

PLANNING COMMITTEE

NOTICE AND AGENDA

For a meeting to be held in the Penn Chamber, Three Rivers House, Northway, Rickmansworth on Thursday, 26 February 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, 18 February 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. 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.

3. Declarations of Interest

To receive any declarations of interest.

4. 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 5 - 100)

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.

Recommendation: That authority is delegated to the Head of Regulatory Services to grant planning permission following the completion of a S106 agreement securing the Heads of Terms (set out in 10.18.2 of the report), subject to planning conditions (set out at section 11.1.2) and to make any minor amendments necessary to the Heads of Terms and planning conditions in consultation with the Planning Committee Chair.

5. 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 101 - 250)

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.

Recommendation: that authority is delegated to the Head of Regulatory Services to grant planning permission, following completion of a S106 Agreement (securing the Heads of Term set out at 7.21 below including affordable housing provision, travel plan, contributions to infrastructure including education, healthcare and waste infrastructure and monitoring fees) subject to conditions and to make any minor amendments to the Heads of Terms and Planning Conditions in consultation with the Planning Committee Chair.

6. **25/1943/FUL - Demolition of existing building and construction of a new three storey building to provide community centre at ground floor level and 8 residential units to the two upper floors with associated landscaping, access, and parking alterations at British Red Cross, Community Way, Croxley Green, Herts WD3 3HB** (Pages 251 - 308)

Demolition of existing building and construction of a new three storey building to provide community centre at ground floor level and 8 residential units to the two upper floors with associated landscaping, access, and parking alterations at British Red Cross, Community Way, Croxley Green.

Recommendation: that planning permission be approved subject to conditions.

7. **25/2120/FUL - Removal of condition 3 (Lighting Hours) pursuant to planning permission 25/1012/RSP at 57 - 59 High Street, Abbots Langley, Hertfordshire WD5 0AE** (Pages 309 - 322)

Removal of condition 3 (Lighting Hours) pursuant to planning permission 25/1012/RSP at 57 - 59 High Street, Abbots Langley.

Recommendation: that planning permission be granted.

8. **25/2182/FUL - Construction of single storey rear extension, garage conversion and loft conversion with side rooflights and windows to side elevation, relocation of entrance door at 99 Byewaters, Croxley Green, Watford, Hertfordshire WD18 8WH** (Pages 323 - 348)

Construction of single storey rear extension, garage conversion and loft conversion with side rooflights and windows to side elevation, relocation of entrance door at 99 Byewaters, Croxley Green.

Recommendation: that planning permission be granted subject to conditions.

9. **Other Business - if approved under item 2 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