
Planning Committee MINUTES

**Of a meeting held in the Penn Chamber, Three Rivers House, Rickmansworth, on
Thursday, 17 July 2025 from 7.30 - 9.58 pm**

Present: Councillors Chris Whately-Smith, Elinor Gazzard, Oliver Cooper, Harry Davies, Steve Drury, Philip Hearn, Stephen King, Chris Lloyd, Abbas Merali, Chris Mitchell and Debbie Morris

Also in Attendance:

Parish Councillor Diana Barber (Batchworth Community Council), Parish Councillor Jon Bishop (Chorleywood Parish Council), County Councillor Paula Hiscocks, Councillor Raj Khiroya, Parish Councillor Guy Parks (Croxley Green Parish Council), Councillor Paul Rainbow, Councillor Ciaran Reed and Councillor Narinder Sian

Officers in Attendance:

Adam Ralton, Development Management Team Leader
Claire Westwood, Development Management Team Leader
Tom Norris, Senior Planning Officer
Claire Wilson, Principal Planning Officer
Emma Lund, Senior Committee Officer
Matthew Barnes, Planning Solicitor
Kimberley Rowley, Head of Regulatory Services

PC8/25 APOLOGIES FOR ABSENCE

There were no apologies for absence.

PC9/25 MINUTES

The minutes of the Planning Committee held on 19 June 2025 were confirmed as a correct record and signed by the Chair.

PC10/25 NOTICE OF URGENT BUSINESS

There were no items of urgent business.

The Committee noted that, at the Chair's request, agenda items 12, 13, 14 and 15 had been withdrawn from the agenda and would be considered at a special meeting of the Planning Committee to be held on Thursday 31 July 2025.

PC11/25 DECLARATIONS OF INTEREST

The Liberal Democrat Group declared a non-pecuniary interest in agenda item 11 (25/0564/FUL: 35 Manor House Gardens, Abbots Langley) as the agent is a member of the authority and a member of the Liberal Democrat Group.

**PC12/25 24/1231/FUL – DEMOLITION OF EXISTING STORE BUILDING;
SUBDIVISION OF SITE AND CONSTRUCTION OF TWO STOREY DETACHED DWELLING
WITH ASSOCIATED SOLAR PANELS, ACCESS, PARKING AND LANDSCAPING WORKS
AT 9 ASHLEYS, MILL END, RICKMANSWORTH WD3 8JU**

The application was for demolition of existing store building, subdivision of site and construction of two storey detached dwelling with associated solar panels, access, parking and landscaping works at 9 Ashleys, Mill End, Rickmansworth.

There were no officer updates.

A member of the public spoke against the application.

County Councillor Paula Hiscocks spoke on the application.

Committee Members asked questions about the detail of the application which were responded to by officers. The Committee's discussions included the following:

- A Committee Member commented on the existing parking pressures at the site and the fact that the access to the proposed development was narrow and expressed the view that as a result the proposal may involve an unacceptable adverse impact on the amenity of neighbouring residents. Officers responded that parking issues had been carefully considered. Although one resident had subdivided a section of their garden to create an informal parking area, using an access which was owned by Three Rivers District Council, there was currently no lawful parking provision. The proposal would create two lawful spaces, and any grant of planning permission would require the applicant to reach an agreement with the Council with regard to lawfully using the access. The proposal would therefore result in a net gain of two spaces, which met the parking standard.
- A Committee Member recommended that the wording of condition 3 should be strengthened, in order to ensure that lawful use of the access road would be legally guaranteed in perpetuity. Officers responded that the current wording was considered sufficient, as it required the applicant to provide evidence in writing that right of way had been granted 'lawfully, permanently, and without restriction.'

Councillor Whately-Smith moved, and Councillor Morris seconded, that planning permission be granted subject to conditions. On being put to the vote this was carried, the voting being 4 in favour, 4 against, 3 abstentions. The Chair's casting vote was used.

RESOLVED: that the application be granted, subject to conditions.

PC13/25 24/1963/FUL: CONSTRUCTION OF WAREHOUSE UNITS (USE CLASSES E(G)(III), B2 AND B8) INCLUDING ACCESS AND SERVICING ARRANGEMENTS, CAR PARKING, LANDSCAPING AND ASSOCIATED WORKS AT MAPLE CROSS HOUSE, DENHAM WAY AND KIER OFFICES OFF MAPLE LODGE CLOSE, MAPLE CROSS, WD3 9SW

The application was for construction of warehouse units (Use Classes E(g)(iii), B2 and B8) including access and servicing arrangements, car parking, landscaping and associated works at Maple Cross House, Denham Way and Kier Offices off Maple Lodge Close, Maple Cross.

