

# PLANNING COMMITTEE

## NOTICE AND AGENDA

For a meeting to be held in the Penn Chamber, Three Rivers House, Northway, Rickmansworth on Thursday, 17 July 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

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*Joanne Wagstaffe, Chief Executive  
Wednesday, 9 July 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 7 - 12)

To confirm as a correct record the minutes of the Planning Committee meeting held on 19 June 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. 24/1231/FUL – Demolition of existing store building; subdivision of site and construction of two storey detached dwelling with associated solar panels, access, parking and landscaping works at 9 Ashleys, Mill End, Rickmansworth WD3 8JU**

(Pages 13 - 52)

Demolition of existing store building; subdivision of site and construction of two storey detached dwelling with associated solar panels, access, parking and landscaping works at 9 Ashleys, Mill End, Rickmansworth.

Recommendation: that 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 53 - 146)

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. PRELIMINARY REPORT - 24/2073/OUT - Outline Application: Development of up to 600 residential dwellings (Use Class C3(a)), construction of a 5-bedroom property for childrens social care and supported living (Use Class C3(b)). Two vehicular access points from Little Green Lane and further pedestrian / cycleway accesses. A one form entry primary school (Use Class F1(a)) (plus expansion land for a two form entry primary school). A mixed use local centre including provision for NHS health and social care services (Use Class E(e)), community building (Use Class F2), retail and cafe provision (Use Class E(a-c)), car parking and associated**

(Pages 147 - 258)

**infrastructure. A country park, areas for play and recreation, allotments, community orchard and landscaping with associated infrastructure including sustainable urban drainage systems. (Layout, scale, appearance and landscape as reserved matters) at Land To North Of Little Green Lane, Croxley Green, WD3 3SP (Preliminary Report)**

Outline Application: Development of up to 600 residential dwellings (Use Class C3(a)), construction of a 5-bedroom property for childrens social care and supported living (Use Class C3(b)). Two vehicular access points from Little Green Lane and further pedestrian / cycleway accesses. A one form entry primary school (Use Class F1(a)) (plus expansion land for a two form entry primary school). A mixed use local centre including provision for NHS health and social care services (Use Class E(e)), community building (Use Class F2), retail and cafe provision (Use Class E(a-c)), car parking and associated infrastructure. A country park, areas for play and recreation, allotments, community orchard and landscaping with associated infrastructure including sustainable urban drainage systems. (Layout, scale, appearance and landscape as reserved matters) at Land To North Of Little Green Lane, Croxley Green.

Recommendations:

- (1) that Members agree for officers to arrange a site visit prior to this application being presented to Planning Committee for a decision; and
- (2) that the Committee notes the report, and is invited to make general comments with regard to the material planning issues raised by the application.

8. **25/0332/FUL – Demolition of existing outbuilding and erection of two storey detached building containing one, one bedroom flat and one two-bedroom flat (Class C3), including alterations to the existing car park at The Western, 205 High Street, Rickmansworth WD3 1BB** (Pages 259 - 306)

Demolition of existing outbuilding and erection of two storey detached building containing one, one bedroom flat and one two-bedroom flat (Class C3), including alterations to the existing car park at The Western, 205 High Street, Rickmansworth.

Recommendation: that planning permission be granted following the completion of a S106 agreement to secure a financial contribution towards affordable housing and amendments to the Traffic Regulation Order.

9. **25/0391/RSP – Part-retrospective: demolition of existing conservatory; construction of part single part two storey rear extensions, loft conversion including rear rooflights; conversion of garage to habitable accommodation, alterations to external materials including replacement render and roof tiles; alterations to fenestration detail; and associated internal alterations at 44 Wolsey Road, Moor Park, Northwood HA6 2EN** (Pages 307 - 324)

Part-retrospective: demolition of existing conservatory; construction of part single part two storey rear extensions, loft conversion including rear rooflights; conversion of garage to habitable accommodation, alterations to external materials including replacement render and roof tiles; alterations to fenestration detail; and associated internal alterations at 44 Wolsey Road, Moor Park, Northwood.

Recommendation: that part-retrospective planning permission be granted subject to conditions.

10. **25/0428/FUL – Demolition of existing bungalow and erection of a replacement two storey self-build dwelling at Denewood, Chorleywood Road, Rickmansworth WD3 4EP** (Pages 325 - 346)

Demolition of existing bungalow and erection of a replacement two storey self-build dwelling at Denewood, Chorleywood Road, Rickmansworth.

Recommendation: that planning permission be granted.

11. **25/0564/FUL – Two storey side extension, part-single part-two storey rear extension and bay window infill, at 35 Manor House Gardens, Abbots Langley, Hertfordshire, WD5 0DH.** (Pages 347 - 364)

Two storey side extension, part-single part-two storey rear extension and bay window infill, at 35 Manor House Gardens, Abbots Langley.

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

12. **ITEM WITHDRAWN 25/0666/FUL - Change of use from Class F.2b (Local community hall or meeting place for the principal use of the local community) to Class E (f) (Creche, day nursery or day centre; not including a residential use) at Bullsland Hall, Bullsland Lane, Chorleywood WD3 5BQ** (Pages 365 - 374)

Change of use from Class F.2b (Local community hall or meeting place for the principal use of the local community) to Class E (f) (Creche, day nursery or day centre; not including a residential use) at Bullsland Hall, Bullsland Lane, Chorleywood.

Recommendation: that planning permission be refused.

13. **ITEM WITHDRAWN 25/0667/FUL – First floor side extension at 2 Arundel Road, Abbots Langley WD5 0TP** (Pages 375 - 386)

First floor side extension at 2 Arundel Road, Abbots Langley.

Recommendation: that planning permission be granted.

14. **ITEM WITHDRAWN 25/0694/RSP – Retrospective: construction of outbuilding in rear garden for ancillary residential use at 20 Marlin Square, Abbots Langley WD5 0EG** (Pages 387 - 402)

Retrospective: construction of outbuilding in rear garden for ancillary residential use at 20 Marlin Square, Abbots Langley, Hertfordshire.

Recommendation: that retrospective planning permission be granted subject to conditions.

- 15. ITEM WITHDRAWN 25/0901/ADV – Advertisement consent:** (Pages 403 - 412)  
**installation of one externally illuminated "McDonald's" letterset, one externally illuminated "Golden Arch" to front elevation, one non illuminated sign to rear elevation, and 6 non-illuminated parking signs - at 94 – 102 High Street, Rickmansworth WD3 1AQ**

Advertisement consent: installation of one externally illuminated "McDonald's" letterset, one externally illuminated "Golden Arch" to front elevation, one non illuminated sign to rear elevation, and 6 non-illuminated parking signs - at 94 – 102 High Street, Rickmansworth.

Recommendation: that advertisement consent is granted subject to conditions.

- 16. 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)