

PLANNING COMMITTEE

NOTICE AND AGENDA

For a meeting to be held in the Penn Chamber, Three Rivers House, Northway, Rickmansworth on Thursday, 23 October 2025 at 7.00 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, 15 October 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 6.30pm. 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 6.30pm.

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 - 10)

To confirm as a correct record the minutes of the Planning Committee meeting held on 11 September 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. 24/1812/FUL – Demolition of existing outbuildings; subdivision of the site and construction of five two-storey residential dwellings including parking, landscaping, cycle and refuse storage at Land Rear of 219 New Road, Croxley Green, Rickmansworth, Hertfordshire WD3 3HE

(Pages 11 - 36)

Demolition of existing outbuildings; subdivision of the site and construction of five two-storey residential dwellings including parking, landscaping, cycle and refuse storage at Land Rear of 219 New Road, Croxley Green, Rickmansworth.

Recommendation: that following the completion of a S106 agreement to secure a financial contribution toward affordable housing, planning permission be granted.

6. 25/1012/RSP - Retrospective: Installation of parcel locker facility at 57 - 59 High Street, Abbots Langley, Hertfordshire WD5 0AE

(Pages 37 - 52)

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

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

7. PRELIMINARY REPORT 25/1020/OUT – Outline planning application for up to 256 homes (C3 use class) (including affordable and self/custom build housing), housing with care (C2 use class), a children's home (for looked after children) (C2 use class) together with associated access (including off-site highway works), parking, open space and landscaping (appearance, layout, landscaping and scale as reserved matters) at Land East of Oxhey Lane, Carpenders Park, Hertfordshire

(Pages 53 - 154)

25/1020/OUT – Outline planning application for up to 256 homes (C3 use class) (including affordable and self/custom build housing), housing with care (C2 use class), a children's home (for looked after children) (C2 use class) together with associated access (including off-site highway works), parking, open space and landscaping (appearance, layout, landscaping and scale as reserved matters) at Land East of Oxhey Lane, Carpenders

Park.

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.

Note: A decision will not be made on this application at this time. The application will be returned to a future committee meeting for determination.

8. 25/1028/FUL – Erection of 20 dwellings (Use Class C3) with associated parking and landscaping, provision of new vehicular access to Church Lane and pedestrian link to public footpath at Land Rear of 76-78 Church Lane, Sarratt, Hertfordshire (Pages 155 - 230)

Erection of 20 dwellings (Use Class C3) with associated parking and landscaping, provision of new vehicular access to Church Lane and pedestrian link to public footpath at Land Rear of 76-78 Church Lane, Sarratt.

Recommendation:

- (1) to delegate to the Head of Regulatory Services and subject to the recommendation of no objection from the Lead Local Flood Authority (LLFA) and the inclusion of any conditions recommended by the LLFA and following referral to the Secretary of State and subject to them raising no objection, and following completion of a S106 Agreement (securing the affordable housing provision and a monitoring fee in relation to BNG) that planning permission is granted; or
- (2) in the event that the LLFA maintains their objection, that planning permission is refused on the grounds set out by the LLFA and in the absence of a S106 Agreement securing the above referenced contributions.

9. PRELIMINARY REPORT 25/1055/FUL - Demolition of existing structures and construction of 96 residential dwellings (Use Class C3), flexible community floorspace (Use Class F), with the provision of an access, vehicle and cycle parking, landscaping, sustainable urban drainage systems and other associated works at Land to the Rear of Woodlands Cottage, Oxhey Lane, Carpenders Park, Watford, Hertfordshire WD19 5RF (Pages 231 - 324)

Demolition of existing structures and construction of 96 residential dwellings (Use Class C3), flexible community floorspace (Use Class F), with the provision of an access, vehicle and cycle parking, landscaping, sustainable urban drainage systems and other associated works at Land to the Rear of Woodlands Cottage, Oxhey Lane, Carpenders Park, Watford.

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.

Note: A decision will not be made on this application at this time. The application will be returned to a future committee meeting for determination.

10. ITEM WITHDRAWN 25/1122/FUL – Construction of single storey side extension at 16 Money Hill Parade, Uxbridge Road, Rickmansworth, Hertfordshire WD3 7BE (Pages 325 - 338)

25/1122/FUL – Construction of single storey side extension at 16 Money Hill Parade, Uxbridge Road, Rickmansworth.

Recommendation: that planning permission be approved.

11. 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