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**FULL COUNCIL**  
Tuesday, 9 July 2024

**WRITTEN REPORTS FROM AND QUESTIONS TO CHAIRS OF AUDIT,  
PLANNING, LICENSING AND REGULATORY SERVICES COMMITTEES UNDER  
COUNCIL PROCEDURE RULE 14**

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**Report from the Chair of Planning Committee, Councillor Chris Whately-Smith**

**A well attended training session took place during June including a case study.**

We have received notification that an appeal has been lodged against the refusal of application 23/1068/OUT for a data centre off Bedmond Rd, Abbots Langley. The appeal is likely to proceed as a public inquiry but has not 'started' yet so we don't have further details of dates etc yet.

Below is a list of major planning applications pending.

**Major Planning Applications pending consideration at 12 June 2024**

Reference	Address	Proposal	Target Decision Date	Expected Decision Level	Officer
22/0989/AOD	Scotsbridge House Scots Hill Croxley Green Rickmansworth Hertfordshire WD3 3BB	Approval of Details: Demolition of offices and erection of new development of 59 flats with underground parking and associated access. (Reserved matters application containing details of appearance and landscaping pursuant to Condition 1 attached to Outline Planning Permission 21/1680/OUT)	Agreed Extension TBC	Committee – date TBC	David Heighton
22/1945/FUL	Land To The East Of Langleybury Lane And Including Langleybury House Estate Langleybury Lane Langleybury Hertfordshire	Hybrid application for the creation of a Film Hub to include detailed approval for demolition of a number of existing buildings including children's farm buildings and change of use of Mansion House and Aisled Barn for filming and the construction of a cafe within the Walled Garden, new car parking area to north of site, alterations to existing access points along Langleybury Lane, change of use of the L Shaped Barn (to multi purpose use including cycle hub, showers and vehicle storage) and change of use of ground floor of the existing Laundry to reception facility, together with outline planning approval (matters reserved: Scale, Layout, Appearance and Landscaping) for change of use of site to a Film Hub to include Craft Workshop buildings, Sound Stages, Support Workshops, Production Offices, Backlots, Film and Television Training Facility Building, Offices, Ancillary Buildings, parking areas and relocation of Langleybury Children's Farm including new farm buildings. Alterations to existing cycle path and pedestrian network within the site, to include provision of a new pedestrian/cycle access within the site to the A41.	Agreed Extension 28.06.2024	Committee date TBC	Suzanne O'Brien
23/2037/FUL	Kytes Drive, Garston, Hertfordshire	Demolition of existing bungalows and other dwellings, the erection of 63 no. x 2 storey dwellings and the erection of an 3 storey apartment building comprising 71 dwellings, the creation of 2 dwellings within an existing building, with associated car parking, landscaping, removal of a protected tree and ancillary development along with Listed Building Consent to retain Kytes House for 10 dwellings.  NB. Cross boundary application, majority of site falling within WBC area.	Agreed Extension 28.06.2024	Delegated	Lauren Edwards

