

THREE RIVERS DISTRICT COUNCIL

At a meeting of the **Planning Committee** held in the Penn Chamber, Three Rivers House, Northway, Rickmansworth, on Thursday 23 April 2015 from 7.30pm to 9.15pm.

Present: Councillors, Chris Whately-Smith (Chairman), Chris Lloyd (Vice-Chairman), Phil Brading, Marilyn Butler, Terry Dos Ramos, Peter Getkahn, Raj Khiroya, David Major, Debbie Morris, Reena Ranger, Ann Shaw OBE and Len Tippen.

Officers: Claire Westwood, Suzanne O'Brien, Claire Wilson, Daniel Monk and Sarah Haythorpe.

Also in attendance: Councillors Paula Hiscocks, Ralph Sangster and David Sansom and Chorleywood Parish Councillor Jane White

About 50 members of the public.

PC139/14 MINUTES

The Minutes of the Planning Committee meeting held on 19 March 2015 were confirmed as a correct record and were signed by the Chairman.

PC140/14 NOTICE OF OTHER BUSINESS

None received.

PC141/14 DECLARATIONS OF INTEREST

Councillor Reena Ranger declared a non-pecuniary interest in agenda item 12 (15/0358/FUL – Demolition of existing dwelling and erection of two detached dwellings with integral garages and accommodation within the roof space and associated works including alterations to land levels and vehicular access at 2 THE CLIMB, RICKMANSWORTH, WD3 4DX for Mr & Mrs Sheldon) and left the meeting during the consideration of this application.

PC142/14 CONSIDERATION OF OBJECTIONS AND CONFIRMATION OF THREE RIVERS (LAND OUTSIDE 68-72 ALVA WAY CARPENDERS PARK WATFORD) TREE PRESERVATION ORDER 2015

The Landscape Officer reported that the Tree Preservation Order (TPO) had been made on two large mature Maple trees situated on an amenity verge. The trees had scored highly when assessed for preservation.

Councillor Phil Brading had no problem with the officer recommendation. He said the TPO title was land outside 68-72 Alva Way which was outside of the curtilage of the properties. He asked who owned the land and where was the threat of felling coming from? The Landscape Officer advised he had made a telephone call regarding who owned the land. The land registry search had revealed Kebbell owned the land. He had called the agent for proof from Kebbell but they stated the land had been transferred. Officers believed the land belonged to Kebbell.

Councillor Debbie Morris asked if the trees were being maintained properly at the time of the inspection and if the trees were over the highways, would Herts County Council (HCC) pick up the maintenance costs?

In accordance with Council Procedure Rule 35 (B), Mr Hargrave spoke against the TPO being confirmed.

Councillor Ann Shaw said there seemed to be a misunderstanding. The TPO could not be managed by HCC as the trees did not belong to them. More information was required in the future on these TPO applications and why it was advisable to have a TPO and any future maintenance. Officers noted these points.

Councillor Phil Brading proposed, seconded by Councillor Peter Getkahn, that the TPO be confirmed. He asked if there was information on the ownership and whether HCC were prepared to take on the management of the trees. It was noted that confirming the TPO did not prevent the trees from being managed.

On being put to the Committee the motion that the objection is noted but that the Three Rivers (Land outside 68-72 Alva Way Carpenders Park Watford) Tree Preservation Order 2015 is confirmed without modification was CARRIED the voting being 11 For, 1 Against and 0 Abstentions.

RESOLVED:-

That the objection is noted but that the Three Rivers (Land outside 68-72 Alva Way Carpenders Park Watford) Tree Preservation Order 2015 is confirmed without modification.

PC143/14 15/0098/FUL - Variation of Condition 2 (Approved Plans) of planning permission 11/2606/FUL (Construction of 7 flats within 2 existing dwellings: Beulah House - Two storey and single storey rear and side extensions and internal alterations including loft conversion with new dormer window and conversion into 5 flats. The Coach House - Two-storey side extension, removal of existing external staircase, conversion of garage to habitable room, internal alterations and alterations to fenestration and conversion into 2 flats) to allow substitution of plans to enlarge rear extension, increase in ridge height, internal alterations and amendments to fenestration at BEULAH HOUSE/BEULAH FLAT, COMMON ROAD, CHORLEYWOOD, HERTS, WD3 5LN for Yeoman Homes

The Chairman of the Committee proposed, seconded by Councillor Peter Getkahn, that planning permission be granted subject to conditions. The Committee noted that one additional car parking space would be provided.

On being put to the Committee the motion that planning permission be granted subject to conditions was CARRIED the voting being unanimous.

RESOLVED:

That PLANNING PERMISSION IS GRANTED subject to the following conditions:-

- C1 The development hereby permitted shall be carried out in accordance with the following approved plans:
 - S01
 - PD01 Rev C

PD 303
PD02 Rev A
PD 305
PD 306
PD03

Reason: For the avoidance of doubt and in the proper interests of planning and the character and appearance of the Conservation Area, visual amenities of the street scene and residential amenities of the neighbouring properties in accordance with Policies PSP2, CP1, CP3, CP4, CP8, CP9, CP10 and CP12 of the Core Strategy (adopted October 2011), DM1, DM3, DM4, DM6, DM10, DM11 and DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013) and the Chorleywood Common Conservation Area Appraisal (adopted February 2010).

- C2 The development shall be constructed in accordance with the materials approved under application 14/1364/DIS, dated 15 September 2014, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the building is satisfactory in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM3 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- C3 Notwithstanding the provisions of the Town and Country (General Permitted Development) Order 2015 (or any other revoking and re-enacting that order with or without modification), no windows/dormer windows or similar openings [other than those expressly authorised by this permission] shall be constructed in the elevations or roof slopes of the extension/development hereby approved.

Reason: To safeguard the residential amenities of neighbouring properties in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- C4 Before the first occupation of the building/extension to Beulah House hereby permitted the first floor kitchen window in south east elevation of Beulah House shall be fitted with purpose made obscured glazing and shall be top level opening only at 1.7m above the floor level of the room in which the window is installed. The windows shall be permanently retained in that condition thereafter.

Reason: To safeguard the amenities of the occupiers of neighbouring residential properties in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- C5 Before the first occupation of the building/extension hereby permitted the three rooflights to be inserted within the north west roofslopes of the extensions and existing building should have a cill height opening only at 1.7m above the floor level of the room in which the rooflight is installed. The rooflight shall be permanently retained in that condition thereafter.

Reason: To safeguard the amenities of the occupiers of neighbouring residential properties in accordance with Policies CP1 and CP12 of the

Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- C6 Within three months from the date of this permission, details of the existing site levels and the proposed finished floor levels and sections of the proposed buildings and site shall be submitted to the Local Planning Authority for approval. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory form of development relative to surrounding buildings and landscape and to meet the requirements of Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM3 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- C7 No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity. The lighting shall be installed in accordance with the approved details before the use commences.

