
PLANNING COMMITTEE

NOTICE AND AGENDA

For a meeting to be held on Thursday, 18 June 2026 at 7.30 pm at Penn Chamber, Three Rivers House, Rickmansworth WD3 1RL.

Members of the Planning Committee:-

Councillors:

Chris Whately-Smith (Chair)
Oliver Cooper
Stephen Cox
Raj Khuroya
Chris Mitchell

Elinor Gazzard (Vice-Chair)
Debbie Morris
Reena Ranger
Tom Smith

*Joanne Wagstaffe, Chief Executive
Wednesday, 10 June 2026*

The Council welcomes contributions from members of the public 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 Committee.

For those wishing to observe:

Members of the public are welcome to attend the meeting. 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 - 14)

To confirm as a correct record the minutes of the Planning Committee meeting held on 27 May 2026.

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. **23/0483/FUL: Change of use of existing building from care home (C2) use to a nursery (Class E) including partial demolition of existing single storey rear extension and construction of two storey front extension; provision of spiral stairs, ramp access, green roof, rooflights and vents; repairs to boundary wall with associated parking and landscaping works; and widening of existing access track, internal alterations and alterations to fenestration at Croxley House, Croxley Green, Rickmansworth, Herts WD3 3JB.**

(Pages 15 - 96)

Change of use of existing building from care home (C2) use to a nursery (Class E) including partial demolition of existing single storey rear extension and construction of two storey front extension; provision of spiral stairs, ramp access, green roof, rooflights and vents; repairs to boundary wall with associated parking and landscaping works; and widening of existing access track, internal alterations and alterations to fenestration at Croxley House, Croxley Green, Rickmansworth.

Recommendation: that planning permission is granted subject to conditions.

6. **23/0484/LBC: Listed Building Consent: Change of use of existing building from care home (C2) use to a nursery (Class E) including partial demolition of existing single storey rear extension and construction of two storey front extension; provision of spiral stairs, ramp access, green roof, rooflights and vents; repairs to boundary wall with associated parking and landscaping works; widening of existing access track, internal alterations and alterations to fenestration at Croxley House, Croxley Green, Rickmansworth, Herts WD3 3JB.**

(Pages 97 - 178)

Listed building consent: change of use of existing building from care home (C2) use to a nursery (Class E) including partial demolition of existing single storey rear extension and construction of two storey front extension; provision of spiral

stairs, ramp access, green roof, rooflights and vents; repairs to boundary wall with associated parking and landscaping works; widening of existing access track, internal alterations and alterations to fenestration at Croxley House, Croxley Green, Rickmansworth.

Recommendation: that listed building consent is granted subject to conditions.

7. **25/1691/FUL – Replacement of The Glade Bridge at The Glade Bridge Over The River Colne, Adjacent Grand Union Canal Off Church Street, Rickmansworth** (Pages 179 - 208)

Replacement of the Glade Bridge at the Glade Bridge over the River Colne, adjacent Grand Union Canal off Church Street, Rickmansworth.

Recommendation: that planning permission be approved subject to conditions.

8. **26/0039/FUL – Erection of two self-build detached dwellings, alterations to existing vehicular access and land levels and proposed associated landscaping at The Dell, Long Lane, Heronsgate, Hertfordshire, WD3 5DJ** (Pages 209 - 266)

Erection of two self-build detached dwellings, alterations to existing vehicular access and land levels and proposed associated landscaping at The Dell, Long Lane, Heronsgate.

Recommendation: that subject to the completion of a Section 106 Agreement securing an off-site affordable housing financial contribution, two self-build dwellings and associated monitoring fee(s) that the application be delegated to the Head of Regulatory Services to grant planning permission subject to conditions.

9. **26/0194/OUT: Outline Application: Demolition of existing development and redevelopment of the Site, including the construction of up to 333 dwellings (Use Class C3) of which 50% affordable housing, 66 bed Care Home (Use Class C2), Medical Centre (Use Class E (e)), Local Centre [containing Retail (Use Class E (a-c)), Community Facilities (use Class F2) and Cafe (Use Class E(a))] and associated play space, parking and associated infrastructure. New vehicular access onto Shepherds Lane and pedestrian and cycle accesses onto Shepherds Lane and Berry Lane, bus stop, bike station, landscaping, pedestrian / cycleway access routes, green infrastructure including community amenity space, allotments, play areas, outdoor gym trail / equipment and associated infrastructure including sustainable urban drainage systems (all matters reserved except for access) at Catlips Farm, Berry Lane, Chorleywood** (Pages 267 - 378)

Outline application: demolition of existing development and redevelopment of the Site, including the construction of up to 333 dwellings (Use Class C3) of which 50% affordable

housing, 66 bed Care Home (Use Class C2), Medical Centre (Use Class E (e)), Local Centre [containing Retail (Use Class E (a-c)), Community Facilities (use Class F2) and Cafe (Use Class E(a))] and associated play space, parking and associated infrastructure. New vehicular access onto Shepherds Lane and pedestrian and cycle accesses onto Shepherds Lane and Berry Lane, bus stop, bike station, landscaping, pedestrian / cycleway access routes, green infrastructure including community amenity space, allotments, play areas, outdoor gym trail / equipment and associated infrastructure including sustainable urban drainage systems (all matters reserved except for access) at Catlips Farm, Berry Lane, Chorleywood.

Recommendation:

(1) That Members agree for officers to arrange a site visit prior to this application being presented to Planning Committee for a decision; and

(2) That the Committee notes the report and is invited to make general comments with regard to the material planning issues raised by the application.

- 10. 26/0325/RSP – Part Retrospective: Erection of raised terrace area including associated steps, landscaping and plant room following alterations to existing rear patio, plant room and hard surfacing at Sandalwood, 7a Wolsey Road, Moor Park, Northwood, HA6 2HN** (Pages 379 - 406)

Part retrospective: erection of raised terrace area including associated steps, landscaping and plant room following alterations to existing rear patio, plant room and hard surfacing at Sandalwood, 7a Wolsey Road, Moor Park, Northwood.

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

11. 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