

# PLANNING COMMITTEE

## NOTICE AND AGENDA

For a meeting to be held in the Penn Chamber, Three Rivers House, Northway, Rickmansworth on Thursday, 17 April 2025 at 7.30 pm

Members of the Planning Committee:-

Councillors:

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

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

*Joanne Wagstaffe, Chief Executive  
Wednesday, 9 April 2025*

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 - 12)

To confirm as a correct record the minutes of the Planning Committee meeting held on 20 March 2025.

**3. 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.

**4. Declarations of Interest**

To receive any declarations of interest.

**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 – 102 High Street, Rickmansworth WD3 1AQ**

(Pages 13 - 56)

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 57 - 68)

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.

Recommendation: that advertisement consent is granted.

**7. 24/1384/RSP – Part Retrospective: Change of use of land to provide for 11no. pitches for residential purposes together with the formation of hardstanding and erection of a dayroom building at Little Liz, Old House Lane, Kings Langley WD4 8RS**

(Pages 69 - 94)

Part Retrospective change of use of land to provide for 11no. pitches for residential purposes together with the formation of hardstanding and erection of a dayroom building at Little Liz, Old House Lane, Kings Langley.

Recommendation: that subject to no new material considerations being raised and following the expiration of the consultation period (25 April 2025), the decision be delegated to the Head of Regulatory Services to grant part-retrospective planning permission, subject to conditions.

8. **24/1401/FUL – Demolition of existing front boundary wall and erection of replacement wall and railings including vehicle and pedestrian gates; fencing and associated alterations to parking layout at Christ Church C of E School, Rickmansworth Road, Chorleywood, Rickmansworth, Hertfordshire WD3 5SG** (Pages 95 - 116)

Demolition of existing front boundary wall and erection of replacement wall and railings including vehicle and pedestrian gates; fencing and associated alterations to parking layout at Christ Church C of E School, Rickmansworth Road, Chorleywood, Rickmansworth.

Recommendation: that planning permission be granted.

9. **24/1670/FUL – Part single, part two-storey rear extensions, front porch alterations; alterations to roof to allow habitable accommodation including removal of chimney and increase in ridge height, rear dormers and roof lights; alterations to fenestration and internal alterations; construction of two-stepped rear patio area; construction of basement; alteration of existing garage to allow use as part garage, part annexe, including extension to existing garage and roof alterations to allow for habitable accommodation including increase in ridge height, dormers and roof lights; erection of an outbuilding to the rear at Banstead Down, Old Chorleywood Road, Rickmansworth, Hertfordshire WD3 4EH** (Pages 117 - 138)

Part single, part two-storey rear extensions, front porch alterations; alterations to roof to allow habitable accommodation including removal of chimney and increase in ridge height, rear dormers and roof lights; alterations to fenestration and internal alterations; construction of two-stepped rear patio area; construction of basement; alteration of existing garage to allow use as part garage, part annexe, including extension to existing garage and roof alterations to allow for habitable accommodation including increase in ridge height, dormers and roof lights; erection of an outbuilding to the rear at Banstead Down, Old Chorleywood Road, Rickmansworth.

Recommendation: that planning permission be granted.

10. **25/0288/FUL - Erection of a single storey detached building for educational purposes at Chorleywood Montessori School, Chorleywood House Estate, Rickmansworth Road, Chorleywood WD3 5SL** (Pages 139 - 158)

Erection of a single storey detached building for educational purposes at Chorleywood Montessori School, Chorleywood House Estate, Rickmansworth Road, Chorleywood.

Recommendation: that planning permission be granted.

**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).

**General Enquiries: Please contact the Committee Team at**  
[committeeteam@threerivers.gov.uk](mailto:committeeteam@threerivers.gov.uk)