The application had been deferred at the meeting held on 19 June 2025, in order for officers to seek further information in relation to noise impacts, noise mitigations, building orientation and on-site car parking management. These were addressed in the updated report.

The Planning Officer provided updates as follows:

- Further information had been received from the applicant in relation to the acoustic fence, confirming that it would have a maximum height of 5.3m. The applicant had provided a note from their acoustic consultant setting out that the reduction in height would have a negligible impact on noise levels compared with those which had been presented with the assumption of a 6m high acoustic barrier. The information had been reviewed by the Environmental Health Officer who maintained their view that, with the proposed mitigations secured by condition, the proposal would not have an unacceptable impact.
- As a result of the new information provided by the applicant in relation to the acoustic fence, a number of amendments were required to several conditions. New drawings had been provided confirming the reduced height of the acoustic fence: Conditions 2, 21 and 26 would therefore require updating to ensure they related to the latest versions. Similarly Condition 13 would require updating to reference the latest version of the landscaping drawing. Condition 29 would need to be updated to remove the reference to a 6m fence. The title of Condition 36 required updating to reflect that it applied to all of the units (not just 5 & 6) and the definition of an HGV vehicle would be added within the condition. Condition 37 required updating to reflect the revision of the lighting drawing as a result of the reduction in height of the acoustic barrier.

Councillor Raj Khiroya spoke on the application.

County Councillor Paula Hiscocks spoke on the application.

Committee Members asked questions about the detail of the application which were responded to by officers. The Committee's discussions included the following:

- Committee Members remained concerned about the impact of noise on nearby residents and considered that in addition to further restrictions on delivery and collection hours, there should be no collection or deliveries at all on Christmas Day, Boxing Day, New Years Day, Good Friday, Easter Sunday or Easter Monday.
- A Committee Member questioned whether the Construction Management Plan could include a requirement for the construction to have no impact on road congestion. Officers responded that as there was already an access to the site and so construction vehicles would not be blocking the road, and as the vehicle numbers would not be sufficient as to have a severe impact on the highway, the officer view was that such a condition could not be considered reasonable. Should the construction require any work on the highway, then authorisation would be needed from Herts Highways and this was not within the scope of the application.
- Whilst noting that the proposal met the parking standard, a Committee Member expressed concern about the parking provision and the risk of overspill parking on either Denham Way or Franklins. Officers responded that parking within the site would be controlled by way of the car parking management plan; however, parking outside the site could not be controlled by planning conditions.
- Condition 22 required an operational noise management plan to be submitted and approved, and condition 23 required details of external plant/equipment to be submitted to ensure that it could operate without adverse impact on the amenity of neighbouring occupiers. The operational noise management plan would address matters such as the use of roller doors, which had the potential to cause noise disturbance.
- Committee Members remained concerned about the proposed hours of use, and considered that these should be further reduced to require deliveries and collections to end at 10pm (rather than 11pm) on weekdays and Saturdays and 9pm on Sundays.

Councillor Drury moved, and Councillor Gazzard seconded, that following the completion of a S106 agreement to secure financial contributions towards biodiversity monitoring, travel plan

monitoring and sustainable transport improvements, planning permission be granted subject to conditions and updated conditions as verbally reported and noted above, and further amendment to Condition 36 to restrict deliveries and collections to not take place:

- To/from Units 1 – 4, by HGV, other than between 07:00 and 22:00 on Weekdays, between 08:00 and 22:00 on Saturdays, and between 09:00 and 21:00 on Sundays, Bank and Public Holidays.
- To/from Units 5 and 6 other than between 07:00 and 22:00 on Weekdays, between 08:00 and 22:00 on Saturdays, and between 09:00 and 21:00 on Sundays, Bank and Public Holidays.
- Whatsoever on Christmas Day, Boxing Day, New Year's Day, Good Friday, Easter Sunday, Easter Monday.

On being put to the vote this was carried, the voting being 6 in favour, 2 against, 3 abstentions.

RESOLVED: that following the completion of a S106 agreement to secure financial contributions towards biodiversity monitoring, travel plan monitoring and sustainable transport improvements, planning permission be granted subject to conditions and updated conditions as verbally reported and noted above, and further amendment to Condition 36 to restrict deliveries and collections to not take place:

- To/from Units 1 – 4, by HGV, other than between 07:00 and 22:00 on Weekdays, between 08:00 and 22:00 on Saturdays, and between 09:00 and 21:00 on Sundays, Bank and Public Holidays.
- To/from Units 5 and 6 other than between 07:00 and 22:00 on Weekdays, between 08:00 and 22:00 on Saturdays, and between 09:00 and 21:00 on Sundays, Bank and Public Holidays.
- Whatsoever on Christmas Day, Boxing Day, New Year's Day, Good Friday, Easter Sunday, Easter Monday.

