
Planning Committee MINUTES

Of a meeting held in the Penn Chamber, Three Rivers House, Rickmansworth, on Thursday, 17 April 2025 from 7.30 - 9.25 pm

Present: Councillors Chris Whately-Smith (Chair), Elinor Gazzard, Steve Drury, Andrea Fraser, Philip Hearn, Stephen King, Chris Lloyd, Abbas Merali, Chris Mitchell, Debbie Morris and Sarah Nelmes

Also in Attendance:

Councillor Narinder Sian

Officers in Attendance:

Matthew Barnes, Planning Solicitor
Clara Loveland, Senior Planning Officer
Emma Lund, Senior Committee Officer
Kimberley Rowley, Head of Regulatory Services
Scott Volker, Principal Planning Officer
Claire Westwood, Development Management Team Leader

External in Attendance:

Parish Councillor Diana Barber (Batchworth Community Council), Parish Councillor Jon Bishop (Chorleywood Parish Council), Parish Councillor Jon Tankard (Abbots Langley Parish Council) and Parish Councillor Marianne Tankard (Abbots Langley Parish Council).

PC129/25 APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor Davies. Councillor Nelmes substituted for Councillor Davies.

PC130/25 MINUTES

The minutes of the meeting of the Planning Committee held on 20 March 2025 were confirmed as a correct record and signed by the Chair.

PC131/25 NOTICE OF URGENT BUSINESS

There were no items of urgent business.

PC132/25 DECLARATIONS OF INTEREST

Councillor Fraser declared a non-pecuniary interest in agenda item 8 (24/1401/FUL: Christ Church C of E School, Rickmansworth Road, Rickmansworth) as a governor of St Mary's School which is part of the same academic Trust. Councillor Fraser declared that she would leave the meeting whilst the application was discussed and would not participate in determining it.

PC133/25 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

The application was for 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.

The Planning Officer provided updates as follows:

- Eight additional comments had been received since the publication of the officer's report. All of the issues raised were already considered in the report.
- Condition 11 relating to courier delivery hours had been amended to align with the closing hours for the premises as set out in Condition 10. The amendment restricted courier deliveries to between 8am to 11pm Monday to Saturday (inclusive) and 8am to 10pm on Sundays and Bank Holidays. Paragraph 9.3.36 of the report had not factored in the suggested reduced store opening hours when considering courier delivery hours and therefore should include reference to the reduced store hours on Sundays and Bank Holidays.
- An informative relating to the restoration of the historic plaque on the principal elevation is missing and should be added in the event that planning permission is granted.
- The application had previously come before the Committee in December 2024 and had been deferred at that meeting to allow for the provision of additional information. The requested information was included, and issues addressed, within the officer's report.

Parish Councillor Diana Barber of Batchworth Community Council spoke on the application.

A local resident spoke against the application.

The agent spoke in favour of the application.

Committee Members asked questions about the detail of the application which were responded to by officers. The Committee's discussions included the following:

- All refuse generated by the store would be kept inside the building until it is collected by McDonald's private waste contractor. This included refuse which was collected during the regular litter pickings. There were two mixed recycling bins and 12 standard bins on the High Street. Refuse which was disposed of by customers off premises in the standard bins would not be recycled; however, the provision of additional recycling bins on the High Street was a matter for the Council rather than the applicant.
- There was no on-street parking at the site, and so contractors would be obliged to park off site during the construction phase, likely using public car parking facilities. A Construction Method Statement had been conditioned which would require details to be provided.
- The proposal would involve bringing back into use a premises which occupies a prominent space in the High Street and which was currently empty. By attracting customers to the High Street it may also bring benefits to other businesses.
- Some Committee Members expressed concern for the amenity of local residents, particularly in relation to noise disturbance arising from courier deliveries continuing until

11pm on Mondays to Saturdays (inclusive). The Planning Officer outlined the data which had been included in the applicant's Transport Assessment to assess the noise impact on nearby residents when compared against the ambient noise level on the High Street. The Planning Officer confirmed that the Environmental Health Officer had not raised any objection to the proposal to continue courier collections until 11pm, and mitigation to 10pm on Sundays and Bank Holidays was considered sufficient. However, it was open to Members to propose amendment to the hours of operation if considered necessary to make the application acceptable on planning grounds.

