

# PLANNING COMMITTEE

## NOTICE AND AGENDA

For a meeting to be held in the Penn Chamber, Three Rivers House, Northway, Rickmansworth on Thursday, 19 June 2025 at 7.30 pm

Members of the Planning Committee:-

Councillors:

Chris Whately-Smith (Chair)  
Oliver Cooper  
Harry Davies  
Steve Drury  
Philip Hearn  
Stephen King

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

*Joanne Wagstaffe, Chief Executive  
Wednesday, 11 June 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 22 May 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. 24/0532/FUL: Demolition of existing buildings; subdivision of site and construction of two self-build two-storey detached dwellings with accommodation in the roofspace served by front/rear dormers and side rooflights; with associated access, parking and landscaping works, at Overbury, Woodside Walk, Northwood, HA6 3ET** (Pages 13 - 102)

Demolition of existing buildings; subdivision of site and construction of two self-build two-storey detached dwellings with accommodation in the roofspace served by front/rear dormers and side rooflights; with associated access, parking and landscaping works, at Overbury, Woodside Walk, Northwood.

Recommendation: that subject to no new material considerations being raised, planning permission be granted subject to conditions.

**6. 24/1963/FUL: Construction of warehouse units (Use Classes E(g)(iii), B2 and B8) including access and servicing arrangements, car parking, landscaping and associated works at Maple Cross House, Denham Way and Kier Offices off Maple Lodge Close, Maple Cross, WD3 9SW** (Pages 103 - 194)

Construction of warehouse units (Use Classes E(g)(iii), B2 and B8) including access and servicing arrangements, car parking, landscaping and associated works at Maple Cross House, Denham Way and Kier Offices off Maple Lodge Close, Maple Cross.

Recommendation: that following the completion of a S106 agreement to secure financial contributions toward biodiversity monitoring, travel plan monitoring and sustainable transport improvements, planning permission be granted subject to conditions.

**7. 25/0153/FUL – Change of use from builder's merchant (Sui Generis) to Class B8 (Storage and Distribution) use with ancillary trade counter at Units A & B, Valley Park, Olds Approach, Rickmansworth, Watford, Hertfordshire WD18 9TL** (Pages 195 - 206)

Change of use from builder's merchant (Sui Generis) to Class B8 (Storage and Distribution) use with ancillary trade counter at Units A & B, Valley Park, Olds Approach, Rickmansworth.

Recommendation: that planning permission be granted.

**8. 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)