

FULL COUNCIL MEETING

NOTICE AND AGENDA

You are hereby summoned to a meeting of the Council to be held in the Penn Chamber, Three Rivers House, Northway, Rickmansworth on Tuesday, 9 December 2025 at 7.30 pm

Councillors:

Stephen King (Chair)
Christopher Alley
Oliver Cooper
Stephen Cox
Harry Davies
Steve Drury
Vicky Edwards
Andrea Fraser
Elinor Gazzard
Stephen Giles-Medhurst OBE
Rue Grewal
Philip Hearn
Lisa Hudson
Khalid Hussain
Raj Khiroya
Joan King
Chris Lloyd
David Major
Keith Martin
Abbas Merali

Tony Humphreys (Vice-Chair)
Chris Mitchell
Debbie Morris
Ian Morris
Sarah Nelves
Louise Price
Kevin Raeburn
Paul Rainbow
Reena Ranger
Ciaran Reed
Andrew Scarth
Narinder Sian
Mike Sims
Tom Smith
Cheryl Stungo
Jon Tankard
Chris Whately-Smith
Anne Winter
Ian Campbell

1. Apologies for Absence

2. MINUTES OF PREVIOUS MEETING

(Pages 7
- 8)

To confirm as being a correct record the minutes of the meeting of Full Council held on 21 October 2025 and for them to be signed by the Chair.

3. Declarations of Interest

4. CHAIR'S ANNOUNCEMENTS

To receive an update on the Chair's activities since the last meeting.

5. PETITIONS

To consider any petitions received by the Council under Procedure Rule 18.

- 6. QUESTIONS FROM PUBLIC** (Pages 9 - 14)
- To receive any questions from the public submitted under Procedure Rule 15 and to note the answers provided.
- Members of the public will have one minute to ask a supplementary question and Lead Members may have up to 3 minutes to answer.
- 7. Land in Mill End - Development Agreement** (Pages 15 - 76)
- 8. REVIEW OF HACKNEY CARRIAGE AND PRIVATE HIRE POLICY 2022** (Pages 77 - 324)
- That:
- Members Agree the revised Policy found at Appendix 3 and recommend that Full Council adopt the revised Policy (Option 1); or,
 - Members Agree to make minor revisions to the revised Policy and recommend that Full Council adopt the revised Policy (Option 2)
 - That public access to the report be immediate.
- 9. TREASURY MANAGEMENT - END OF YEAR REPORT 2025-26** (Pages 325 - 340)
- That:
- The committee is invited to note the Treasury Management Mid-Year Report 2025-26
- 10. COUNCIL TAX BASE REPORT** (Pages 341 - 358)
- That the calculation of the Council's tax base for the year 2026/27 be approved.
- That in accordance with the Local Authorities (Calculation of Tax Base) (England) Regulations 2012, the amount calculated by the Three Rivers District Council as its council tax base for the year 2026/27 shall be:-
- | Parish | Band D Equivalents
2026/27 |
|----------------|-------------------------------|
| Abbots Langley | 8,968.7 |
| Batchworth | 6,632.5 |
| Chorleywood | 6,354.8 |
| Croxley | 5,748.5 |
| Sarratt | 1,108.9 |
| Watford Rural | 7,625.2 |
| Unparished | 3,686.2 |
| Total | 40,124.8 |
- 11. Barton Way - Redevelopment Project** (Pages 359 - 406)

12. REVIEW OF PROPORTIONALITY

(Pages
407 -
414)

That:

- Council notes the political proportionality of committees set out at Appendix A.
- Council appoints the Member nominated by the Conservative Group to the vacant seat on the Climate Change and Leisure Committee.
- Council appoints Councillor Mike Sims to the Audit Committee as an independent councillor.