Reason: In the interests of visual amenity and to meet the requirements of Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- C8 The development shall be constructed and completed and photovoltaic panels implemented in accordance with the C-Plan and plans approved under application 14/1364/DIS, dated 15 September 2014, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development meets the requirements of Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM4 of the Development Management Policies LDD (adopted July 2013) and to make as full a contribution to sustainable development principles as possible.

- C9 No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. Any topping or lopping approved shall be carried out in accordance with BS: 3998 (1989) 'Recommendations for tree works'. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st October to 31st March) following their loss or removal.

Reason: The existing trees/hedgerows/shrubs represent an important public visual amenity in the area and should be protected in accordance with the requirements of Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

- C10 Prior to the commencement of any further works on the site the tree protection measures shall be implemented in accordance with the tree protection scheme approved under application 13/2003/DIS, dated 20 December 2013.

The protective measures, including fencing, shall be undertaken in accordance with the approved scheme before any equipment, machinery or materials are brought on to the site for the purposes of development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority. No fires shall be lit or liquids disposed of within 10.0m of an area designated as being fenced off or otherwise protected in the approved scheme.

Reason: To protect the visual amenities of the trees, area and to meet the requirements of Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

- C11 The works shall be carried out in accordance Arboricultural Assessment and Protection Method Statement approved under application 13/2385/DIS, dated 21 February 2014.

Reason: In the interests of visual amenity in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

- C12 The development shall be carried out in accordance with the construction method statement approved under application 14/1364/DIS, dated 15 September 2014.

The fencing or other works which are part of the approved scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval of the Local Planning Authority has first been sought and obtained.

Reason: To protect the visual amenities of the trees, area and to meet the requirements of Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

- C13 The hard and soft landscaping scheme shall be implemented in accordance with the details approved under application 14/1364/DIS dated 15 September 2014 unless otherwise agreed in writing by the Local Planning Authority.

All hard landscaping works required by the approved scheme shall be carried out and completed prior to the first occupation of the development hereby permitted. All soft landscaping works required by the approved scheme shall be maintained including the replacement of any trees or plants which die are removed or become seriously damaged

or diseased in the next planting season with others of a similar size or species, unless the Local Planning Authority gives written consent to any variation for a period for five years from the date of the approved scheme was completed.

Reason: In the interests of visual amenity in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

- C14 The alterations to the access shall be constructed and completed in accordance with the details approved under application 14/1364/DIS, dated 15 September 2014, unless otherwise agreed in writing by the Local Planning Authority. The development shall not be brought into use until the access has been laid out and constructed in accordance with the approved details.

Reason: To minimise danger, obstruction and inconvenience to users of the access and adjacent highway in accordance with Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011).

- C15 The parking and manoeuvring areas shall be constructed in accordance with the details approved under application 14/1364/DIS dated 15 September 2014 and as shown on Plan PD01 Rev C, unless otherwise agreed in writing by the Local Planning Authority. No property shall be occupied until the areas have been laid out and constructed in accordance with approved details, and made available for use and those areas shall not thereafter be used for any other purpose.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway, in accordance with Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policy DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

- C16 No part of the development shall be occupied until visibility splays have been provided on the north side of the access between a point 2.4 metres along the centre line of the access measured from the edge of the carriageway and a point 70 metres along the edge of the carriageway measured from the intersection of the centre line of the access, and on the south side of the access between a point 2.4 metres along the centre line of the access measured from the edge of the carriageway and a point 76 metres along the edge of the carriage measured from the intersection of the centre line of the access. The area contained within the splays shall be kept free of any obstruction.

Reason: To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access in accordance with Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011).

- C17 Notwithstanding the provisions of Part 2 of the Second Schedule to the Town and Country Planning General Development Order 2015 (or any Order revoking or re-enacting that Order) no gates shall be erected along the site frontage across the vehicle access within 5.5m of the adjacent highway.

Reason: To minimise danger, obstruction and inconvenience to users of the access and adjacent highway in accordance with Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011).

- C18 The on-site parking for all contractors, sub-contractors, visitors and delivery vehicles shall provided in accordance with the details approved under application 13/2385/DIS dated 21 February 2014 and that area shall be maintained available for use at all times during the period of site works.

Reason: To minimise danger, obstruction and inconvenience to users of the access and adjacent highway in accordance with Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policy DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

- C19 The development shall be carried out in strict accordance with the Bat Surveys approved under applications 13/2385/DIS, dated 21 February 2014, and 14/2282/DIS, dated 15 January 2015.

Reason: In the interests of the protection of bats in accordance with Policies CP1 and CP9 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

- C20 The bin store shall be constructed in accordance the details approved under application 13/2385/DIS, dated 21 February 2014. The bin store shall be erected in accordance with the approved scheme prior to first occupation of any of the buildings and permanently retained as such, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the development is satisfactory in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM3, DM10 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

Informatives:

- I1 With regard to implementing this permission, the applicant is advised as follows:

All relevant planning conditions must be discharged prior to the commencement of work. Requests to discharge conditions must be made by application form; the relevant form is available on the Council's website (www.threerivers.gov.uk). Fees are £97 per request (or £28 where the related permission is for extending or altering a dwellinghouse or other development in the curtilage of a dwellinghouse). Please note that requests made without the appropriate fee will be returned unanswered.

There may be a requirement for the approved development to comply with the Building Regulations. The Council's Building Control section can be contacted on telephone number 01923 727132 or at the website above for more information and application forms.

Where possible, energy saving and water harvesting measures should be incorporated. Information on this is also available from the Council's Building Control section. Any external changes to the building which may be subsequently required should be discussed with the Council's Development Management Section prior to the commencement of work.

- 12 The Local Planning Authority has been positive and proactive in its consideration of this planning application, in line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority suggested modifications to the development during the course of the application and the applicant submitted amendments which result in a form of development that maintains/improves the economic, social and environmental conditions of the District.
- 13 The applicant is reminded that the Control of Pollution Act 1974 stipulates that construction activity (where work is audible at the site boundary) should be restricted to 0800 to 1800 Monday to Friday, 0900 to 1300 on Saturdays and not at all on Sundays and Bank Holidays.
- 14 The applicant shall contact the South West Highways Area Office, Shire House, Bridle Path, Watford, WD17 1AL to obtain i) their permission/requirements regarding access for vehicles involved in the construction of the new dwellings; ii) a condition survey of any adjacent highways which may be affected by demolition and construction vehicles together with an agreement with the Highway Authority that the developer will bear all costs in reinstating any damage to the highway.
- 15 Works to be undertaken on the adjoining Highway will require an Agreement with the Highway Authority. Before commencing the development the applicant shall contact the South West Highways Area Office, Shire House, Bridle Path, Watford, WD17 1AL to obtain their permission/requirements. This is to ensure any works undertaken in the highway is constructed in accordance with the Highway Authority's specification and by a contractor who is authorised to work in the public highway.
- 16 Please be aware that it is a legal requirement that a Site Waste Management Plan is required for construction projects worth more than £300,000. Good practice templates can be found at www.smartwaste.co.uk
- 17 The applicant is advised that the requirements of the Party Wall Act 1996 may need to be satisfied before development commences.

