

# **PLANNING COMMITTEE NOTICE AND AGENDA**

For a meeting to be held in the Penn Chamber, Three Rivers House, Northway, Rickmansworth on Thursday, 11 December 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 December 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:

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 Planning 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 - 12)

To confirm as a correct record the minutes of the Planning Committee meeting held on Thursday 20 November 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. 24/2089/FUL - Construction of a single storey rear extension; driveway extension and conversion of garage into habitable accommodation at 20 Townfield, Rickmansworth, Hertfordshire WD3 7DD**

(Pages 13 - 34)

Construction of a single storey rear extension; driveway extension and conversion of garage into habitable accommodation at 20 Townfield, Rickmansworth.

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

**6. PRELIMINARY REPORT 25/0484/OUT – Outline application: erection of up to 75 new dwellings, parking and landscaping with associated access onto Chalfont Road (Appearance, Layout, Landscaping and Scale as reserved matters) at Land at North of Chalfont Road, Chalfont Road, Maple Cross, Hertfordshire**

(Pages 35 - 70)

Outline application for erection of up to 75 new dwellings, parking and landscaping with associated access onto Chalfont Road (Appearance, Layout, Landscaping and Scale as reserved matters) at Land at North of Chalfont Road, Chalfont Road, Maple Cross.

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) there is no recommendation for a decision to be made at this stage in the consideration of the application. Consequently, it is recommended that the Committee notes the report and is invited to make general comments with regards to the material planning issues raised by the application.

7. **25/1182/RSP – Part Retrospective: Variation of Condition 13 (Surface Water Drainage Scheme to be submitted) and Condition 20 (Compliance with Surface Water Drainage Scheme Mitigation) pursuant to outline planning permission 23/0701/OUT to allow alterations to pond depth at Land To South Of Foxgrove Path/Heysham Drive, South Oxhey, Watford WD19 6YL** (Pages 71 - 92)

Part retrospective: variation of Condition 13 (Surface Water Drainage Scheme to be submitted) and Condition 20 (Compliance with Surface Water Drainage Scheme Mitigation) pursuant to outline planning permission 23/0701/OUT to allow alterations to pond depth at Land To South Of Foxgrove Path/Heysham Drive, South Oxhey.

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

8. **25/1294/FUL - Construction of 9no. residential dwellings (Use Class C3), with associated rerouting of public footpath, access, parking and landscaping works at Land Adjoining Sarratt Lane, Loudwater, Hertfordshire** (Pages 93 - 146)

Construction of 9no. residential dwellings (Use Class C3), with associated rerouting of public footpath, access, parking and landscaping works at Land Adjoining Sarratt Lane, Loudwater.

Recommendation: that planning permission be refused.

9. **25/1851/FUL - Variation of Condition 2 (plans) pursuant to planning permission 23/1619/FUL to allow the omission of central ridge spanning the front facing gables, and alteration to the window blades on the front elevation at Garages Between 83 and 89 The Queens Drive, Mill End** (Pages 147 - 214)

Variation of Condition 2 (plans) pursuant to planning permission 23/1619/FUL to allow the omission of central ridge spanning the front facing gables, and alteration to the window blades on the front elevation at Garages Between 83 and 89 The Queens Drive, Mill End.

Recommendation: that planning permission be granted.

10. **25/1852/FUL – Variation of Condition 2 (plans) pursuant to planning permission 23/1569/FUL to allow repositioning of building, alterations to the placement of balconies, alterations to windows, erection of dormer above staircase, removal of green roof to bin/bike stores at Garages Adjacent 13 To 23 Pollards, Maple Cross, Hertfordshire** (Pages 215 - 274)

Variation of Condition 2 (plans) pursuant to planning permission 23/1569/FUL to allow repositioning of building, alterations to the placement of balconies, alterations to windows, erection of dormer above staircase, removal of green roof to bin/bike stores at Garages Adjacent 13 To 23 Pollards, Maple Cross.

Recommendation: that planning permission be granted.

11. **25/1909/FUL – Creation of vehicle access and dropped kerb onto Henderson Place at 318 Toms Lane, Kings Langley, Herts WD5 0RB** (Pages 275 - 288)

Creation of vehicle access and dropped kerb onto Henderson Place at 318 Toms Lane, Kings Langley.

Recommendation: that planning permission be granted.

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@threerivers.gov.uk](mailto:committeeteam@threerivers.gov.uk)