**PC14/25 PRELIMINARY REPORT - 24/2073/OUT - OUTLINE APPLICATION:
DEVELOPMENT OF UP TO 600 RESIDENTIAL DWELLINGS (USE CLASS C3(A)),
CONSTRUCTION OF A 5-BEDROOM PROPERTY FOR CHILDRENS SOCIAL CARE AND
SUPPORTED LIVING (USE CLASS C3(B)). TWO VEHICULAR ACCESS POINTS FROM
LITTLE GREEN LANE AND FURTHER PEDESTRIAN / CYCLEWAY ACCESSES. A ONE
FORM ENTRY PRIMARY SCHOOL (USE CLASS F1(A)) (PLUS EXPANSION LAND FOR A
TWO FORM ENTRY PRIMARY SCHOOL). A MIXED USE LOCAL CENTRE INCLUDING
PROVISION FOR NHS HEALTH AND SOCIAL CARE SERVICES (USE CLASS E(E)),
COMMUNITY BUILDING (USE CLASS F2), RETAIL AND CAFE PROVISION (USE CLASS
E(A-C)), CAR PARKING AND ASSOCIATED INFRASTRUCTURE. A COUNTRY PARK,
AREAS FOR PLAY AND RECREATION, ALLOTMENTS, COMMUNITY ORCHARD AND
LANDSCAPING WITH ASSOCIATED INFRASTRUCTURE INCLUDING SUSTAINABLE
URBAN DRAINAGE SYSTEMS. (LAYOUT, SCALE, APPEARANCE AND LANDSCAPE AS
RESERVED MATTERS) AT LAND TO NORTH OF LITTLE GREEN LANE, CROXLEY
GREEN, WD3 3SP**

The Committee received a preliminary report on an outline application for development of up to 600 residential dwellings (Use Class C3(a)); construction of a 5-bedroom property for children's social care and supported living (Use Class C3(b)); two vehicular access points from Little Green Lane and further pedestrian / cycleway accesses; a one form entry primary school (Use Class F1(a)) (plus expansion land for a two form entry primary school); a mixed use local centre including provision for NHS health and social care services (Use Class E(e)), community building (Use Class F2), retail and cafe provision (Use Class E(a-c)), car parking and associated infrastructure; a country park; areas for play and recreation, allotments, community orchard and landscaping with associated infrastructure including sustainable urban drainage systems. (layout, scale, appearance and landscape as reserved matters) at Land To North Of Little Green Lane, Croxley Green.

The Committee was invited to note the report, comment on any material planning issues raised by the application and consider undertaking a site visit. The application would be brought back to the Committee in due course for determination.

The Planning Officer reported that since publication of the agenda, the applicant had submitted a revised Transport Assessment and Travel Plan, and also a new additional Active Travel Route Audit. These had been submitted in response to comments from Active Travel England, National Highways, Hertfordshire Highways and Transport for London. These consultees had been notified and were reviewing the details provided.

A member of the public spoke against the proposal.

Councillor Paul Rainbow spoke on the proposal.

Councillor Ciarán Reed spoke on the proposal.

Councillor Narinder Sian spoke on the proposal.

Parish Councillor Guy Parks spoke on the proposal.

Members' questions and comments on the proposal included the following:

- Is the site Grey Belt or Green Belt?
- Concerns were expressed regarding: access issues; capacity of Thames Water to manage the sewage from the site; the impact on local traffic and highways issues; harm to the Green Belt; whether there was sufficient health service provision (both GP and hospital) to support the development of 600 homes; transport accessibility and capacity (particularly at rush hour for trains and local road congestion); sufficiency of parking provision; potential impact on the wildlife at Whippendell Woods and other woodlands and hedgerows; and flood and heritage impacts.
- Members questioned whether the one form entry primary school, if mainstream rather than SEN, was necessary given a recent decline in pupil numbers and the capacity available at existing schools.
- Before the application is presented for determination, officers were asked to seek further information from Thames Water in relation to capacity; to continue to try to obtain responses from consultees who had not yet replied; and to consult with organisations and groups in adjoining areas such as Watford Borough Council, Watford Joggers, Rambling Associations, the Chiltern Society and the Chiltern Conservation Board.
- Officers were also asked to include within the committee report a detailed assessment of harm to the Green Belt; information regarding the sustainability of the site given its distance from the station; and to require a dust plan and wheel washing.