PC144/14 15/0106/FUL – Alterations to frontage to create hardstanding with retaining walls and replacement of hedge to front boundary with brick wall and timber gate at 16 THE QUEENS DRIVE, MILL END, RICKMANSWORTH, HERTFORDSHIRE, WD3 8LL for Mr Odita

The Chairman of the Committee moved, seconded by Councillor Debbie Morris, that subject to no new material considerations being raised that planning permission be granted subject to conditions.

On being put to the Committee the motion that subject to no new material considerations being raised that planning permission be granted subject to conditions was declared CARRIED the voting being unanimous.

RESOLVED:-

That subject to no new material considerations being raised, PLANNING PERMISSION BE GRANTED subject to the following conditions:-

C1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of Section 91(1) of the Town and Country Planning Act 1990 and as amended by the Planning and Compulsory Purchase Act 2004.

C2 The development hereby permitted shall be carried out in accordance with the following approved plans: TR 3864/01 (Existing Front Access Plan); TR 3864/02A (Proposed Access Plan); TR 3864/03 (Existing Front Elevation); TR 3864/04 (Proposed Front Elevation); TR 3864/05 (Existing Side Elevation); TR 3864/06 (Proposed Side Elevation); TR 3864/08 (Existing Front Elevation); TR 3864/09 (Proposed Front Elevation); TR 3864/10 (Existing and Proposed Side Elevations) and TR 3864/11 (Location Plan).

Reason: For the avoidance of doubt and in the proper interests of planning in accordance with Policies CP1, CP9, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM6, DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013).

C3 The development shall not be completed other than in the materials as have been approved in writing by the Local Planning Authority as stated in part 9 of the application form, and no external materials shall be used other than those approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the development is satisfactory in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

C4 The development shall not begin until details of the proposed access arrangements onto The Queens Drive (identifying appropriate dropped kerb arrangements and visibility splays) have been submitted to and approved in writing by the Local Planning Authority.

Reason: This condition is a pre-commencement condition in the interests of highway safety and in order to minimise danger, obstruction and inconvenience to users of the highway in accordance with Policies CP1 and CP10 of the Core Strategy (adopted October 2011) and Policy DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

C5 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping, which shall include the location of all existing trees and hedgerows affected by the proposed development, and details of

those to be retained, together with a scheme detailing measures for their protection in the course of development.

All hard landscaping works required by the approved scheme shall be carried out and completed prior to the first occupation of the development hereby permitted. All soft landscaping works required by the approved scheme shall be carried out in accordance with a programme to be agreed before development commences and shall be maintained including the replacement of any trees or plants which die are removed or become seriously damaged or diseased in the next planting season with others of a similar size or species, unless the Local Planning Authority gives written consent to any variation for a period for five years from the date of the approved scheme was completed.

Reason: This condition is a pre-commencement condition in the interests of visual amenity in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

- C6 No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. Any topping or lopping approved shall be carried out in accordance with BS: 3998 (2010) 'Tree work - Recommendations'. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st October to 31st March) following their loss or removal.

Reason: To protect the visual amenities of the trees, area and to meet the requirements of Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

Informatives:

- I1 With regard to implementing this permission, the applicant is advised as follows:

All relevant planning conditions must be discharged prior to the commencement of work. Requests to discharge conditions must be made by application form; the relevant form is available on the Council's website (www.threerivers.gov.uk). Fees are £97 per request (or £28 where the related permission is for extending or altering a dwellinghouse or other development in the curtilage of a dwellinghouse). Please note that requests made without the appropriate fee will be returned unanswered.

There may be a requirement for the approved development to comply with the Building Regulations. The Council's Building Control section can be contacted on telephone number 01923 727132 or at the website above for more information and application forms.

Where possible, energy saving and water harvesting measures should be incorporated. Information on this is also available from the Council's Building Control section. Any external changes to the building which may be subsequently required should be discussed with the Council's Development Management Section prior to the commencement of work.

- I2 The applicant is reminded that the Control of Pollution Act 1974 stipulates that construction activity (where work is audible at the site boundary) should be restricted to 0800 to 1800 Monday to Friday, 0900 to 1300 on Saturdays and not at all on Sundays and Bank Holidays.
- I3 The Local Planning Authority has been positive and proactive in its consideration of this planning application, in line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2015. The Local Planning Authority suggested modifications to the development during the course of the application and the applicant submitted amendments which result in a form of development that maintains/improves the economic, social and environmental conditions of the District.
- I4 The applicant is advised that a license must be obtained from the Highway Authority before any works are carried out on any land forming part of the highway. Prior to commencement of works the applicant is advised to contact the County Council Highways via either the website <http://www.hertsdirect.org/services/transtreets/highways/> or telephone 0300 1234047 to enter into the necessary agreement with the highway authority to enable works in the highway to proceed.

PC145/14 15/0120/FUL –Construction of two 3-bedroom bungalows with detached garages, hard landscaping and associated landscaping at LAND ADJOINING NUMBERS 1 AND 29 EASTWICK CRESCENT, MILL END, HERTFORDSHIRE for Bilton Land Ltd

The Planning Officer reported that on Page 34 of the agenda papers, the officer report noted that the application was considered by the Committee on 18 March, the report should be amended to correct the date to 19 March. The applicant had provided a further letter in response to the points discussed at the March Committee meeting as follows:

1. That it was not possible to make a Town and Village Green application while a planning application was under consideration (under the Growth and Infrastructure Act).
2. The applicant had confirmed that they are in ownership of the application site and amenity land.

The Council had received plans from UK Power Networks which confirm that there are high voltage electricity cables underneath the application site.

The applicant had confirmed in writing and provided information that they had made an application to UK Power Networks to divert the high voltage cables below the site. They were currently in negotiations with UK Power Networks.

Two further letters had been received from the neighbours. One had provided plans from UK Power Networks which confirm the position of the electricity

cables. Officers confirm that these are the same plans which the Council had received. The second raised concerns about the loss of the amenity green. This concern had already been addressed in the officer report.

Councillor Ann Shaw said this application had caused considerable concern and confusion with regard to who owned the amenity land. In 1971, the CEO of the Rickmansworth Urban District Council had agreed to take over the ownership of the land. Unfortunately, no legal documents were available to confirm this. In January this year, a number of mature trees on the site had been felled which had been followed by the planning application. It was essential that the remaining amenity land must be preserved. Planning Condition C13 and the Section 106 agreement must make it clear who would manage the amenity land. With regard to the electric cables beneath the site, the Council needed to have more information about them before any planning permission was issued.

