

PLANNING COMMITTEE

NOTICE AND AGENDA

For a meeting to be held in the Penn Chamber, Three Rivers House, Northway, Rickmansworth on Thursday, 7 November 2024 at 7.30 pm

Members of the Planning Committee:-

Councillors:

Chris Whately-Smith (Chair)
Harry Davies
Steve Drury
Chris Lloyd
Andrea Fraser
Philip Hearn

Elinor Gazzard (Vice-Chair)
Abbas Merali
Debbie Morris
Chris Mitchell
Stephen King

*Joanne Wagstaffe, Chief Executive
Wednesday, 30 October 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. MINUTES

(Pages 5 - 16)

To confirm as a correct record the minutes of the Planning Committee meeting held on 12 September 2024.

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. 24/0813/FUL – CONSTRUCTION OF SINGLE STOREY SIDE EXTENSION; INTERNAL ALTERATIONS; ALTERATIONS TO FENESTRATION; REPLACEMENT WINDOWS; AND ALTERATIONS TO EXTERNAL MATERIALS TO EXISTING SPORTS PAVILION, INSTALLATION OF AIR SOURCE HEAT PUMP, ALTERATIONS TO HARDSTANDING AND ASSOCIATED LANDSCAPING AT CHORLEYWOOD YOUTH FOOTBALL CLUB, CHORLEYWOOD HOUSE ESTATE, RICKMANSWORTH ROAD, CHORLEYWOOD, HERTFORDSHIRE (Pages 17 - 28)

Construction of single storey side extension; internal alterations; alterations to fenestration; replacement windows; and alterations to external materials to existing sports pavilion, installation of air source heat pump, alterations to hardstanding and associated landscaping.

Recommendation: That the decision be delegated to the Head of Regulatory Services to consider any representations received and grant Planning Permission subject to conditions.

6. 24/1134/RSP – RETROSPECTIVE: TEMPORARY CHANGE OF USE OF LAND TO CONSTRUCT ACCESS TRACK FOR CONSTRUCTION VEHICLES TO FACILITATE DEVELOPMENTS AT BULLSLAND FARM (FOR A FURTHER 2 YEARS) AT BULLSLAND FARM, BULLSLAND LANE, CHORLEYWOOD, HERTS, WD3 5BG (Pages 29 - 52)

Retrospective temporary change of use of land to construct access track for construction vehicles to facilitate developments at Bullsland Farm (for a further 2 years).

Recommendation: That Planning Permission be granted for a temporary period (2 years).

7. 24/1155/RSP - PART RETROSPECTIVE: WORKS TO REAR GARDENS OF PLOTS 1 AND 2 INCLUDING LAND LEVELLING, EXTERNAL PATIO, RETAINING WALLS, EXTERNAL SEATING AREAS AND FENCING AT VIVIKT, CHORLEYWOOD ROAD, RICKMANSWORTH, WD3 4EP (Pages 53 - 68)

Part retrospective: works to rear gardens of Plots 1 and 2 including land levelling, external patio, retaining walls, external seating areas and fencing.

Recommendation: That part retrospective planning permission be granted.

8. **24/1161/FUL – CHANGE OF USE OF LAND TO RESIDENTIAL USE IN ASSOCIATION WITH FORTUNES FARM INCLUDING EXTENSION AND CONVERSION OF EXISTING STABLE BLOCK TO HOME OFFICE AND GYM AT FORTUNES FARMHOUSE, HIGH ELMS LANE, ABBOTS LANGLEY, WATFORD, HERTFORDSHIRE, WD25 0JY** (Pages 69 - 82)

Change of use of land to residential use in association with Fortunes Farm including extension and conversion of existing stable block to home office and gym.

Recommendation: That planning permission be granted.

9. **24/1250/FUL – ERECTION OF A SINGLE STOREY REAR EXTENSION CONNECTING THE EXISTING DWELLING AND OUTBUILDING AT 96 WOLSEY ROAD, MOOR PARK, NORTHWOOD, HERTFORDSHIRE, HA6 2EH** (Pages 83 - 96)

Erection of a single storey rear extension connecting the existing dwelling and outbuilding.

Recommendation: That planning permission be granted.

10. **24/1316/FUL AND 24/1317/LBC - APPLICATIONS FOR PLANNING PERMISSION AND LISTED BUILDING CONSENT FOR DEMOLITION OF PART OF EXISTING BOUNDARY WALL; CONSTRUCTION OF FENCING AND GATE; EXTENSION OF GRAVEL DRIVE AT SOLESBRIDGE HOUSE, SOLESBRIDGE LANE, CHORLEYWOOD, RICKMANSWORTH, WD3 5SR** (Pages 97 - 116)

Demolition of part of existing boundary wall; construction of fencing and gate; extension of gravel drive

and

Listed Building Consent: demolition of part of existing boundary wall; construction of fencing and gate; extension of gravel drive.

Recommendation 24/1316/FUL: That planning permission be granted subject to conditions.

Recommendation 24/1317/LBC: That listed building consent be granted subject to conditions.

11. **24/1341/FUL – CONSTRUCTION OF SINGLE-STOREY FRONT EXTENSION AND FIRST FLOOR REAR EXTENSION, CONVERSION OF GARAGE INTO HABITABLE ACCOMMODATION AND INTERNAL ALTERATIONS, ALTERATIONS TO FENESTRATION AND EXTENSION OF DRIVEWAY AT 69 SYCAMORE RF, CROXLEY GREEN, RICKMANSWORTH, WD3 3TY** (Pages 117 - 134)

Construction of single-storey front extension and first floor rear extension, conversion of garage into habitable accommodation and internal alterations, alterations to fenestration and extension of driveway.

Recommendation: That planning permission be granted.

12. **24/1372/ADV – ADVERTISEMENT CONSENT: ERECTION OF A DIGITAL ADVERTISEMENT DISPLAY BOARD AT ESSO SERVICE STATION, UXBRIDGE ROAD, RICKMANSWORTH, HERTS, WD3 7BG** (Pages 135 - 144)

This application seeks advertisement consent for the erection of a digital display board.

Recommendation: That advertisement consent is granted subject to conditions.

13. **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