

PLANNING COMMITTEE

NOTICE AND AGENDA

For a meeting to be held in the Penn Chamber, Three Rivers House, Northway, Rickmansworth on Thursday, 22 May 2025 at 7.30 pm

Members of the Planning Committee:-

Committee members will be appointed at Annual Council on 20 May 2025

*Joanne Wagstaffe, Chief Executive
Wednesday, 14 May 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 - 10)

To confirm as a correct record the minutes of the Planning Committee meeting held on 17 April 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. 24/1401/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 11 - 34)

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.

6. 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 35 - 56)

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.

7. **25/0154/FUL and 25/0155/LBC – demolition of concrete shed and part demolition of cart shed adjoining The Black Barn; construction of front/side extension; alterations to doors and materials; alteration of front access path and courtyard; creation of drop off zone and parking area; change of use from agriculture to a mixed commercial use and community uses, provision of education, public hall, exhibition hall and as a public meeting place; widening of access off Denham Way at Woodoaks Farm, Denham Way, Maple Cross, Rickmansworth WD3 9XQ** (Pages 57 - 124)

25/0154/FUL – Demolition of the concrete shed and part demolition of the cart shed adjoining The Black Barn and construction of front/side extension including solar panels; alterations to doors and materials; alteration of front access path and courtyard; creation of drop off zone and parking area; change of use from agriculture to a mixed commercial use and community uses including indoor sport and recreation, provision of education, public hall, exhibition hall and as a public meeting place (Use Classes E(d), F.1(a), F.1(e), F.2(b)); widening of access off Denham Way at Woodoaks Farm Denham Way Maple Cross Rickmansworth.

and

25/0155/LBC - Listed Building Consent: Demolition of the concrete shed and part demolition of the cart shed adjoining The Black Barn and construction of front/side extension including solar panels; alterations to doors and materials; alteration of front access path and courtyard; creation of drop off zone and parking area; change of use from agriculture to a mixed commercial use and community uses including indoor sport and recreation, provision of education, public hall, exhibition hall and as a public meeting place (Use Classes E(d), F.1(a), F.1(e), F.2(b)); widening of access off Denham Way.

Recommendation for 25/0154/FUL: that authority is delegated to the Head of Regulatory Services, following the completion of a S106 agreement securing the Heads of Terms set out below (and subject to any minor alterations to those terms as agreed between the Head of Regulatory Services and the Planning Committee Chairman), to grant planning permission subject to conditions.

Recommendation for 25/0155/LBC: that Listed Building Consent be granted subject to conditions.

8. **25/0651/ADV - Advertisement Consent: Installation of a welcome sign at Rickmansworth Aquadrome (Riverside Drive pedestrian and cycle entrance) at Rickmansworth Aquadrome, Riverside Drive, Rickmansworth, Hertfordshire WD3 1NB** (Pages 125 - 140)

Advertisement consent: installation of a welcome sign at Rickmansworth Aquadrome (Riverside Drive pedestrian and cycle entrance) at Rickmansworth Aquadrome, Riverside Drive, Rickmansworth.

Recommendation: that subject to no new material planning considerations being raised during the open consultation period, advertisement consent be granted subject to conditions.

9. 25/0658/FUL - Conversion of existing garage to habitable accommodation including alterations to fenestration and extension to existing hardstanding to frontage at 10 Oak Green, Abbots Langley, Hertfordshire WD5 OPG

(Pages 141 - 152)

Conversion of existing garage to habitable accommodation including alterations to fenestration and extension to existing hardstanding to frontage at 10 Oak Green, Abbots Langley.

Recommendation: that subject to no new material planning considerations being raised during the open consultation period, full planning permission be granted subject to conditions.

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