The Planning Officer said on the amenity land, the Section 106 agreement required the land to be maintained in perpetuity. On the electricity cables, Condition C13 required a method statement to be provided with details on the infrastructure and construction methods proposed before any development commenced and any future occupation.

Councillor Ann Shaw was not satisfied with this. We must not put residents at risk and the Council must have details before any planning permission was issued. The Planning Officer advised that Condition C13 on Page 46 was worded in such a way that the applicant could not do any work until the condition had been satisfactorily resolved and agreed.

The Chairman of the Committee said the Section 106 agreement would cover the amenity land with the development management company maintaining the land in perpetuity.

Councillor Peter Getkahn said on Condition C13 the details needed to be clear as the residents must be protected.

The Planning Officer advised that the wording of Condition C13 could be reviewed by officers and circulated for agreement after the meeting to the Committee Members.

Councillor Len Tippen said it was important to ensure the long term safety of residents.

Councillor Phil Brading was unclear on the voltages talked about and any long term health issues if the cables were underneath the properties. What was the current ruling on this as it needed to be covered for the wellbeing of the residents. It must be clear what long term protection was in place for the amenity land. The Planning Officer advised that officers had noted Members' concerns and would seek advice following the meeting and circulate an amended Condition C13 to Members of the committee for their approval prior to the issuing of the decision.

Councillor Debbie Morris queried if this was an unusual or unique situation regarding the electricity infrastructure in relation to the buildings.

Councillor Reena Ranger noted the comments from Herts Highways in Paragraph 4.1.1 of the report regarding the access to the existing electricity sub-station. The Planning Officer advised that a right of access was shown to be retained.

Councillor Ann Shaw said the cables had been installed in 1960s and any wording for the Condition must be circulated to the Committee Members as residents' safety was vital.

Councillor Debbie Morris proposed, seconded by Councillor Len Tippen, that planning permission be granted subject to conditions with Condition C13 being updated to reflect concerns raised by Members regarding health. The updated Condition C13 to be circulated to Members for agreement before the decision is issued and subject to the completion of a Section 106 agreement.

On being put to the Committee the motion that planning permission be granted subject to conditions with Condition C13 being updated to reflect concerns raised by Members regarding health. The updated Condition C13 to be circulated to Members for agreement before the decision is issued and subject to the completion of a Section 106 agreement CARRIED the voting being 10 For, 1 Against and 1 Abstention.

RESOLVED:

That PLANNING PERMISSION BE GRANTED subject to the following conditions and subject to the completion of a Section 106 Agreement:-

C1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of Section 91(1) of the Town and Country Planning Act 1990 and as amended by the Planning and Compulsory Purchase Act 2004.

C2 The development hereby permitted shall be carried out in accordance with the following approved plans:

PL-01 D, PL-02C, PL-03C PL-04C, PL-05C, 860/L1C

Reason: For the avoidance of doubt, in the proper interests of planning and residential amenity in accordance with Policies PSP2, CP1, CP3, CP4, CP10, CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM4, DM6, DM11, DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013).

C3 Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Reason: This condition is a pre-commencement condition to prevent the building being constructed in inappropriate materials in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

C4 Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any other revoking and re-enacting that order with or without modification) no development within the following Classes of Schedule 2 of the Order shall take place.

Part 1

- Class A - enlargement, improvement or other alteration to the dwelling
- Class B - enlargement consisting of an addition to the roof
- Class C - alteration to the roof
- Class E - provision of any building or enclosure

Reason: To ensure adequate planning control over further development having regard to the limitations of the site and neighbouring properties and in the interests of the visual amenities of the site and the area in general, in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- C5 The development shall not begin until details of the disposal of surface water from the proposed parking area have been submitted to and approved in writing by the Local Planning Authority.

Reason: This condition is a pre-commencement condition in the interests of highway safety to minimise danger, obstruction and inconvenience to highway users in accordance with Policies CP1 and CP10 of the Core Strategy (adopted October 2011) and Policy DM8 of the Development Management Policies LDD (adopted July 2013).

- C6 The development shall not begin until full details of all proposed vehicle access, movements, parking arrangements and wheel washing facilities proposed during the construction period have been submitted to and approved in writing in the form of a Construction Management Plan. The development shall be carried out in accordance with the details approved in the Construction Management Plan.

Reason: This condition is a pre-commencement condition in the interests of highway safety and convenience in accordance with Policies CP1 and CP10 of the Core Strategy (adopted October 2011).

- C7 The development shall be carried out in accordance with the approved Landscaping Scheme as shown on Plan 860/L1C unless otherwise approved in writing by the Local Planning Authority.

All hard landscaping works required by the approved scheme shall be carried out and completed prior to the first occupation of the development hereby permitted. All soft landscaping works required by the approved scheme shall be carried out in accordance with a programme to be agreed before development commences and shall be maintained including the replacement of any trees or plants which die are removed or become seriously damaged or diseased in the next planting season with others of a similar size or species, unless the Local Planning Authority gives written consent to any variation for a period for five years from the date of the approved scheme was completed.

Reason: In the interests of visual amenity in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

- C8 A landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development

hereby approved. The landscape management plan shall be carried out as approved.

Reason: In order to ensure that the approved landscaping is satisfactorily maintained, in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

- C9 No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. Any topping or lopping approved shall be carried out in accordance with BS: 3998 (2010) 'Recommendations for tree works'. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st October to 31st March) following their loss or removal.

Reason: The existing trees/hedgerows/shrubs represent an important public visual amenity in the area and should be protected in accordance with the requirements of Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

- C10 No operations (including tree felling, pruning, demolition works, soil moving, temporary access construction, or any other operation involving the use of motorised vehicles or construction machinery) shall commence on site in connection with the development hereby approved until the branch structure and trunks of all trees shown to be retained and all other trees not indicated as to be removed and their root systems have been protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

The protective measures, including fencing, shall be undertaken in accordance with the approved scheme before any equipment, machinery or materials are brought on to the site for the purposes of development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority. No fires shall be lit or liquids disposed of within 10.0m of an area designated as being fenced off or otherwise protected in the approved scheme.

Reason: This condition is a pre-commencement condition to prevent damage to trees during construction and to meet the requirements of Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

- C11 The boundary treatment shall be implemented in accordance with Plan 860/L1C unless otherwise approved in writing by the Local Planning Authority. The boundary treatment shall be erected prior to occupation and carried out in accordance with the approved details.

Reason: To safeguard the visual amenities of neighbouring properties and the character of the locality in accordance with Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- C12 The development shall be carried out in accordance with the approved C-PLAN Energy Statement and the details shown on the approved plans unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that the development meets the requirements of Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM4 of the Development Management Policies LDD (adopted July 2013) and to make as full a contribution to sustainable development principles as possible.

- C13 No development shall take place, until a Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period and occupation of the development. The Statement shall provide for:

- i. Details of electricity cables and any other electricity infrastructure within and immediately adjoining the site
- ii. Details of construction methods proposed to ensure the safety of electricity infrastructure
- iii. A scheme for measures to ensure that future occupiers of development are aware of

Reason: This condition is a pre-commencement condition in the interests of public safety and in accordance with Policies CP1 and CP8 of the Core Strategy (adopted October 2011).

