

PLANNING COMMITTEE

NOTICE AND AGENDA

For a meeting to be held on Thursday, 13 June 2024 at 7.30 pm in the Penn Chamber, Three Rivers House, Northway, Rickmansworth.

Members of the Planning Committee:-

Councillors:

Chris Whately-Smith (Chair)
Matthew Bedford
Philip Hearn
Stephen King
Chris Lloyd

Sara Bedford (Vice-Chair)
Debbie Morris
Chris Mitchell
Harry Davies
Elinor Gazzard

*Joanne Wagstaffe, Chief Executive
Wednesday, 5 June 2024*

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:

Please note that, 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.

Members of the public are entitled to speak on an application from the published agenda for the meeting either in support of the application or against. Those who wish to speak can arrive on the night from 7pm to register with the Committee Manager. One person can speak in support of the application and one against.

Please note that contributions will be limited to no more than three minutes.

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.



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. 24/0120/FUL - VARIATION OF CONDITION 1 (PLANS) PURSUANT TO PLANNING PERMISSION 23/1809FUL TO INCLUDE ALTERATIONS TO THE DESIGN OF PLOT 3 TO INCREASE FOOTPRINT OF DWELLING AT GROUND AND FIRST FLOOR LEVEL, AS WELL AS ALTERATIONS TO FRONT DRIVEWAY, PROVISION OF RAISED REAR PATIO WITH ASSOCIATED FRONT/REAR LANDSCAPING WORKS, ALTERATIONS TO FRONT DRIVEWAY, PROVISION OF RAISED REAR PATIO WITH ASSOCIATED FRONT/REAR LANDSCAPING WORKS AT PLOT 3, BANSTEAD DOWN, OLD CHORLEYWOOD ROAD, RICKMANSWORTH, HERTFORDSHIRE.** (Pages 5 - 20)

Recommendation: That PLANNING PERMISSION BE GRANTED.

- 5. 24/0187/FUL – DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF TWO STOREY DETACHED DWELLING WITH BASEMENT LEVEL AND ACCOMMODATION IN THE ROOFSpace SERVED BY SIDE ROOFLIGHTS WITH ASSOCIATED PARKING AND LANDSCAPING WORKS AT 2 BROOKDENE AVENUE, OXHEY HALL, WATFORD, HERTFORDSHIRE, WD19 4LF.** (Pages 21 - 30)

Recommendation: That Planning Permission be refused.

- 6. 24/0215/FUL - CHANGE OF USE OF EXISTING PLAYROOM AND GARAGES INTO HABITABLE ACCOMMODATION TO PROVIDE TWO-BEDROOM DWELLING AND ASSOCIATED WORKS TO PROVIDE AMENITY SPACE, REFUSE STORAGE AND PARKING AT 39 WATFORD ROAD, CROXLEY GREEN, RICKMANSWORTH, HERTS, WD3 3DP** (Pages 31 - 66)

Recommendation: That Planning permission be granted subject to condition and the completion of a Section 106 agreement (securing a financial affordance housing contribution).

- 7. 24/0267/FUL - CONSTRUCTION OF SINGLE STOREY DETACHED 'DRY ZONE' BUILDING AT BURY LAKE, THE AQUADROME, FROGMOOR LANE, RICKMANSWORTH.** (Pages 67 - 88)

Recommendation: That subject to no new material considerations being raised and the recommendation of approval/no objection from the Environment Agency (EA) that the application be delegated to the Head of Regulatory Services to GRANT PLANNING PERMISSION subject to

conditions as set out below and any additional conditions as requested by the EA.

8. **24/0338/FUL – CONSTRUCTION OF PART SINGLE, PART TWO STOREY REAR EXTENSION; RAISED REAR PATIO, CONVERSION OF GARAGE INTO HABITABLE ACCOMMODATION AND LOFT CONVERSION INCLUDING REAR DORMER WINDOW AND FRONT ROOFLIGHTS; INTERNAL ALTERATIONS AND ALTERATIONS TO FENESTRATION AT 63 EASTBURY ROAD, NORTHWOOD, HA6 3AP** (Pages 89 - 100)

Recommendation: That Planning Permission be granted.

9. **24/0426/FUL - ALTERATIONS TO EXISTING PARKING INCLUDING THE PROVISION OF ADDITIONAL HARD SURFACING TO FACILITATE THE CREATION OF ADDITIONAL PARKING SPACES AND INSTALLATION OF TIMBER BOLLARDS AND KERBS AT STREET RECORD, SCHOOL MEAD, ABBOTS LANGLEY, HERTFORDSHIRE** (Pages 101 - 118)

Recommendation: That Planning Permission be GRANTED subject to conditions.

10. **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.)

Background Information

Background Papers (used when compiling the above reports but they do not form part of the agenda)

- Application file(s) referenced above
- Three Rivers Core Strategy (adopted October 2011)
- Development Management Policies LDD (adopted July 2013)
- Site Allocations Local Development Document (SALDD) (adopted November 2014)
- The Community Infrastructure Levy (CIL) Charging Schedule (adopted February 2015)
- Supplementary Planning Documents and Guidance
- National Planning Policy Framework and National Planning Practice Guidance
- Government Circulars
- The Wildlife and Countryside Act 1981 (as amended)
- Town and Country Planning Act 1990 (as amended)
- Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990
- Planning and Compulsory Purchase Act 2004
- The Natural Environment and Rural Communities Act 2006
- The Conservation of Habitats and Species Regulations 2010
- The Localism Act (November 2011)
- The Growth and Infrastructure Act (April 2013)

- Town and Country Planning (Development Management Procedure) (England) Order 2015
- Town and Country Planning (General Permitted Development) (England) Order 2015
- Croxley Green Neighbourhood Plan (Referendum Version December 2018)
- Chorleywood Neighbourhood Development Plan (Referendum Version August 2020)

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