

PLANNING COMMITTEE

NOTICE AND AGENDA

For a meeting to be held in the Penn Chamber, Three Rivers House, Northway, Rickmansworth on Thursday, 12 December 2024 at 7.30 pm

Members of the Planning Committee:-

Councillors:

Chris Whately-Smith (Chair)
Harry Davies
Steve Drury
Chris Lloyd
Andrea Fraser
Philip Hearn

Elinor Gazzard (Vice-Chair)
Abbas Merali
Debbie Morris
Chris Mitchell
Stephen King

*Joanne Wagstaffe, Chief Executive
Wednesday, 4 December 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 5 - 16)

To confirm as a correct record the minutes of the Planning Committee meetings held on 7 and 21 November 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. 24/0829/FUL - CHANGE OF USE FROM CLASS E(A) TO MIXED USE FOR RESTAURANT AND TAKEAWAY (CLASS E(B) AND SUI GENERIS); ADDITION OF HVAC PLANT, PROVISION OF VEHICULAR ACCESS FROM NORTHWAY ACCOMMODATING MOTORCYCLE AND CYCLE PARKING WITH ASSOCIATED WORKS AT 94 HIGH STREET, RICKMANSWORTH, WD4 1AQ

(Pages 17 - 54)

Change of use from Class E(a) to Mixed Use for restaurant and takeaway (Class E(b) and Sui Generis); addition of HVAC plant, provision of vehicular access from Northway accommodating motorcycle and cycle parking with associated works at 94 – 102 High Street, Rickmansworth.

Recommendation: that planning permission be granted.

6. 24/0832/ADV – ADVERTISEMENT CONSENT: INSTALLATION OF 1 NO. ACRYLIC WHITE EXTERNALLY ILLUMINATED "MCDONALD'S" LETTERSET, 1 NO. YELLOW VINYL "GOLDEN ARCH" APPLIED EXTERNALLY TO GLAZING, 1 NO. EXTERNALLY ILLUMINATED PROJECTION SIGN, 6 NO. PARKING SIGNS AND 1NO. RAILING SIGN AT 94 – 102 HIGH STREET, RICKMANSWORTH, HERTFORDSHIRE, WD3 1AQ

(Pages 55 - 66)

Advertisement Consent for installation of 1 no. acrylic white externally illuminated "McDonald's" letterset, 1 no. yellow vinyl "Golden Arch" applied externally to glazing, 1 no. externally illuminated projection sign, 6 no. parking signs and 1no. railing sign at 94 – 102 High Street, Rickmansworth.

Recommendation: that advertisement consent be granted subject to the standard condition.

7. 24/1304/FUL - DEMOLITION OF ALL BUILDINGS ON THE SITE INCLUDING RESIDENTIAL DWELLING AND CONSTRUCTION OF A LIGHT INDUSTRIAL (USE CLASS E(G)(III)) BUILDING WITH BIOMASS BOILER, ASSOCIATED CAR PARKING, LANDSCAPING AND ALTERATIONS TO LAND LEVELS AT SOUTH BEND, STATION ROAD, KINGS LANGLEY, HERTS WD4 8LL

(Pages 67 - 148)

Demolition of all buildings on the site including residential dwelling and construction of a light industrial (Use Class E(g)(iii)) building with biomass boiler, associated car parking, landscaping and alterations to land levels at South Bend, Station Road, Kings Langley.

Recommendation: Defer to the Head of Regulatory Services and subject to the recommendation of no objection from the Lead Local Flood Authority (LLFA) and Environmental Health Officer (EHO), the inclusion of any conditions recommended by the LLFA and EHO, and following referral to the Secretary of State and subject to them raising no objection, and following completion of a S106 Agreement (securing a monitoring fee in relation to BNG) that Planning Permission is granted.

- 8. 24/1341/FUL – CONSTRUCTION OF SINGLE-STOREY FRONT EXTENSION AND FIRST FLOOR REAR EXTENSION, CONVERSION OF GARAGE INTO HABITABLE ACCOMMODATION AND INTERNAL ALTERATIONS, ALTERATIONS TO FENESTRATION AND EXTENSION OF DRIVEWAY AT 69 SYCAMORE ROAD, CROXLEY GREEN, RICKMANSWORTH, WD3 3TY** (Pages 149 - 166)

Construction of single-storey front extension and first floor rear extension, conversion of garage into habitable accommodation and internal alterations, alterations to fenestration and extension of driveway.

Recommendation: That planning permission be granted.

- 9. 24/1514/RSP – RETROSPECTIVE: CHANGE OF USE FROM RESTAURANT TO MIXED USE CLASS (E)(A) (RESTAURANT) AND SUI GENERIS (DRINKING ESTABLISHMENT), INSTALLATION OF NEW SHOP FRONT AND THE CREATION OF FRONT TERRACE AT 15 MONEY HILL PARADE, RICKMANSWORTH, WD3 7BE** (Pages 167 - 178)

Retrospective: change of use from restaurant to mixed use Class (E)(a) (restaurant) and Sui Generis (drinking establishment), installation of new shop front and the creation of front terrace.

Recommendation: That retrospective planning permission be granted.

- 10. 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.)

General Enquiries: Please contact the Committee Team at
committeeteam@threerivers.gov.uk