THREE RIVERS DISTRICT COUNCIL

Three Rivers House
Northway
Rickmansworth
Herts WD3 1RL

Policy and Resources Committee
MINUTES

Of a meeting held in the Penn Chamber, Three Rivers House, Rickmansworth, on Monday, 1 June 2026 from 7.30 - 10.00 pm

Present: Councillors Councillor Stephen Giles-Medhurst OBE Councillor Louise Price

Christopher Alley, Aidan Bentley, Oliver Cooper, Stephen Cox, Steve Drury, Vicky Edwards, Andrea Fraser, Chris Lloyd, Paul Rainbow, Narinder Sian and Kavan Trivedi

Officers in Attendance:

Joanne Wagstaffe – Chief Executive Officer
Kimberley Grout – Associate Director for Corporate, Customer and Community
Alison Betts – Associate Director for Finance
Jon Boyle – Deputy Monitoring Officer
Marko Kalik – Head of Planning Policy and Conservation
Aaron Roberts - Senior Policy Planning Officer
Jason Hagland – head of Strategic Planning

External in Attendance:
Chris Jones

PR124 APOLOGIES FOR ABSENCE

None received.

PR224 DECLARATIONS OF INTEREST

There were no declarations of interest.

PR324 CORPORATE PEER REVIEW REPORT

The Committee received a report presenting the findings of the Local Government Association (LGA) Corporate Peer Challenge undertaken between 10 and 13 February 2026.

The Chief Executive advised that the Corporate Peer Challenge was a nationally recognized sector-led improvement process. Members were advised that the report reflected the findings of the peer team and could not be amended by the Council. An action plan responding to the recommendations would be developed and presented to a future meeting of the Committee.

Members discussed the composition of the peer review team and the conclusion reached within the report. Concerns were raised regarding the political balance of the peer team and whether some of the observations relating to Local Government Reorganisation and the Local Plan adequately reflected the Council's position. Reference was also made to the value of

member development and pre committee briefings, which had been identified within the report as an area for further consideration.

Other Members welcomed the findings of the review and noted that the report recognized a number of strengths within the Council, including partnership working, communications and organizational stability. The importance of developing a robust action plan to address the recommendations was acknowledged.

Councillor Giles-Medhurst proposed the recommendations in the report and was seconded by Councillor Price.

On being put the vote, the motion was declared CARRIED by the Chair, the voting being 9 votes For, 5 Against, and 1 Abstention.

RESOLVED:

That:

The Corporate Peer Challenge Report be agreed.

Public access to the report be immediate.

Public access to the decision be immediate.

PR424 HMO ARTICLE 4 DIRECTION

The Committee received the report regarding the introduction of an Article 4 Direction to remove permitted development rights for the change of use from dwelling houses to Houses in Multiple Occupation.

The Committee received a statement from a member of the public, Chris Jones, in support of an immediate Article 4 Direction, who highlighted concerns regarding the impact of HMOs on neighbouring residents, including antisocial behaviour, parking pressures and the cumulative impact on local communities.

The Head of Planning Policy and Conservation advised that the matter had previously been considered by Members in January 2026 when officers concluded there was insufficient evidence to justify an Article 4 Direction. Since that time there had been a significant increase in known and anticipated HMO activity across the district. With the Council now considering four pending HMO licence applications and being aware of a further six properties likely to submit applications in the near future. Officers therefore considered that there was now sufficient evidence to support the introduction of an Article 4 Directions. Members were advised that a non-immediate Direction would take effect twelve months after being made, during which time consultation would be undertaken before the Direction was confirmed and submitted to the Secretary of State.

Councillor Giles-Medhurst moved, seconded by Councillor Price, that the Committee progress with making a non-immediate district-wide Article 4 Direction and grant delegated authority to the Head of Planning Policy and Conservation and the Director of Finance to finalise the Direction Notice and associated procedural matters.

During the debate, Members acknowledged the concerns expressed by residents regarding the impact of HMOs and recognized that the Council had received an increasing number of complaints relating to HMO developments. Members sought clarification on the reasons why officers now considered an Article 4 Direction to be justified, having previously recommended against one, and officers explained that the increase in known HMO activity since January had significantly strengthened the evidence base.

Members also questioned whether a direction could be applied to a smaller geographical area rather than district-wide and whether this would be more appropriate. Officers advised that an Article 4 Direction could apply to an individual street, provided there was robust evidence to support it, but that the evidence available demonstrated HMO growth across a number of locations within the district and therefore supported a district wide approach. Members also sought clarification on the likelihood of intervention by the Secretary of State and were advised that, whilst any Direction would be subject to review, intervention in relation to HMO Article 4 Directions was uncommon provided there was sufficient supporting evidence.

Councillor Cooper moved an amendment, seconded by Councillor Alley, that the Committee instead progress with an immediate district wide Article 4 direction. A recorded vote having been requested by Councillor Cooper and Councillor Reed had been LOST, the voting being:

For: Councillors Alley, Cooper, Edwards, Fraser and Trivedi (5)

Against: Councillors, Bentley, Cox, Drury, Giles-Medhurst, Khiroya, Lloyd, Price, Rainbow and Sian (9)

Abstentions: Councillor Sims (1).

The substantive motion was then put to the vote and declared CARRIED by the Chair with the voting being by general assent.

For: Councillors, Alley, Bentley, Cooper, Cox, Drury, Edwards, Fraser, Giles-Medhurst, Khiroya, Lloyd, Price, Rainbow, Sian, Sims and Trivedi (15)

RESOLVED:

That the Committee recommend that the Council progress with making a non-immediate HMO Article 4 Direction.

That delegated authority be granted to the Head of Planning Policy and Conservation and the Director of Finance to finalise the Direction Notice and associated procedural matters.

That the Direction apply across the whole district.

PR524 EXCLUSION OF PRESS AND PUBLIC

The Chair moved, duly seconded, the following motion:
"that under Section 100A of the Local Government Act 1972 the press and public be excluded from the meeting for the following items of business on the grounds that it involves the likely disclosure of exempt information as defined under paragraph (3**) of 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."**

CHAIR