Post Meeting Comment: Officers are still reviewing C13 and will be circulating to Committee Members in due course prior to the decision being issued.

Informatives:

- I1 With regard to implementing this permission, the applicant is advised as follows:

All relevant planning conditions must be discharged prior to the commencement of work. Requests to discharge conditions must be made by application form; the relevant form is available on the Council's website (www.threerivers.gov.uk). Fees are £97 per request (or £28 where the related permission is for extending or altering a dwellinghouse or other development in the curtilage of a dwellinghouse). Please note that requests made without the appropriate fee will be returned unanswered.

There may be a requirement for the approved development to comply with the Building Regulations. The Council's Building Control section can be contacted on telephone number 01923 727132 or at the website

above for more information and application forms.

Where possible, energy saving and water harvesting measures should be incorporated. Information on this is also available from the Council's Building Control section. Any external changes to the building which may be subsequently required should be discussed with the Council's Development Management Section prior to the commencement of work.

- 12 The applicant is reminded that the Control of Pollution Act 1974 stipulates that construction activity (where work is audible at the site boundary) should be restricted to 0800 to 1800 Monday to Friday, 0900 to 1300 on Saturdays and not at all on Sundays and Bank Holidays.
- 13 The Local Planning Authority has been positive and proactive in its consideration of this planning application, in line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2015. The Local Planning Authority suggested modifications to the development during the course of the application and the applicant submitted amendments which result in a form of development that maintains/improves the economic, social and environmental conditions of the District
- 14 All works required to be undertaken on the adjoining Highway will require an Agreement with the Highway Authority. Before commencing the development the applicant shall contact HCC Highways Development Management, County Hall, Pegs Lane, Hertford, SG13 8DN to obtain their permission and requirements. This is to ensure that any work undertaken in the highway is constructed in accordance with the Highway Authority's specification and by a contractor who is authorised to work in the public highway.
- 15 The removal of trees should be avoided during the bird breeding season (March to September inclusive). If this is not possible then a search of the area should be made by a suitably experienced Ecologist and if active nests are found, then clearance must be delayed until the nesting period has finished.
- 16 The applicant is reminded that this planning permission is subject to either a unilateral undertaking or an agreement made under the provisions of Section 106 of the Town and Country Planning Act 1990.
- 17 Due to the presence of UK Power Networks apparatus in proximity to the application site, the Applicant should contact UK Power Networks before any works are carried out to ensure UK Power Networks apparatus is not affected by any of the proposed works. Further guidance can be found on the UK Power Networks website at www.ukpowernetworks.co.uk or by contacting UK Power Networks on 08452340040.

PC146/14 15/0193/FUL – Variation of Conditions 2 (Plan Numbers), 5 (Obscure Glazing) and 6 (Minimum Cill Height) of planning permission 14/1851/FUL to allow for the resiting of the dwelling at Plot 2 and alterations to basement; windows to be openable below 1.7m; and obscure glazed rooflights to flank elevations only at 98 THE DRIVE, RICKMANSWORTH, WD3 4DU for Lois Gastoneaux Ltd

Councillor Phil Brading asked what had changed materially for officers to be recommending the conditions to be relaxed. The Planning Officer advised that Plot 2 was to be re-sited 2m further back from the highway and would therefore be sited 18-21m back from the highway. The extension on the neighbouring property would not impact on the 45 degree splay line. The amended plans had requested that the restriction on the basement windows of both properties be removed. The windows on the stairwell were located in what is deemed a non-habitable room.

Chorleywood Parish Council had looked at the plans very closely. The conditions on the windows and rooflights had been included for a reason.

The Chairman of the Committee moved, seconded by Councillor Debbie Morris, that planning permission be granted subject to conditions.

On being put to the Committee the motion that planning permission be granted subject to conditions was declared CARRIED the voting being unanimous.

RESOLVED:

That PLANNING PERMISSION BE GRANTED, subject to the following conditions:-

C1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of Section 91(1) of the Town and Country Planning Act 1990 and as amended by the Planning and Compulsory Purchase Act 2004.

C2 The development hereby permitted shall be carried out in accordance with the following approved plans: 0535/01, 0535/02/K, 0535/03G, 0535/04G, D0150_01, D0150_02.

Reason: For the avoidance of doubt and in the proper interests of planning in accordance with Policies CP1, CP3, CP4, CP8, CP9, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM4, DM6, DM10 and DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013).

C3 The proposed development shall be carried out in accordance with the external materials approved in writing by the Local Planning Authority on 8 April 2015 under planning application 15/0293/DIS unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the buildings is satisfactory in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

C4 Notwithstanding the provisions of the Town and Country (General Permitted Development) Order 2015 (or any other revoking and re-enacting that order with or without modification), no windows/dormer windows or similar openings [other than those expressly authorised by this permission] shall be constructed in the elevations or roof slopes of the development hereby approved.

Reason: To safeguard the residential amenities of neighbouring properties in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- C5 Before first occupation of the dwellings hereby permitted the first floor flank windows shown on approved plan numbers 0535/03G and 0535/04G as being obscure glazed shall be fitted with purpose made obscured glazing and shall be top level opening only at 1.7m above the floor level of the room in which the window is installed. The windows shall be permanently retained in that condition thereafter.

Reason: To safeguard the amenities of the occupiers of neighbouring residential properties in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- C6 The rooflights in the side roof slopes of the dwellings hereby permitted shall be installed at a minimum internal cill height of 1.7m above floor level and once installed shall be permanently retained as such.

Reason: To safeguard the amenities of the occupiers of neighbouring residential properties in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- C7 Before first occupation of the dwellings hereby permitted, solid or purpose made obscured glazed screens with a minimum height of 1.8m shall be installed to the flanks of the rear terraces, as shown on approved plan numbers 0535/03D and 0535/04D, and permanently retained as such.

Reason: To safeguard the amenities of the occupiers of neighbouring residential properties in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- C8 Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country (General Permitted Development) Order 2015 (or any other revoking and re-enacting that order with or without modification) the following Classes of Schedule 2 of the Order as amended are withdrawn.

Part 1

Class A – enlargement, improvement or other alteration to the dwelling

Class B – enlargement consisting of an addition to the roof

Class C – alteration to the roof

Class E – provision of any building or enclosure

Class F – any hard surface

Reason: To ensure adequate planning control over further development having regard to the limitations of the site and neighbouring properties and in the interests of the visual amenities of the site and the area in general, in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- C9 The protective tree measures, including fencing, shall be undertaken in accordance with the approved details specifically shown on plan number D0150_02 before any equipment, machinery or materials are brought on to the site for the purposes of development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority. No fires shall be lit or liquids disposed of within 10.0m of an area designated as being fenced off or otherwise protected in the approved scheme.

