

PLANNING COMMITTEE

NOTICE AND AGENDA

For a meeting to be held in the Penn Chamber, Three Rivers House, Rickmansworth on Thursday, 11 September 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, 3 September 2025*

The Council welcomes contributions from members of the public on agenda items at Planning Committee meetings. Details of the procedure are provided below:

For those wishing to speak:

Members of the public are entitled to register and identify which item(s) they wish to speak on from the published agenda for the meeting. Those who wish to register to speak are asked to register on the night of the meeting from 7pm. Please note that contributions will be limited to one person speaking for and one against each item for not more than three minutes.

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 Committee.

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.

The meeting may be livestreamed and an audio recording of the meeting will be made.

1. Apologies for Absence

2. Minutes

(Pages 5 - 8)

To confirm as a correct record the minutes of the Planning Committee meeting held on 14 August 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. 25/0428/FUL – Demolition of existing bungalow and erection of a replacement two storey self-build dwelling at Denewood, Chorleywood Road, Rickmansworth, Hertfordshire WD3 4EP

(Pages 9 - 26)

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.

6. PRELIMINARY REPORT 25/0896/FUL – Construction of 192 no of dwellings (Use Class C3), public open space, landscaping, new vehicular access and pedestrian accesses and associated infrastructure at Land At Woodside Road, Woodside Road, Abbots Langley, Herts

(Pages 27 - 102)

Construction of 192 no of dwellings (Use Class C3), public open space, landscaping, new vehicular access and pedestrian accesses and associated infrastructure at Land At Woodside Road, Woodside Road, Abbots Langley.

Recommendations:

(i) that members agree for officers to arrange a site visit prior to this application being presented to Planning Committee for a decision; and

(ii) that the Committee notes the report and is invited to make general comments with regard to the material planning issues raised by the application.

7. 25/0919/FUL – Construction of pitched roof single storey side extension and sedum roof over the link at Solesbridge House, Solesbridge Lane, Chorleywood, Rickmansworth WD3 5SR

(Pages 103 - 124)

Construction of pitched roof single storey side extension and sedum roof over the link at Solesbridge House, Solesbridge Lane, Chorleywood, Rickmansworth.

Recommendation: that planning permission be granted.

8. **25/0920/LBC – Listed Building Consent: Construction of pitched roof single storey side extension, and sedum roof over the link at Solesbridge House, Solesbridge Lane, Chorleywood, Rickmansworth WD3 5SR** (Pages 125 - 146)

Listed Building Consent: construction of pitched roof single storey side extension, and sedum roof over the link at Solesbridge House, Solesbridge Lane, Chorleywood, Rickmansworth.

Recommendation: that listed building consent be granted.

9. **25/1012/RSP - Retrospective: Installation of parcel locker facility at 57 - 59 High Street, Abbots Langley, Hertfordshire WD5 0AE** (Pages 147 - 162)

Retrospective: installation of parcel locker facility at 57 - 59 High Street, Abbots Langley.

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

10. **25/1140/FUL - Construction of two storey side extension, single storey front extension; loft conversion including alteration to roof form and insertion of rear dormer window and front rooflights; extension to driveway and access; alterations to fenestration, external materials including render and timber cladding at 12 Westbury Road, Northwood HA6 3BT** (Pages 163 - 182)

Construction of two storey side extension, single storey front extension; loft conversion including alteration to roof form and insertion of rear dormer window and front rooflights; extension to driveway and access; alterations to fenestration, external materials including render and timber cladding at 12 Westbury Road, Northwood.

Recommendation: that Planning Permission be granted subject to conditions.

11. **25/1160/RSP – Part Retrospective: Removal of existing shed/outbuilding and replacement with new carport/garage at 2 Prangnell Hill House, 23 Trowley Rise, Abbots Langley, Hertfordshire WD5 0LN** (Pages 183 - 194)

Part retrospective: removal of existing shed/outbuilding and replacement with new carport/garage at 2 Prangnell Hill House, 23 Trowley Rise, Abbots Langley.

Recommendation: that part retrospective planning permission be refused.

12. **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@threeivers.gov.uk