- The behaviour of third-party couriers outside the site premises would not be within the applicant's direct control, although there were mechanisms which could be used to address any identified issues with the third-party provider. Drivers were incentivised to arrive and depart from the site quickly as they were paid per delivery, and the proposal had been designed with specific consideration towards courier delivery. The turnaround time for couriers was expected to be very short. At the request of Committee Members, officers undertook to review the wording of Condition 6(a) to assess whether there was scope to require any additional information in relation to the management of courier behaviour, with revised wording to be circulated to the Committee after the meeting as required.
- Delivery and waste collection vehicles would be expected to use the loading bay directly in front of the application site.

Councillor Nelmes moved, and Councillor Lloyd seconded, approval of the application subject to conditions and (i) amendment to Condition 11 to require that any courier pick-up in association with a takeaway delivery shall only be carried out between 08:00 to 22:30 Monday to Saturday (inclusive) and 08:00 to 22:00 on Sundays and Bank Holidays; (ii) addition of an informative regarding restoration of the historic plaque; and (iii) amendment to the wording of Condition 6(a) in relation to the management of courier behaviour. On being put to the vote this was agreed, the voting being 10 in favour, 1 against, 0 abstentions.

RESOLVED: that planning permission be granted subject to conditions and (i) amendment to Condition 11 to require that any courier pick-up in association with a takeaway delivery shall only be carried out between 08:00 to 22:30 Monday to Saturday (inclusive) and 08:00 to 22:00 on Sundays and Bank Holidays; (ii) addition of an informative regarding restoration of the historic plaque; and (iii) amendment to the wording of Condition 6(a) in relation to the management of courier behaviour.

PC134/25 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

The application was for 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.

The Planning Officer reported that there were no updates in relation to the application. The application had been considered by the Committee in December 2024 and had been deferred at that meeting to allow for consideration alongside the associated full planning application. At the December meeting Committee Members had discussed the hours of illumination, and a condition (C2) had been added to restrict the hours of illumination to the opening hours of the establishment.

Councillor Diana Barber of Batchworth Community Council spoke on the application.

Committee Members asked questions about the detail of the application which were responded to by officers.

The reduction in letter sizing was welcomed given the site's location in the Conservation Area.

Councillor Hearn moved, and Councillor Nelmes seconded, approval of the application subject to conditions. On being put to the vote this was carried, the voting being 10 for, 0 against, 1 abstention.

RESOLVED: that advertisement consent is granted subject to conditions.

PC135/25 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

The application was part retrospective for 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.

The Planning Officer reported that Condition 9 was to be amended to include reference to existing stored materials to be used in the construction of the dayroom and two redundant caravans located in the northern part of the site which were to be removed.

Parish Councillor Jon Tankard of Abbots Langley Parish Council spoke on the application.

Committee Members asked questions about the detail of the application which were responded to by officers. The Committee's discussions included the following:

- Following changes to the NPPF, the site was now considered to be 'Grey Belt'.
- There was no statutory requirement for a Biodiversity Net Gain to be provided as part of the scheme, but provision of a landscaping scheme was conditioned, to ensure that this was sufficient and adequate.
- The gated entrance to the site adjacent to Langleybury Lane was not a lawful access and had no dropped kerb. It was therefore considered appropriate that an additional condition should be added requiring all pedestrian and vehicular access to be via Old House Lane.
- There was an identified need for more residential pitches within the District, and there was benefit in providing these within an existing site.

