, the minutes of the Planning Committee meetings held on 23 May 2024 and 13 June 2024.

**3. DECLARATIONS OF INTEREST**

To receive any declarations of interest.

**4. NOTICE OF URGENT 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. 24/0620/FUL – REMOVAL OF CONDITION 2 (PD RIGHTS - DEVELOPMENT TO BE USED SOLELY FOR PURPOSES INCLUDED IN CLASS B1) OF PLANNING PERMISSION 14/1294/FUL AT DRAKE HOUSE, HOMESTEAD ROAD, RICKMANSWORTH, HERTFORDSHIRE, WD3 1FW**

(Pages 7  
- 18)

This application seeks to remove Condition 2 of planning permission 14/1294/FUL which states:

*The development hereby permitted, excluding Swan House, shall be used solely for purposes included in Class B1 of the Schedule of the Town and Country Planning (Use Classes) Order 1987 (as amended) and for no other purpose whatsoever without the prior permission in writing of the Local Planning Authority.*

*Reason: To ensure adequate planning control over further development having regard to the limitations of the site and neighbouring properties and in the interests of the visual amenities of the site and the area in general, in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011).*

Recommendation

That Condition 2 is removed and that Planning Permission be granted.

**6. 24/0535/FUL – VARIATION OF CONDITION 3 (WINDOWS) PURSUANT TO PLANNING PERMISSION 94/234/8 TO INCLUDE ALTERATIONS FIRST FLOOR FENESTRATION CONTAINED WITHIN THE NORTH AND SOUTH ELEVATIONS OF THE DWELLING AT THE OLD GATE, BUCKS HILL, KINGS LANGLEY, HERTFORDSHIRE, WD4 9BR**

(Pages  
19 - 28)

This application seeks full planning permission for the variation of Condition 3 (Windows) pursuant to planning permission 94/234/8 to include alterations first floor fenestration contained within the north and south elevations of the dwelling.

Condition 3 of planning permission 94/234/8 stated the following:

*The new windows in the North and South upper side elevations shall be installed as fixed light, non-opening windows with the upper fanlights only hinged. These windows shall be wholly glazed in obscure glass and these requirements shall be incorporated as part of the works when constructed. Thereafter these upper side windows shall be permanently retained and maintained as such, for so long as they are required to remain.*

*Reason: In the interests of the amenities and privacy of the occupiers of adjoining residential properties and the occupier of the property the subject of this permission.*

Recommendation: That condition 3 (Windows) be VARIED and that PLANNING PERMISSION IS GRANTED.

## **7. 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 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.)

### **Background Information**

*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@threeivers.gov.uk](mailto:committeeteam@threeivers.gov.uk)