THREE RIVERS DISTRICT COUNCIL

Three Rivers House
Northway
Rickmansworth
Herts WD3 1RL

PLANNING COMMITTEE

NOTICE AND AGENDA

For a meeting to be held on Thursday, 19 November 2026 at 7.30 pm in the Penn Chamber, Three Rivers House, Northway, Rickmansworth WD3 1RL.

Members of the Planning Committee:-

Councillors:

Chris Whately-Smith (Chair)
Oliver Cooper
Stephen Cox
Raj Khiroya
Chris Mitchell
Elinor Gazzard (Vice-Chair)
Debbie Morris
Reena Ranger OBE
Tom Smith

Joanne Wagstaffe, Chief Executive
Wednesday, 11 November 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 - 24)

To confirm as a correct record the minutes of the Planning Committee meetings held on 22 and 28 October 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. 25/2197/OUT – Outline application: Erection of up to 93 dwellings with associated access, parking, amenity space and landscaping (Appearance, Layout, Landscaping and Scale as reserved matters) at Land Adjoining Notley Farm, Bedmond Road, Abbots Langley, Hertfordshire (Pages 25 - 116)

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Recommendation: that authority is delegated to the Associate Director of Planning and Regulatory Services to grant planning permission following the completion of a S106 agreement securing the Heads of Terms (set out in 9.24 of the report), subject to planning conditions (set out at section 10.1.2) and to make any minor amendments necessary to the Heads of Terms and planning conditions in consultation with the Planning Committee Chair.

6. 26/0849/FUL – Change of use of land to use as a residential caravan site comprising 2no. Gypsy/Traveller pitches, each accommodating 2 caravans including no more than 1 static caravan/mobile home, together with the laying of hardstanding and construction of new access at Land at Long Spring, Sarratt Lane, Loudwater, Hertfordshire (Pages 117 - 154)

Change of use of land to use as a residential caravan site comprising 2no. Gypsy/Traveller pitches, each accommodating 2 caravans including no more than 1 static caravan/mobile home, together with the laying of hardstanding and construction of new access at Land at Long Spring, Sarratt Lane, Loudwater.

Recommendation: that planning permission be refused.

7. 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