
Planning Committee MINUTES

**Of a meeting held in the Penn Chamber, Three Rivers House, Rickmansworth, on
Thursday, 14 August 2025 from 7.30 - 7.40 pm**

Present: Councillors Chris Whately-Smith, Elinor Gazzard, Oliver Cooper, Harry Davies, Steve Drury, Philip Hearn, Stephen King, Chris Lloyd, Abbas Merali, Debbie Morris and Narinder Sian

Officers in Attendance:

Emma Lund, Senior Committee Officer
Adam Ralton, Development Management Team Leader
Suzanne O'Brien, Principal Planning Officer

PC29/25 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Chris Mitchell. Councillor Narinder Sian substituted.

PC30/25 MINUTES

The minutes of the Planning Committee meetings held on 17 and 31 July 2025 were confirmed as a correct record and signed by the Chair.

PC31/25 NOTICE OF URGENT BUSINESS

There were no items of urgent business.

PC32/25 DECLARATIONS OF INTEREST

There were no declarations of interest.

**PC33/25 25/0986/FUL – VARIATION OF CONDITION 12 (PLANS) PURSUANT TO
RESERVED MATTERS APPLICATION 23/0699/AOD TO ALLOW ALTERATIONS TO
FACADE TO ALL DWELLINGS INCLUDING REMOVAL OF BURGLAR BOND
(BRICKWORK TO ELEVATION), ALTERATIONS TO PORCH ROOF DESIGN AND SOLAR
PANELS LAYOUT AT LAND TO SOUTH OF FOXGROVE PATH/HEYSHAM DRIVE,
SOUTH OXHEY, WATFORD WD19 6YL**

The application was for Variation of Condition 12 (Plans) pursuant to reserved matters application 23/0699/AOD to allow alterations to facade to all dwellings including removal of burglar bond (brickwork to elevation), alterations to porch roof design and solar panels layout at Land to South of Foxgrove Path/Heysham Drive, South Oxhey, Watford.

The Planning Officer reported that Conditions 11 and 13 required updating to refer to the 2024 version of the NPPF and not the 2023 version. This did not change the officers' assessment of the proposal.

In response to a question, the Planning Officer confirmed that no responses had been received to the public / neighbour consultation, and no objections had been received from any of the statutory consultees. The reason the application was before the committee was solely because the council owned part of the application site.

Councillor Lloyd moved, and Councillor King seconded, that condition 12 be varied and approval granted, with conditions 11 and 13 to be updated to refer to the 2024 version of the NPPF. On being put to the vote this was carried, the voting being 9 for, 0 against, 2 abstentions.

RESOLVED: that condition 12 be varied and approval granted, with conditions 11 and 13 to be updated to refer to the 2024 version of the NPPF.

PC34/25 25/0987/RSP – RETROSPECTIVE: INSTALLATION OF SUBSTATION AT LAND TO SOUTH OF FOXGROVE PATH/HEYSHAM DRIVE, SOUTH OXHEY, WATFORD WD19 6YL

The application was retrospective for installation of substation at Land to south of Foxgrove Path/Heysham Drive, South Oxhey, Watford.

The Planning Officer reported that there were no updates; the application was before the Committee solely because the council owned part of the application site.

A Committee Member noted the essential nature of electricity sub-stations, which were required infrastructure for residential developments. However, it was considered that the location in which it had been constructed was sub-optimal and visually separated the development from the surrounding community. This view was supported by other Committee Members and officers were asked to convey this to the applicant, along with Committee Members' dismay at a retrospective planning application having been submitted in relation to a development on council owned land.

Councillor King moved, and Councillor Lloyd seconded, that subject to no further material considerations being raised, retrospective planning permission be granted. On being put to the vote this was carried unanimously.

RESOLVED: that subject to no further material considerations being raised, retrospective planning permission be granted.

PC35/25 25/1126/FUL – VARIATION OF CONDITION 2 (PLANS) AND CONDITION 4 (MATERIALS) PURSUANT TO PLANNING PERMISSION 25/0288/FUL AT CHORLEYWOOD MONTESSORI NURSERY, CHORLEYWOOD HOUSE ESTATE. RICKMANSWORTH ROAD, CHORLEYWOOD, RICKMANSWORTH WD3 5SL

The application was for variation of Condition 2 (Plans) and Condition 4 (Materials) pursuant to planning permission 25/0288/FUL at Chorleywood Montessori Nursery, Chorleywood House Estate, Rickmansworth Road, Chorleywood, Rickmansworth.

The Planning Officer provided an update that subsequent to agenda publication Chorleywood Parish Council had confirmed that it had no objection to the proposal. There had been no objections to the proposal from any of the statutory consultees, and no response to the public / neighbour consultation.

Councillor Whately-Smith moved, and Councillor Cooper seconded, that planning permission is granted. On being put to the vote this was carried unanimously.

RESOLVED: that planning permission is granted.

CHAIR