13. SARRATT NEIGHBOURHOOD PLAN

(Pages
415 -
546)

That:

- Full Council acknowledges the results of the referendum where 96.7% voted YES to the question 'Do you want Three Rivers District Council to use the Neighbourhood Plan for Sarratt to help it decide planning applications in the neighbourhood area?'
- Full Council make the Sarratt Neighbourhood Development Plan in accordance with Section 38A(4)(a) of the Planning and Compulsory Purchase Act 2004

14. POLICY AND RESOURCES COMMITTEE RECOMMENDATIONS

To consider any recommendations arising from the meeting of the Policy and Resources Committee held on:

- 17 November 2025

14.1 BUDGET MONITORING REPORT TO 30 SEPTEMBER 2025

(Pages
547 -
600)

That:

- The revenue budget virements as set out in Appendices 1 to 3 and noted in paragraph 2.1.4 be approved and incorporated into the three-year medium-term financial plan.
- The revenue budget supplementary estimates of £0.067m as set out in appendices 1 to 3 and noted in paragraph 2.1.5 be approved and incorporated into the three-year medium-term financial plan.
- The revenue variances to be managed of £0.001m as set out in appendices 1 to 3 and noted in paragraph 2.1.6 be noted.
- That the capital budgets of £11.429m as set out in appendices 1 to 3 and noted in paragraph 2.4.2 be approved and incorporated into the three-year medium-term financial plan.

14.2 CIL SPENDING APPLICATIONS – JUNE 2025

(Pages

That:

- Members approve CIL funding for the following schemes detailed in Table 1 of this report and summarised in the table below for 2025/2026:

601 -
674)

Applicant & Project Name	Infrastructure	CIL Amount
Beryl Bikes Smidsy LTD T/A Beryl	To provide 36 ebikes and 13 parking locations across Rickmansworth/ South Oxhey & Leavesden/ Abbots Langley Watford border.	£138,000
Rickmansworth Sports Club & Rickmansworth Cricket Club Park Road Rickmansworth WD3 1HU	Infrastructure Improvements.	£167,200

- The final funding and implementation of the 2 agreed projects is delegated to the Director of Finance, in consultation with the Lead Members for Resources and Planning Policy and Infrastructure, to determine to enable the agreed projects to be progressed and implemented.

14.3 FEES AND CHARGES 2026/27

(Pages
675 -
710)

1.1 That:

- Council is recommended to approve the Fees and Charges set out in the schedule at Appendix 1 to be effective from 12 January 2026
- Council is recommended to approve the Fees and Charges set out in the schedule at Appendix 2 to be effective from 1 April 2026
- Council is recommended to approve the Fees and Charges set out in the schedule at Appendix 3 to be effective from 1 April 2026
- Council is recommended to approve the Fees and Charges set out in the schedule at Appendix 4 to be effective from 1 April 2026
- Council is recommended to approve the Fees and Charges set out in the schedule at Appendix 5 to be effective from 1 April 2026

15. APPEAL UNDER 6.4 OF PART 4 ACCESS TO INFORMATION PROCEDURE RULES COUNCIL CONSTITUTION

Report to follow.

- | | | |
|------------|---|-------------------------|
| 16. | LEAD MEMBER REPORTS | (Pages
711 -
736) |
| | To receive written reports from the Lead Members on activities falling within their remit since the last meeting of Full Council. | |
| 17. | QUESTIONS TO THE LEADER AND LEAD MEMBERS | (Pages
737 -
748) |
| | To receive the answers to questions submitted to the Leader and Lead Members. | |
| 18. | MOTIONS | (Pages
749 -
756) |
| | To consider any Motions submitted under Council Procedure 11. | |

Note: Exclusion of Public and Press

If Council wishes to consider any items in private, it will be necessary for the following resolution to be passed:

“that under Section 100A of the Local Government Act 1972 the press and public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined under paragraph 3 of 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.”

General Enquiries: Please contact the Committee Team at
committeeteam@threerivers.gov.uk

Joanne Wagstaffe, Chief Executive
Friday, 28 November 2025