Reason: To protect the visual amenities of the trees, area and to meet the requirements of Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

- C10 No trees, hedgerows or shrubs within the curtilage of the site, except those shown on approved plan number D0150_02 or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. Any topping or lopping approved shall be carried out in accordance with BS: 3998 (1989) 'Recommendations for tree works'. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st October to 31st March) following their loss or removal.

Reason: The existing trees/hedgerows/shrubs represent an important public visual amenity in the area and should be protected in accordance with the requirements of Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

- C11 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping, which shall include the location of all existing trees and hedgerows affected by the proposed development, and details of those to be retained, together with a scheme detailing measures for their protection in the course of development.

All hard landscaping works required by the approved scheme shall be carried out and completed prior to the first occupation of the development hereby permitted. All soft landscaping works required by the approved scheme shall be carried out in accordance with a programme to be agreed before development commences and shall be maintained including the replacement of any trees or plants which die are removed or become seriously damaged or diseased in the next planting season with others of a similar size or species, unless the Local Planning Authority gives written consent to any variation for a period for five years from the date of the approved scheme was completed.

Reason: This condition is a pre-commencement condition in the interests of visual amenity in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

- C12 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be erected prior to occupation and carried out in accordance with the approved details.

Reason: This condition is a pre-commencement condition to ensure that appropriate boundary treatments are proposed to safeguard the visual amenities of neighbouring properties and the character of the locality in accordance with Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- C13 The proposed building(s) shall be built to the ground levels and heights as shown on the approved drawings or lower. If the indicated existing heights and levels of the neighbouring properties should prove to be erroneous, then the heights of the proposed buildings as constructed shall be no higher than the relative height difference(s) between the heights of the neighbouring properties as shown on the approved drawings and the proposed buildings(s).

Reason: To ensure that the proposed development is built to the heights relative to adjoining properties as shown on the approved drawings, or lower, in the interests of visual amenity and to meet the requirements of Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- C14 The construction vehicle access, movements, parking arrangements and construction wheel washing facilities as shown on drawing no. 0535/05A approved in writing by the Local Planning Authority on 8 April 2015 under planning application 15/0293/DIS shall be maintained available for use at all times during the period of site works.

Reason: To minimise danger, obstruction and inconvenience to users of the highway and the access in accordance with Policies CP1 and CP10 of the Core Strategy (adopted October 2011) and Policy DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

- C15 The development shall be implemented in accordance with the C-Plan Energy and Sustainability Statement submitted as part of planning application 14/1851/FUL unless otherwise agreed in writing by the Local Planning Authority.

Reason: To make as full a contribution to sustainable development principles as possible and to ensure that the development meets the requirements of Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM4 of the Development Management Policies LDD (adopted July 2013).

Informatives:

- I1 With regard to implementing this permission, the applicant is advised as follows:

All relevant planning conditions must be discharged prior to the commencement of work. Requests to discharge conditions must be made by application form; the relevant form is available on the Council's website (www.threerivers.gov.uk). Fees are £97 per request (or £28 where the related permission is for extending or altering a dwellinghouse or other development in the curtilage of a dwellinghouse). Please note that requests made without the appropriate fee will be returned unanswered.

There may be a requirement for the approved development to comply with the Building Regulations. The Council's Building Control section can be contacted on telephone number 01923 727132 or at the website above for more information and application forms.

Where possible, energy saving and water harvesting measures should be incorporated. Information on this is also available from the Council's Building Control section. Any external changes to the building which may be subsequently required should be discussed with the Council's Development Management Section prior to the commencement of work.

- I2 The applicant is reminded that the Control of Pollution Act 1974 stipulates that construction activity (where work is audible at the site boundary) should be restricted to 0800 to 1800 Monday to Friday, 0900 to 1300 on Saturdays and not at all on Sundays and Bank Holidays.
- I3 The Local Planning Authority has been positive and proactive in its consideration of this planning application, in line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2015. The Local Planning Authority suggested modifications to the development during the course of the application and the applicant submitted amendments which result in a form of development that maintains/improves the economic, social and environmental conditions of the District.

PC147/14 15/0261/FUL - Construction of 66 residential apartments, car parking, open space, landscaping and associated works, at FORMER GAS WORKS, WHARF LANE, RICKMANSWORTH, HERTFORDSHIRE, for St William Homes LLP

The Planning Officer reported that the applicant had submitted additional information in the form of a Parking Management Strategy for the proposed development which set out that 76 car parking spaces were proposed. The management strategy provided further details regarding their allocation (10 accessible bays, 5 visitor bays) and how parking/access would be controlled.

Two additional objections had been received, reiterating those objections set out in the report.

Councillor Ann Shaw had spent hours going through the plans, pictures and representations made. This proposed development was too big, too high, would be absolutely huge and could not be disguised. The Local Plan had allocated

20 dwellings on the site but this proposal was for 66. The development would affect the Conservation Area, there would not be sufficient parking, it would be overwhelming on the lakeside, access to the site was insufficient, she was not convinced on the number of traffic movements recorded to the site. More information was needed on flooding containment, the sewerage system, impact on the town ditch and groundwater. Lighting management was vital in order to protect the lakeside, better boundary fencing was required and consideration must be given on the impact of the pile driving. The Committee could not allow too many units to be built on the site. She moved that the Committee make a site visit to include viewing the site from the lakeside so the Committee knew what they were doing when they came to make a decision.

Councillor Phil Brading supported Councillor Shaw's comments. The scale, bulk and massing would not be appropriate in the area and he would not want to see this approved. The car parking proposed was for 75 places in total which would not meet the Council's parking standard and would create a shortfall. With regard to the comments on parking on Page 75 of the report, parking in the public car parks after 5pm, what would happen when events were held locally it could cause chaos. The applicant should rethink the whole scale of the development so that it was more in keeping with the surrounding area.

Councillor Raj Khiroya endorsed the comments made and shared the concerns of residents. He endorsed the site visit and said the development would be out of character in the area.

Councillor Peter Getkahn said the proposed development would cause destruction to the area and would destroy the local community. He was concerned about the impact on the local play areas and gardens. He had previously lived in the road for 3 years and asked why the community comments had not been listened to.

Councillor Len Tippen said the development would impact on the roads in and out of Rickmansworth.

Councillor Reena Ranger agreed with what Councillors had said and a site visit would be good.

Local Ward Councillor Paula Hiscocks said allowing 66 dwellings would change the whole area. The Local Plan had allocated 20 dwellings. The proposed development had a large proportion of one bedroom dwellings. There needed to be a diverse group of people with family houses, not a bulk of flats. No affordable housing was to be provided and the design would not enhance the character of the area including the flat roof and large glass square balconies. The potential light pollution over the lake would impact on the lake wildlife and fishing. A 2m wall was an unnatural barrier. The proposed car parking was not sufficient for the site. The proposed children's equipment would not benefit the residents of Rickmansworth.