Councillor Nelmes moved, and Councillor King seconded, approval of the application subject to conditions and (i) amendment to Condition 9 to include reference to the existing stored materials and two redundant caravans located in the northern part of the site which are to be removed and (ii) an additional condition requiring all vehicular and pedestrian access to be via Old House Lane. On being put to the vote this was carried unanimously.

RESOLVED: that the application be approved subject to conditions and (i) amendment to Condition 9 to include reference to the existing stored materials and two redundant caravans located in the northern part of the site which are to be removed and (ii) an additional condition requiring all vehicular and pedestrian access to be via Old House Lane.

PC136/25 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**

Councillor Fraser left the meeting room.

The application was for 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.

The Planning Officer reported that Chorleywood Parish Council had been re-consulted on the amended plans and advised that it wished to withdraw its call-in. Whilst the Parish Council felt that the proposal still resulted in harm to the conservation area, it considered that this had been reduced such that on balance the public benefits probably outweighed the harm.

The Planning Officer also reported that the Designing Out Crime Officer at Hertfordshire Constabulary had advised that they had visited the school in November 2021 to review the security and safeguarding, and from a crime prevention and security perspective they would support this application for a replacement perimeter wall and fencing.

Parish Councillor Jon Bishop of Chorleywood Parish Council spoke on the application.

Committee Members asked questions about the detail of the application which were responded to by officers. The Committee's discussions included the following:

- The safeguarding concerns, and the current poor condition of the wall, were recognised. However, the wall was an integral part of the setting of Christ Church, which was a Grade II* listed building. Several Committee Members considered that by virtue of its height and design the proposed replacement did not retain the character of the existing wall or the designated heritage asset.
- Conditions would be included to require the submission of proposed materials and the re-purposing of salvageable flint to ensure that the materials used were as sensitive as possible to the surrounding Conservation Area and the setting of the listed church, albeit that the wall would be of a greater height than the existing.
- Officers considered that the proposal provided benefits which outweighed the identified low level of less than substantial harm to designated heritage assets.
- A Committee Member noted that the Conservation Officer had commented that the option to repair and rebuild only damaged sections of the wall had not been clearly explored. It was recommended that this should be investigated with the applicant.
- Committee Members also requested that further information should be sought from the applicant in relation to specific safeguarding concerns, including the number and nature of any incidents, in order to help assess whether the harm to the heritage asset arising from the proposal was justified.

Councillor Morris moved, and Councillor Lloyd seconded, that the application be deferred to allow for further discussions with the applicant regarding the height and design of the proposal. On being put to the vote this was carried, the voting being 6 in favour, 0 against, 4 abstentions.

RESOLVED: that the application be deferred to allow for further discussions with the applicant regarding the height and design of the proposal.

Councillor Fraser re-joined the meeting.

PC137/25 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

The application was for 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.

The Planning Officer reported that there were no updates.

Parish Councillor Diana Barber of Batchworth Community Council spoke on the application.

A local resident spoke against the application.

Committee Members asked questions about the detail of the application which were responded to by officers.

Several Committee Members expressed concerns regarding the size, massing and bulk of the proposal, and the potential impact on neighbouring amenity resulting from a loss of light.

Councillor Fraser proposed, and Councillor Gazzard seconded, deferral of the application to allow for a site visit. On being put to the vote this was carried, the voting being 10 for, 0 against, 1 abstention.

RESOLVED: that the application be deferred to allow for a site visit.

PC138/25 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

The application was for erection of a single storey detached building for educational purposes at Chorleywood Montessori School, Chorleywood House Estate, Rickmansworth Road, Chorleywood.

The Planning Officer reported that the application was before the Committee as Three Rivers District Council was the land owner. The Council's Property Services section had confirmed that it had no objection to the application.

Councillor Hearn moved, and Councillor Lloyd seconded, approval of the application subject to conditions. On being put to the vote this was carried unanimously.

RESOLVED: that the application be approved subject to conditions.

CHAIR