

PLANNING COMMITTEE

NOTICE AND AGENDA

For a meeting to be held in the Penn Chamber, Three Rivers House, Northway, Rickmansworth on Thursday, 12 September 2024 at 7pm.

Councillors:

Christopher Alley
Sara Bedford
Oliver Cooper
Stephen Cox
Harry Davies
Steve Drury
Vicky Edwards
Andrea Fraser
Elinor Gazzard
Stephen Giles-Medhurst
Rue Grewal
Philip Hearn
Lisa Hudson
Tony Humphreys
Khalid Hussain
Raj Khiroya
Joan King
Stephen King
Chris Lloyd
David Major
Keith Martin

Abbas Merali
Chris Mitchell
Debbie Morris
Ian Morris
Sarah Nelmes
Louise Price
Kevin Raeburn
Reena Ranger
Ciaran Reed
Andrew Scarth
Narinder Sian
Mike Sims
Tom Smith
Jonathan Solomons
Cheryl Stungo
Jon Tankard
Chris Whately-Smith
Anne Winter

*Joanne Wagstaffe, Chief Executive
Wednesday, 4 September 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

(Pages 9
- 16)

To confirm as being a correct record, the minutes of the meeting of the Planning Committee, held on 15 August 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
17 - 50)

That PLANNING PERMISSION BE GRANTED subject to conditions as set out below.

6. 24/0518/FUL - CHANGE OF USE OF LAND TO HORTICULTURE, GRAZING OF ALPACAS AND FOR THE KEEPING OF HORSES INCLUDING ERECTION OF SINGLE POTTING ENCLOSURE, POLY TUNNELS, HAY STORE AND FOUR MOBILE STABLES AT LAND REAR OF CROXLEY HOUSE, LITTLE GREEN LANE, CROXLEY GREEN, HERTS

(Pages
51 - 82)

That subject to no new material considerations being raised, planning permission be granted subject to the following conditions.

7. **24/0918/FUL – CONSTRUCTION OF SINGLE STOREY FRONT AND REAR EXTENSIONS, CONVERSION OF GARAGE INTO HABITABLE ACCOMMODATION AND CONSTRUCTION OF NEW SHED AT 19 ASH CLOSE, ABBOTS LANGLEY, HERTFORDSHIRE, WD5 0DN** (Pages 83 - 100)

Recommendation: That planning permission be GRANTED subject to conditions.

8. **24/1018/FUL - CONSTRUCTION OF LOWER GROUND FLOOR LEVEL, AND PART SINGLE, PART TWO STOREY REAR EXTENSION AND FIRST FLOOR FRONT EXTENSION; CONVERSION OF GARAGE INTO HABITABLE ACCOMMODATION; LOFT CONVERSION INCLUDING SIDE/REAR ROOFLIGHTS INTERNAL ALTERATIONS AND ALTERATIONS TO FENESTRATION DETAIL AT 44 RUSSELL ROAD, MOOR PARK, NORTHWOOD, HERTFORDSHIRE, HA6 2LR** (Pages 101 - 118)

That Planning Permission be GRANTED

9. **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, RICKMANSWORTH, HERTS** (Pages 119 - 146)

That PERMISSION IN PRINCIPLE IS REFUSED.

10. **24/1101/FUL CONSTRUCTION OF SINGLE STOREY FRONT EXTENSION, CONVERSION OF GARAGE INTO HABITABLE ACCOMMODATION AND ALTERATIONS TO FRONTAGE TO PROVIDE ADDITIONAL PARKING, AT ALDERS, 64 GROVE FARM PARK, NORTHWOOD, HA6 2BQ** (Pages 147 - 162)

Recommendation: That PLANNING PERMISSION BE GRANTED subject to conditions

11. **24/1161/FUL – CHANGE OF USE OF LAND TO RESIDENTIAL USE IN ASSOCIATION WITH FORTUNES FARM INCLUDING EXTENSION AND CONVERSION OF EXISTING STABLE BLOCK TO HOME OFFICE AND GYM AT FORTUNES FARMHOUSE, HIGH ELMS LANE, ABBOTS LANGLEY, WATFORD, HERTFORDSHIRE, WD25 0JY** (Pages 163 - 176)

Recommendation: That the application be delegated to the Head of Regulatory Services to consider any new material planning considerations raised and PLANNING PERMISSION BE GRANTED

12. **PRELIMINARY REPORT: 24/0476/OUT: OUTLINE APPLICATION: COMPREHENSIVE DEVELOPMENT OF THE SITE, DELIVERING UP TO 300 NO. RESIDENTIAL DWELLINGS (USE CLASS C3), ASSOCIATED ACCESS, AND SUPPORTING AMENITY SPACE, LANDSCAPING, GREEN INFRASTRUCTURE AND SUSTAINABLE DRAINAGE SYSTEMS (ALL MATTERS RESERVED EXCEPT FOR ACCESS) AT LAND EAST OF GREEN STREET AND NORTH OF ORCHARD DRIVE CHORLEYWOOD** (Pages 177 - 280)

Recommendation:

- (1) That Members agree for officers to arrange a site visit prior to this application being presented to Planning Committee for a decision.
- (2) That the Committee notes the report, and is invited to make general comments with regard to the material planning issues raised by the application.

13. **PRELIMINARY REPORT: 24/0538/OUT: OUTLINE APPLICATION: DEMOLITION OF THE EXISTING FARM BUILDING AND COMPREHENSIVE DEVELOPMENT OF THE SITE, DELIVERING UP TO 675 NO. RESIDENTIAL DWELLINGS (USE CLASS C3), A NEW TWO-FORM ENTRY PRIMARY SCHOOL, ASSOCIATED ACCESS, AND SUPPORTING AMENITY SPACE, LANDSCAPING, GREEN INFRASTRUCTURE AND SUSTAINABLE DRAINAGE SYSTEMS (ALL MATTERS RESERVED EXCEPT FOR ACCESS) AT LAND EAST OF GREEN STREET AND NORTH OF ORCHARD DRIVE CHORLEYWOOD** (Pages 281 - 388)

Recommendation:

- (1) That Members agree for officers to arrange a site visit prior to this application being presented to Planning Committee for a decision.
- (2) That the Committee notes the report, and is invited to make general comments with regard to the material planning issues raised by the application.

14. **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