Councillor Debbie Morris endorsed everything the Ward Councillor had said. The proposed development was misconceived.

In accordance with Council Procedure Rule 35 (B), Stephanie Singer spoke against the application.

On being put to the Committee the motion that:

Members noted that there was no recommendation for approval or refusal at this stage in the consideration of the application.

Noted the report, and made general comments as detail above with regard to the material planning issues raised by the application.

Agreed that the Committee would undertake a site visit before the next meeting.

was declared CARRIED the voting being unanimous.

RESOLVED:

Members noted that there was no recommendation for approval or refusal at this stage in the consideration of the application.

Noted the report, and made general comments as detail above with regard to the material planning issues raised by the application.

Agreed that the Committee would undertake a site visit before the next meeting.

PC148/14 15/0358/FUL – Demolition of existing dwelling and erection of two detached dwellings with integral garages and accommodation within the roof space and associated works including alterations to land levels and vehicular access at 2 THE CLIMB, RICKMANSWORTH, WD3 4DX for Mr & Mrs Sheldon

Councillor Reena Ranger left the meeting during the consideration of this application.

The Planning Officer reported that one further letter had been received from a neighbour. The following details had been raised:

1. Trees to be removed are likely to live much longer than the 10-20 year life span indicated by the Arboricultural Statement.
2. Development would encroach into large sections of root protection zones.
3. Depth of gardens - 12m would be out of keeping with the character of the area.
4. 2m would be achieved between dwellings.
5. Committee referred to 37-43 Valley Road which had greater spacing between dwellings.

The comments made were considered to be consistent with previous comments made regarding this development and as detailed at paragraph 4.2.4 on page 105.

The agent had provided additional comments regarding the removal of two trees along the frontage of the site. The agent had stated that the trees were C grade trees and because of their condition and future life expectancy, which was classified as 'limited' in the tree report, the trees (and others) would require removal in the near future. The agent therefore believed that the proposal provided an excellent opportunity to control the removal and replacement of the trees.

The drawing number referred to in Condition 14 on page 116 should be replaced with plan number 321.12.4C.

No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan (Drawing No. 321.12.4C) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or

pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. Any topping or lopping approved shall be carried out in accordance with BS: 3998 (2010) 'Tree work - Recommendations'. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st October to 31st March) following their loss or removal.

Reason: The existing trees/hedgerows/shrubs represent an important public visual amenity in the area and should be protected in accordance with the requirements of Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM6 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

In accordance with Council Procedure Rule 35 (B), Mr Sainty spoke against the application.

Councillor Debbie Morris asked if the trees the speaker had commented on were to be removed and whether they had a shorter expected lifespan to the other trees. The Planning Officer could not comment if they had a different lifespan but the Landscape Officer had not objected to their removal.

Councillor Debbie Morris asked if the protected trees to be removed could be replaced with two sycamore trees instead of two lime trees. The Planning Officer advised that the sycamore trees had been confirmed in a TPO in 2010 and were to be replaced with two semi mature lime trees.

The Chairman of the Committee asked if the condition could ensure that suitable sized trees replaced them.

Councillor Debbie Morris said on page 101, paragraph 2.2 the plots were identified as sizeable plots and this proposed development would be out of character. On page 108, paragraph 7.3.6 it stated generous amenity space would be provided, but did it meet Council standards and what size would the gardens be? The Planning Officer said the replacement trees would be 5m in height as set out in the Arboricultural report. With reference to the amenity space each plot would have approximately 220 sqm. The plot would be set in 6m, the minimum distance from the side boundary which would provide useful amenity space provision to the flanks.

The Chairman of the Committee advised that there was a steep slope on the plot.

Local Ward Councillor Paula Hiscocks had concerns about the development especially as there was already a new development at the top of the road. Policy CP12 stated the development should conserve or enhance the character of the area. These houses would be very close together, 1.5m at base level, in an area where spacious plot sizes were prominent. It would lead to a cramped form of development which would change the character of the area and was not a good design. With regard to the line of sycamore trees, an appeal decision on the previous application, the Inspector had said the line of trees were important to the character of the road.

The Chairman of the Committee moved the recommendation, seconded by Councillor Ann Shaw, that planning permission be granted subject to conditions with an amendment to Condition C14.

On being put to the Committee the motion that planning permission be granted subject to conditions with an amendment to Condition C14 was declared CARRIED the voting being 6 For, 3 Against and 2 Abstentions.

RESOLVED:

That PLANNING PERMISSION BE GRANTED, subject to the following conditions:-

C1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of Section 91(1) of the Town and Country Planning Act 1990 and as amended by the Planning and Compulsory Purchase Act 2004.

C2 The development hereby permitted shall be carried out in accordance with the following approved plans: 1215/P2/1F, 1215/P2/2E, 1215/P2/3E, 1215/P2/4, 1215/P2/5, 1215/P2/6, 321.12.4C, TRDC001 (Site Survey).

Reason: For the avoidance of doubt and in the proper interests of planning in accordance with Policies CP1, CP2, CP3, CP4, CP8, CP9, CP10 and CP12 of the Core Strategy (adopted October 2011), Policies DM1, DM4, DM6, DM10 and DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013) and Sustainable Communities SPD (adopted December 2007) and Affordable Housing SPD (approved as a material consideration July 2011).

C3 Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Reason: This condition is a pre-commencement condition to prevent the building being constructed in inappropriate materials in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

C4 Before first occupation of the dwellings hereby permitted the windows and rooflights in the flank elevations and roof slopes shall be fitted with purpose made obscured glazing and shall be top level opening only at 1.7m above the floor level of the room in which installed. The windows and rooflights shall be permanently retained in that condition thereafter.

Reason: To safeguard the amenities of the occupiers of neighbouring residential properties in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

C5 Notwithstanding the provisions of the Town and Country (General Permitted Development) Order 2015 (or any other revoking and re-

enacting that order with or without modification), no windows/dormer windows or similar openings [other than those expressly authorised by this permission] shall be constructed in the elevations or roof slopes of the dwellings hereby approved.

Reason: To safeguard the residential amenities of neighbouring properties in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- C6 The development shall be implemented in accordance with the agreed CPLAN Energy and Sustainability Statement unless otherwise agreed in writing by the Local Planning Authority.

Reason: To make as full a contribution to sustainable development principles as possible and to ensure that the development meets the requirements of Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM4 of the Development Management Policies LDD (adopted July 2013).

- C7 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be erected prior to occupation and carried out in accordance with the approved details.

Reason: This condition is a pre-commencement condition to ensure that appropriate boundary treatments are proposed to safeguard the visual amenities of neighbouring properties and the character of the locality in accordance with Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- C8 The proposed building(s) shall be built to the ground levels and heights as shown on the approved drawings or lower. If the indicated existing heights and levels of the neighbouring properties should prove to be erroneous, then the heights of the proposed buildings as constructed shall be no higher than the relative height difference(s) between the heights of the neighbouring properties as shown on the approved drawings and the proposed buildings(s).

