

# GENERAL PUBLIC SERVICES, COMMUNITY SAFETY & INFRASTRUCTURE

## NOTICE AND AGENDA

For a meeting to be held on Tuesday, 18 March 2025 at 7.30 pm in the Penn Chamber, Three Rivers House, Northway, Rickmansworth.

Members of the General Public Services, Community Safety & Infrastructure Committee:-

Councillors:

Sarah Nelmes (Co-Chair)  
Louise Price (Co-Chair)  
Andrew Scarth (Co-Chair)  
Christopher Alley  
Oliver Cooper

Lisa Hudson  
Joan King  
Kevin Raeburn  
Narinder Sian

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*Joanne Wagstaffe, Chief Executive  
Monday, 10 March 2025*

The Council welcomes contributions from members of the public on agenda items at the General Public Services, Community Safety & Infrastructure 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 Committee.

Those wishing to observe the meeting are requested to arrive 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 7 - 14)

To confirm as a correct record the minutes of the meeting of the General Public Services, Community Safety & Infrastructure Committee held on 14 January 2025.

**3. Declarations of Interest**

To receive any declarations of interest.

**4. 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.

**5. To receive Petitions under Council Procedure Rule 18**

**5.1 Gade Bank HMO Development**

The Committee is asked to receive a petition which objects to the proposed development of 10 Gade Bank, Croxley Green. The petition has been signed by 27 residents.

“We, the undersigned residents of Gade Bank, Croxley Green, formally object to the proposed development of 10 Gade Bank, WD3 3GD into a 6-bedroom House in Multiple Occupation (HMO).

Background and Heritage

Gade Bank is a unique and historically significant road comprising 16 houses constructed between 1923 and 1926. Built by the Metropolitan Railway for its workers, the houses embody architectural and historical charm, characteristic of the Hamish Cross precast concrete designs. This quiet, secluded street reflects a cohesive and supportive community spirit that has thrived for decades. Permitting an HMO of this scale would irreparably harm the character, heritage, and fabric of our neighbourhood.

Key Objections

**1. Noise, Disturbance, and Loss of Amenity**

- The conversion of a family home into a high-density 6-bedroom HMO will lead to increased noise from tenants, visitors, and vehicles.
- The semi-detached nature of these homes amplifies sound transmission, causing significant disruption to adjoining properties.
- Residents' peaceful enjoyment of their homes, as protected under the Human Rights Act 1998 (Protocol 1, Article 1), will be compromised.

**2. Traffic and Accessibility Concerns**

- The road leading to Gade Bank, which is a narrow single-track road is

- unlit and poses a hazard to all traffic in the winter months as there is only one marked area to pass. The traffic created by six additional occupants on the road will be unsafe.
- Gade Bank is accessible only via a narrow single-track road, which cannot accommodate increased vehicular traffic.
  - Insufficient parking will force vehicles onto green spaces or block driveways, exacerbating congestion and damaging the local environment.

### 3. Environmental and Structural Unsuitability

- These properties, built nearly a century ago, are constructed of precast concrete, a material prone to degradation. Adding extensions or significant internal alterations could compromise structural integrity.
- The area lacks the infrastructure (e.g., sewerage, drainage systems) to support the increased demand from a 6-bedroom HMO.
- Excessive waste generation and refuse storage will further degrade the neighbourhood's environment and aesthetics.

### 4. Community Impact and Character

- Gade Bank is a close-knit community, characterized by family homes and long-term residents. Introducing transient tenants undermines this harmony.
- The HMO does not align with the established housing pattern or the cultural and social identity of the street.
- This development will discourage future families from moving into the area, ultimately eroding its community-driven ethos.

### 5. Increased Safety Risks

- Multi-occupancy increases the risk of fire hazards, particularly in older properties that were not designed for such uses.

## Legal and Policy Considerations

### Housing Act 2004

The Act imposes specific safety, space, and amenity standards for HMOs, which may not be achievable within the constraints of the property.

### Town and Country Planning Act 1990

Under Section 57, local authorities can require planning permission for changes that significantly affect the use and character of a property.

### Article 4 Direction

We urge the Council to consider implementing an Article 4 Direction, which would remove permitted development rights for HMOs in areas like Gade Bank to preserve its unique character and ensure sustainable development.

### Three Rivers District Council Local Plan

Policies promoting sustainable development and protecting residential amenity must be applied. This includes:

- Policy CP12: Safeguarding residential character.

- Policy CP1: Protecting environmental assets.

We request that the Council:

1. Deny the proposed HMO conversion on the grounds of harm to residential amenity, community cohesion, and local heritage.
2. Consider the designation of Gade Bank as a conservation area to protect its architectural and historical significance.
3. Implement stricter controls on HMOs in similar residential areas under Article 4 Direction.

### Conclusion

The residents of Gade Bank are proud of our vibrant, family-oriented community. This proposed development would disrupt the harmony, degrade the quality of life, and irreparably alter the unique character of our street. We implore the Council to uphold the principles of sustainable development and prioritize the preservation of our heritage and community.

This petition is a collective effort to ensure that Gade Bank remains a safe, peaceful, and welcoming place for families and future generations.”

## **5.2 Old Mill Road Parking**

The Committee is asked to receive a petition which requests a limit to the number of vehicles parked between the chicane and the double yellow lines towards the Shell Garage at Old Mill Road. The petition has been signed by 25 residents.

“Recently up to 20 vehicles have been parking between the chicane and the double yellow lines towards the Shell Garage. When there were only 8 to 10 cars parked north of the double yellow lines there was no issue. Now with so many parked here if 4 vehicles come through the chicane with another vehicle coming in the other direction you can’t move or someone has to reverse. Please can you limit the number of vehicles parked here.”

## **5.3 Moneyhill Parade Parking**

The Committee is asked to receive a petition which requests that the Council suspends parking restrictions on Moneyhill Parade. The petition has been signed by 79 residents.

“I have put my name to this petition as a resident / business owner in the area being affected by the new parking restrictions being implemented in Rickmansworth West. I disagree with these parking restrictions and the cost of having to pay (parking permits) for something that I believe will not only be detrimental to local businesses but not offer us any better parking solutions than the one we have now. We have been left with no choice but to pay the extra cost without any benefit to us as residents / business owners. We demand these restrictions be uplifted immediately as we were not consulted properly and the majority disagreed.”

## **6. Budget Management Report P10**

(Pages 15 - 28)

This report covers this Committee's financial position over the medium term (2024 – 2028) as at Period 10 (end of January).

The Period 10 comprehensive Budget Management report has already been presented to the Policy & Resources Committee at its meeting on 10 March 2025 which sought approval to a change in the Council's 2024 - 2028 medium-term financial plan.

Recommendation

That:

- i) Members note and comment on the contents of the report.

## **7. WORK PROGRAMME**

(Pages 29 - 30)

To comment on the Committee's work programme.

## **8. 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)