

PLANNING COMMITTEE

NOTICE AND AGENDA

For a meeting to be held in the Penn Chamber, Three Rivers House, Northway, Rickmansworth on Thursday, 22 January 2026 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, 14 January 2026*

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 11 December 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. 24/2073/OUT - Outline application: development of up to 600 residential dwellings (Use Class C3(a)), construction of a 5-bedroom property for childrens social care and supported living (Use Class C3(b)). Two vehicular access points from Little Green Lane and further pedestrian / cycleway accesses. A one form entry primary school (Use Class F1(a)) (plus expansion land for a two form entry primary school). A mixed use local centre including provision for NHS health and social care services (Use Class E(e)), community building (Use Class F2), retail and cafe provision (Use Class E(a-c)), car parking and associated infrastructure. A country park, areas for play and recreation, allotments, community orchard and landscaping with associated infrastructure including sustainable urban drainage systems. (Layout, scale, appearance and landscape as reserved matters) at Land to North of Little Green Lane, Croxley Green WD3 3SP

(Pages 13 - 208)

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Recommendation: that the application be delegated to the Head of Regulatory Services to grant planning permission 24/2073/OUT following the completion of a S106 Agreement to secure the Heads of Term set out at section 7.20 and subject to the conditions set out at section 8.

6. 25/0195/FUL: Demolition of existing dwelling and construction of detached building containing 5 residential flats, with associated landscaping, provision of new vehicular access, car parking, cycle

(Pages 209 - 246)

and refuse storage at 80 The Drive, Rickmansworth, Herts WD3 4DU

Demolition of existing dwelling and construction of detached building containing 5 residential flats, with associated landscaping, provision of new vehicular access, car parking, cycle and refuse storage at 80 The Drive, Rickmansworth.

Recommendation: that planning permission is refused.

7. **25/1671/FUL – Variation of Conditions 2 (Plans) and 25 (Obscure Windows) pursuant to planning permission 22/1148/FUL to allow alterations to fenestration detailing, omission of terrace balconies, addition of AOV rooflights and submission of hard and soft landscaping details including landscape management at Beesons Yard, Bury Lane, Rickmansworth, Herts.** (Pages 247 - 290)

Variation of Conditions 2 (Plans) and 25 (Obscure Windows) pursuant to planning permission 22/1148/FUL to allow alterations to fenestration detailing, omission of terrace balconies, addition of AOV rooflights and submission of hard and soft landscaping details including landscape management at Beesons Yard, Bury Lane, Rickmansworth.

Recommendation: that planning permission is granted, subject to the completion of a Deed of Variation to a Section 106 Agreement pursuant to planning permission 22/1148/FUL dated 18 December 2023; securing an occupancy age restriction, affordable housing contribution, controls on parking permits, amendment to Traffic Regulation Order and Waste Management Scheme, and planning conditions as set out at Section 7.

8. **25/1722/RSP – Part retrospective: construction of two outbuildings and alterations to rear land levels and landscaping works at 38 Moor Lane, Rickmansworth, Hertfordshire WD3 1LG** (Pages 291 - 300)

Part retrospective: construction of two outbuildings and alterations to rear land levels and landscaping works at 38 Moor Lane, Rickmansworth.

Recommendation: that part retrospective planning permission be approved subject to conditions.

9. **25/1754/ADV - Advertising Consent: Display of flags at Three Rivers House, Northway, Rickmansworth, Hertfordshire WD3 1RL** (Pages 301 - 310)

Advertising consent for display of flags at Three Rivers House, Northway, Rickmansworth.

Recommendation: that advertisement consent be granted subject to conditions.

10. **25/1987/FUL - Construction of part-single, part-two storey side and rear extensions and single storey side extension at 18 Greenways, Abbots Langley, Hertfordshire WD5 0EU** (Pages 311 - 324)

Construction of part-single, part-two storey side and rear extensions and single storey side extension at 18 Greenways, Abbots Langley.

Recommendation: that planning permission be granted subject to conditions.

- 11. 25/2091/RSP – Retrospective: construction of single storey rear extension at 39 - 41 High Street, Abbots Langley, Hertfordshire WD5 0AA** (Pages 325 - 334)

Retrospective: construction of single storey rear extension at 39 - 41 High Street, Abbots Langley.

Recommendation: that retrospective planning permission be granted.

- 12. 25/2102/FUL - Erection of a timber pergola at Croxley Guild Bowls Club, The Green, Croxley Green, Rickmansworth, Hertfordshire WD3 3HT** (Pages 335 - 346)

Erection of a timber pergola at Croxley Guild Bowls Club, The Green, Croxley Green, Rickmansworth.

Recommendation: that planning permission be granted subject to the conditions set out below.

- 13. 25/2150/FUL - Extension of existing crossover and alterations to driveway at 10 Oak Green, Abbots Langley, Hertfordshire WD5 OPG.** (Pages 347 - 360)

Extension of existing crossover and alterations to driveway at 10 Oak Green, Abbots Langley.

Recommendation: that planning permission be granted subject to conditions.

- 14. 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