Reference	Address	Proposal	Target Decision Date	Expected Decision Level	Officer
24/0476/OUT	Land East Of Green Street And North Of Orchard Drive Green Street Chorleywood Hertfordshire	Outline Application: Comprehensive development of the Site, delivering up to 300 no. residential dwellings (Use Class C3), associated access, and supporting amenity space, landscaping, green infrastructure and sustainable drainage systems (all matters reserved except for access).	16.07.2024	Committee – Date TBC	Adam Ralton
24/0538/OUT	Land East Of Green Street And North Of Orchard Drive Green Street Chorleywood Hertfordshire	Outline Application: Demolition of the existing farm building and comprehensive development of the Site, delivering up to 675 no. residential dwellings (Use Class C3), a new two-form entry primary school, associated access, and supporting amenity space, landscaping, green infrastructure and sustainable drainage systems (all matters reserved except for access).	29.07.2024	Committee – Date TBC	Adam Ralton
24/0608/FUL	Millworks Home Park Mill Link Kings Langley Hertfordshire	Variation of Condition 1 (plan numbers) pursuant to planning permission 20/1858/AOD to include conversion of internal cycle store to residents lounge and addition of external cycle store.	16.07.2024	Delegated	Scott Volker
24/0518/FUL	Land To Rear Of Croxley House Little Green Lane Croxy Green Hertfordshire	Change of use of land to horticulture and equestrian use including erection of a single potting enclosure, two poly tunnels, hay store and four mobile stables.	17.07.2024	Committee – July 2024 target	Claire Wilson
24/0620/FUL	Drake House Homestead Road Rickmansworth Hertfordshire WD3 1FW	Removal of Condition 2 (PD Rights - Development to be used solely for purposes included in Class B1) of planning permission 14/1294/FUL.	17.07.2024	Committee – 20 June 2024	Tom Norris
24/0666/RSP	Langleybury House And Estate Hertfordshire Kings Langley	Variation of Condition 1 (Temporary Permission) pursuant to planning permission 20/1697/RSP (Retrospective: Temporary change of use of the site and buildings to film studios, erection of sound studio building and engineering operations including formation of hardstanding and levels changes and associated works with the	24.07.2024	Delegated	Suzanne O'Brien

Reference	Address	Proposal	Target Decision Date	Expected Decision Level	Officer
	WD4 8RW	change of use including film sets, storage compounds, marquees and lighting (temporary permission of period of three years)) to extend the temporary permission for a further 36 months.			
24/0788/AOD	Former Little Furze Junior Mixed Infants School Gosforth Lane South Oxhey Hertfordshire	Approval of Details: Details pursuant to Condition 1 of Planning Permission 21/1271/OUT comprising layout, scale, appearance and landscaping of the residential development (70 dwellings) including associated parking, landscaping, infrastructure and ancillary works.	15.08.2024	Delegated	Claire Westwood
24/0803/OUT	The Island Church Street Rickmansworth Hertfordshire WD3 1JJ	Outline application: Demolition of existing dwelling and construction of 2no. four storey blocks to create 95no. residential flats with associated ancillary development including alterations to existing bridge, access, parking and landscaping works (appearance, landscaping, layout and scale as reserved matters)	04.09.2024	Committee – Date TBC	Scott Volker

Councillor Chris Whately-Smith

25 June 24

**11a) Questions to the Chair of Planning Committee, Councillor Chris Whately-Smith, from Councillor Oliver Cooper**

Has the council issued any Discontinuance Notices for deemed Advertisement Consents? If so, when was the last one?

**Written response:**

No Discontinuance Notices have been issued.

**11b) Questions to the Chair of Planning Committee, Councillor Chris Whately-Smith, from Councillor Oliver Cooper**

The scaffolding and poorly-maintained wrap on Rickmansworth High Street, opposite the Council's offices, has been a constant eyesore in Rickmansworth for the last year. Has Three Rivers considered issuing a Section 215 Improvement Notice requiring the landowner to fix its appearance?

**Written response:**

Following the receipt of a Councillor complaint in late May/early June 2024 the owner was contacted and has recently made some minor improvements to the scaffolding cover. Officers communicated to the Councillor on 6 June 2024 that the owner would be happy to make improvements and had apologised for its condition. Works have been on-going at this site for a few years and the final element (additional floor) is close to being substantially complete.

**11c) Questions to the Chair of Planning Committee, Councillor Chris Whately-Smith, from Councillor Oliver Cooper**

Does the Chair recognise the danger posed to Three Rivers District Council by the council changing the wording of a development description from the one provided by the applicant?

**Written response:**

When planning applications are received, the applicant (whether a professional agent or a householder) are required to provide a description of the works. As part of our validation process, Officers review those descriptions and where Officers consider they are not fully reflective of the extent of works proposed, make changes. Changes are always notified to the agent/applicant. There is no danger or risk posed to TRDC by changing the wording.