Councillor Morris moved, and Councillor Mitchell seconded, that Members note the report and agree for officers to arrange a site visit prior to this application being presented to the Planning Committee for a decision, with an officer to be in attendance at the site visit. On being put to the vote this was carried, the voting being unanimous.

RESOLVED: that Members note the report and agree for officers to arrange a site visit prior to this application being presented to the Planning Committee for a decision, with an officer to be in attendance at the site visit.

PC15/25 25/0332/FUL – DEMOLITION OF EXISTING OUTBUILDING AND ERECTION OF TWO STOREY DETACHED BUILDING CONTAINING ONE, ONE BEDROOM FLAT AND ONE TWO-BEDROOM FLAT (CLASS C3), INCLUDING ALTERATIONS TO THE

EXISTING CAR PARK AT THE WESTERN, 205 HIGH STREET, RICKMANSWORTH WD3 1BB

The application was for demolition of existing outbuilding and erection of two storey detached building containing one, one bedroom flat and one two-bedroom flat (Class C3), including alterations to the existing car park at The Western, 205 High Street, Rickmansworth.

The Planning Officer reported that Batchworth Community Council (BCC) had been re-consulted with regard to the amended plans received. BCC had confirmed that it agreed with the comments made by the Appeal Inspector regarding the inappropriateness of the location in relation to the previous application, that its previous objections to the application remain, and that it wished to call the application in unless officers were minded to refuse.

Herts Highways had also provided updated comments in relation to the re-consultation and confirmed that it raised no objection to the development.

Parish Councillor Diana Barber spoke on the application.

The agent spoke in favour of the application.

Committee Members asked questions about the detail of the application which were responded to by officers. The Committee's discussions included the following:

- Officers had refused a previous application on the site for a flat-roofed building of three storeys with an angled elevation and prominent balconies, as it was not considered to preserve or enhance the Conservation Area. The new scheme was of reduced height, a more traditional appearance with two storeys and a pitched roof, and sympathetic fenestration and use of materials. Officers considered it a better scheme, which would preserve the character and appearance of the Conservation Area.
- The site was considered to be suitable for development, and the proposal represented an efficient use of land.
- Committee Members agreed that the new scheme was a significant improvement, and the proposed development would preserve and enhance the character of the Conservation Area.
- Triple glazing was proposed, to mitigate any impact arising from noise from the pub. The site location was in an area of existing residential development, and it was not considered that there would be any detrimental impact on future residents arising from noise.

Councillor Morris moved, and Councillor Lloyd seconded, that planning permission be granted subject to conditions following the completion of a S106 agreement to secure a financial contribution towards affordable housing and amendments to the Traffic Regulation Order. On being put to the vote this was carried, the voting being unanimous.

RESOLVED: that planning permission be granted subject to conditions following the completion of a S106 agreement to secure a financial contribution towards affordable housing and amendments to the Traffic Regulation Order.

PC16/25 25/0391/RSP – PART-RETROSPECTIVE: DEMOLITION OF EXISTING CONSERVATORY; CONSTRUCTION OF PART SINGLE PART TWO STOREY REAR EXTENSIONS, LOFT CONVERSION INCLUDING REAR ROOFLIGHTS; CONVERSION OF GARAGE TO HABITABLE ACCOMMODATION, ALTERATIONS TO EXTERNAL MATERIALS INCLUDING REPLACEMENT RENDER AND ROOF TILES; ALTERATIONS TO FENESTRATION DETAIL; AND ASSOCIATED INTERNAL ALTERATIONS AT 44 WOLSEY ROAD, MOOR PARK, NORTHWOOD HA6 2EN

The application was part-retrospective for: demolition of existing conservatory; construction of part single part two storey rear extensions, loft conversion including rear rooflights; conversion of garage to habitable accommodation, alterations to external materials including replacement render and roof tiles; alterations to fenestration detail; and associated internal alterations at 44 Wolsey Road, Moor Park, Northwood.

The Planning Officer reported that following receipt of amended plans, and subsequent to publication of the agenda, Batchworth Community Council had sought to withdraw its call in. Moor Park (1958) Ltd, which was also a consultee, had made follow-up comments on the application stating that the plans addressed all their concerns, although did observe that the two storey part of the extension to the rear was slightly higher than the previously approved scheme.

