

# PLANNING COMMITTEE

## NOTICE AND AGENDA

For a meeting to be held in the Auditorium, Watersmeet Theatre, High Street Rickmansworth, WD3 1EH on Thursday, 15 August 2024 at 7.30 pm

Members of the Planning Committee:-

Councillors:

Chris Whately-Smith (Chair)  
Philip Hearn  
Stephen King  
Chris Lloyd  
Debbie Morris

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

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*Joanne Wagstaffe, Chief Executive  
Wednesday, 7 August 2024*

The Planning Committee welcomes contributions from members of the public to its discussion on agenda items. Contributions will be limited to one person speaking for and one against each item for not more than three minutes. 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 automatically be given the right to speak on that item at the next meeting of the Planning Committee. Details of the procedure and the list for registering the wish to speak will be available for a short period before the meeting.

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.

**Please note that the meeting is being held virtually. The business of the meeting will be live streamed at –**

The Planning Committee virtual meeting protocol can be viewed below:

**1. APOLOGIES FOR ABSENCE**

- 2. MINUTES** (Pages 5 - 8)
- To confirm as being a correct record, the minutes of the meeting of the Planning Committee, held on 18 July 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. 23/1795/FUL - DEMOLITION OF EXISTING BUILDING AND ERECTION OF 6 NO. TWO STOREY DWELLINGS WITH ASSOCIATED BIN STORE, PARKING AND LANDSCAPING WORKS AT 35 HIGH STREET, ABBOTS LANGLEY, WD5 0AA.** (Pages 9 - 40)
- Recommendation: That subject to the recommendation of approval/no objection from the Landscape Officer and the Environmental Health Officer, 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 Landscape Officer and Environmental Health Officer.
- 6. 23/1797/FUL - 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 AT CEDAR HOUSE, SANDY LANE, NORTHWOOD, HA6 3EZ** (Pages 41 - 98)
- Recommendation: That PLANNING PERMISSION BE GRANTED, subject to the completion of a Section 106 Agreement securing an affordable housing review mechanism and private refuse collection
- 7. 24/0804/FUL - CONSTRUCTION OF PART SINGLE, PART TWO STOREY SIDE EXTENSION, SINGLE STOREY REAR EXTENSION; FRONT PORCH, PARTIAL GARAGE CONVERSION LINKING TO MAIN DWELLING, ADDITION OF SIDE DORMER AND REAR TERRACE BALCONY; INTERNAL ALTERATIONS AND ALTERATIONS TO FENESTRATION AT HOLLY TREES, TROUT RISE, LOUDWATER, RICKMANSWORTH, WD3 4JR.** (Pages 99 - 114)
- Recommendation: That PLANNING PERMISSION be REFUSED.
- 8. 24/0814/FUL - ERECTION OF SINGLE STOREY FRONT AND SIDE EXTENSION AT SARRATT VILLAGE HALL, THE GREEN, SARRATT, HERTFORDSHIRE** (Pages 115 - 130)
- Recommendation: That subject to conditions PLANNING PERMISSION BE GRANTED.

9. **24/1064/FUL – DEMOLITION OF EXISTING CONSERVATORY AND CONSTRUCTION OF SINGLE STOREY REAR EXTENSION AND FRONT PORCH EXTENSION, CONVERSION OF GARAGE INTO HABITABLE ACCOMMODATION; PROVISION OF WINDOW TO SIDE ELEVATION AT 26 POPES ROAD, ABBOTS LANGLEY, HERTS, WD5 0EY** (Pages 131 - 142)

Recommendation: That PLANNING PERMISSION IS GRANTED subject to conditions.

10. **WITHDRAWN - 24/1093/PIP – PERMISSION IN PRINCIPLE APPLICATION: ERECTION OF A BLOCK OF SIX APARTMENTS WITH ASSOCIATED ACCESS, BIN AND BIKE STORE, PARKING AND LANDSCAPING WORKS AT LAND ADJACENT TO 62-84 AND 99-121, SYCAMORE ROAD, CROXLEY GREEN** (Pages 143 - 166)

*This item has been withdrawn from the agenda and will be presented at a future Planning Committee.*

11. **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@threerivers.gov.uk](mailto:committeeteam@threerivers.gov.uk)