Councillor Lloyd moved, and Councillor Cooper seconded, that part retrospective planning permission be granted subject to conditions. On being put to the vote this was carried unanimously.

RESOLVED: that part retrospective planning permission be granted subject to conditions. On being put to the vote this was carried unanimously.

PC17/25 25/0428/FUL – DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF A REPLACEMENT TWO STOREY SELF-BUILD DWELLING AT DENEWOOD, CHORLEYWOOD ROAD, RICKMANSWORTH WD3 4EP

The application was for demolition of existing bungalow and erection of a replacement two storey self-build dwelling at Denewood, Chorleywood Road, Rickmansworth.

A member of the public spoke against the application.

The applicant spoke in favour of the application.

Committee Members asked questions about the detail of the application which were responded to by officers. The Committee's discussions included the following:

- The Planning Officer reported that when the application had originally been submitted, officers had identified that the street scene drawing did not accurately portray the height of Sunnyside. The drawing had subsequently been corrected, and officers were satisfied that all drawings were now accurate with regard to the height of Sunnyside in relation to the proposed new dwelling.
- The new development would utilise an existing established access off the Chorleywood Road via the front drive of Sunnyside. No change was proposed to access arrangements, and therefore there had been no requirement to consult with Herts Highways.
- A Construction Management Plan had been conditioned. Officers were asked to investigate whether a temporary access onto Chorleywood Road might be permitted by Herts Highways, in order to alleviate the neighbour's concerns about use of the existing access by construction traffic. It was requested that if possible, a draft Construction Management Plan should be submitted for consideration prior to the site visit.

Councillor Lloyd moved, and Councillor Cooper seconded, that the application be deferred for a site visit, and that the applicant be requested to supply a draft Construction Management Plan. On being put to the vote this was carried, the voting being 7 in favour, 1 against and 3 abstentions.

RESOLVED: that the application be deferred for a site visit, and the applicant be requested to supply a draft Construction Management Plan.

PC18/25 25/0564/FUL – TWO STOREY SIDE EXTENSION, PART-SINGLE PART-TWO STOREY REAR EXTENSION AND BAY WINDOW INFILL, AT 35 MANOR HOUSE GARDENS, ABBOTS LANGLEY, HERTFORDSHIRE, WD5 0DH.

The application was for a two storey side extension, part-single part-two storey rear extension and bay window infill, at 35 Manor House Gardens, Abbots Langley.

There were no officer updates.

The applicant spoke in favour of the application.

Councillor Mitchell moved, and Councillor Lloyd seconded, that subject to no new material planning conditions being raised, planning permission be granted subject to conditions. On being put to the vote this was carried unanimously.

RESOLVED: that subject to no new material planning conditions being raised, planning permission be granted subject to conditions.

PC19/25 ITEM WITHDRAWN 25/0666/FUL - CHANGE OF USE FROM CLASS F.2B (LOCAL COMMUNITY HALL OR MEETING PLACE FOR THE PRINCIPAL USE OF THE LOCAL COMMUNITY) TO CLASS E (F) (CRECHE, DAY NURSERY OR DAY CENTRE; NOT INCLUDING A RESIDENTIAL USE) AT BULLSLAND HALL, BULLSLAND LANE, CHORLEYWOOD WD3 5BQ

This item was with withdrawn from the agenda prior to the meeting.

PC20/25 ITEM WITHDRAWN 25/0667/FUL – FIRST FLOOR SIDE EXTENSION AT 2 ARUNDEL ROAD, ABBOTS LANGLEY WD5 0TP

This item was with withdrawn from the agenda prior to the meeting.

PC21/25 ITEM WITHDRAWN 25/0694/RSP – RETROSPECTIVE: CONSTRUCTION OF OUTBUILDING IN REAR GARDEN FOR ANCILLARY RESIDENTIAL USE AT 20 MARLIN SQUARE, ABBOTS LANGLEY WD5 0EG

This item was with withdrawn from the agenda prior to the meeting.

PC22/25 ITEM WITHDRAWN 25/0901/ADV – ADVERTISEMENT CONSENT: INSTALLATION OF ONE EXTERNALLY ILLUMINATED "MCDONALD'S" LETTERSET, ONE EXTERNALLY ILLUMINATED "GOLDEN ARCH" TO FRONT ELEVATION, ONE NON ILLUMINATED SIGN TO REAR ELEVATION, AND 6 NON-ILLUMINATED PARKING SIGNS - AT 94 – 102 HIGH STREET, RICKMANSWORTH WD3 1AQ

This item was with withdrawn from the agenda prior to the meeting.

CHAIR