Reason: To ensure that the proposed development is built to the heights relative to adjoining properties as shown on the approved drawings, or lower, in the interests of visual amenity and to meet the requirements of Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- C9 Prior to commencement of the development hereby permitted, the site shall be assessed by a professional, licensed bat consultant to determine whether bats are present or not, whether they will be affected by the development and any mitigation and/or compensation measures required, details of which shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

Reason: This condition is a pre-commencement condition to ensure that any protected species are safeguarded and to meet the requirements of Policies CP1, CP9 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

- C10 The development shall not begin until full details of all proposed construction vehicle access, movements, parking arrangements, dust control and wheel washing facilities have been submitted to and approved in writing by the Local Planning Authority. The relevant details should be submitted in the form of a Construction Management Plan and the approved details shall be implemented throughout the construction programme.

Reason: This condition is a pre-commencement condition to ensure that no obstructions to the public highway occur during the construction period, in accordance with Policies CP1 and CP10 of the Core Strategy (adopted October 2011) and Policy DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

- C11 The development shall not begin until details of the proposed access arrangements onto The Climb (identifying visibility splays between emerging vehicles and pedestrians on the adjacent footway) have been submitted to and approved in writing by the Local Planning Authority.

Reason: This condition is a pre-commencement condition in the interests of highway safety in accordance with Policies CP1 and CP10 of the Core Strategy (adopted October 2011) and Policy DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

- C12 The development shall be carried out and completed in accordance with the Arboricultural Impact and Method Statement, last amended February 2015.

The fencing or other works which are part of the approved scheme shall be implemented in accordance with the approved details and shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval of the Local Planning Authority has first been sought and obtained.

Reason: In the interests of visual amenity in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM6 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- C13 All hard landscaping works required by the approved scheme shall be carried out and completed prior to the first occupation of the development hereby permitted. All soft landscaping works required by the approved scheme shall be carried out in accordance with a programme to be agreed before development commences and shall be maintained including the replacement of any trees or plants which die are removed or become seriously damaged or diseased in the next planting season with others of a similar size or species, unless the Local Planning Authority gives written consent to any variation for a period for five years from the date of the approved scheme was completed.

Reason: In the interests of visual amenity in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

- C14 No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan (Drawing No. 321.12.4C) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. Any topping or lopping approved shall be carried out in accordance with BS: 3998 (2010) 'Tree work - Recommendations'. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st October to 31st March) following their loss or removal.

Reason: The existing trees/hedgerows/shrubs represent an important public visual amenity in the area and should be protected in accordance with the requirements of Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM6 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

Informatives:

- I1 With regard to implementing this permission, the applicant is advised as follows:

All relevant planning conditions must be discharged prior to the commencement of work. Requests to discharge conditions must be made by application form; the relevant form is available on the Council's website (www.threerivers.gov.uk). Fees are £97 per request (or £28 where the related permission is for extending or altering a dwellinghouse or other development in the curtilage of a dwellinghouse). Please note that requests made without the appropriate fee will be returned unanswered.

There may be a requirement for the approved development to comply with the Building Regulations. The Council's Building Control section can be contacted on telephone number 01923 727132 or at the website above for more information and application forms.

Where possible, energy saving and water harvesting measures should be incorporated. Information on this is also available from the Council's Building Control section. Any external changes to the building which may be subsequently required should be discussed with the Council's Development Management Section prior to the commencement of work.

- I2 The applicant is reminded that the Control of Pollution Act 1974 stipulates that construction activity (where work is audible at the site boundary) should be restricted to 0800 to 1800 Monday to Friday, 0900 to 1300 on Saturdays and not at all on Sundays and Bank Holidays.

- 13 The Local Planning Authority has been positive and proactive in its consideration of this planning application, in line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2015. The development maintains/improves the economic, social and environmental conditions of the District.
- 14 The applicant is advised that a license must be obtained from the Highway Authority before any works are carried out on any land forming part of the highway. Prior to commencement of any works the applicant is advised to contact the County Council Highways via either the website <http://www.hertsdirect.org/services/transtreets/highways/> or telephone 0300 1234047 to enter into the necessary agreement with the highway authority to enable works in the highway to proceed.
- 15 In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposed to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.
- 16 With regard to water supply, this comes within the area covered by the Affinity Water Company. For your information the address to write to is Veolia Water Company, The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ. Tel - 0845 782 3333.

PC149/14 15/0413/RSP – Part Retrospective: Subdivision of five-bedroom house to provide one two bedroom and one three bedroom dwelling at 59 Winton Crescent, Croxley Green, Rickmansworth, Herts, WD3 3QX for Mrs Ross-Meering

In accordance with Council Procedure Rule 35 (B), Mrs Ross-Meering spoke in favour of the application.

Councillor Phil Brading said the points raised by the speaker were not planning issues. The speaker had said the house was extended some years ago and this application did not change the appearance which had been converted into 2 houses. He had concerns about the parking with the subdivision of the house and the smaller unit only having one parking space. Parking was a concern in many roads in Croxley Green, especially near to schools. The side gate provided the only access to the rear garden for the storage of the refuse and recycling bins. He asked if an informative could be added that on the day of the collection the refuse and recycling bins be moved onto the front of property and not left at the front of the property. The property was not far from Croxley Green Met station and there was a good local bus service.

The Planning Officer said in paragraph 8.4.3 of the report it stated that there would be no increase in the number of bedrooms or floor space and officers were of the view that the existing car parking was sufficient. An additional informative could be added regarding the refuse and recycling bins.

It was noted that there may be Council tax changes as they were two separate

properties.

Councillor Chris Lloyd proposed, seconded by Councillor Peter Getkahn, that part retrospective planning permission be granted to have effect from the date on which the development was carried out and subject to conditions with an additional informative being added to request that the bins should be brought to the site frontage on collection day but should not be left on or obstruct the adjacent public footpath. Councillor Lloyd had requested the application come to the Committee and it was not an ideal parking situation.

On being put to the Committee the motion that part retrospective planning permission be granted to have effect from the date on which the development was carried out and subject to conditions with an additional informative being added to request that the bins should be brought to the site frontage on collection day but should not be left on or obstruct the adjacent public footpath was declared CARRIED the voting being unanimous.

RESOLVED:

That PART RETROSPECTIVE PLANNING PERMISSION BE GRANTED and has effect from the date on which the development was carried out and is subject to the following conditions:-

- C1 The development hereby permitted shall be carried out and maintained in accordance with the following approved plans: 3474/3A (Existing Plans) and 3474/1F (Proposed Plans).

Reason: For the avoidance of doubt and in the proper interests of planning in accordance with Policies PSP2, CP1, CP3, CP4, CP9, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM4, DM6, DM8, DM10, DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013).

- C2 Within ONE MONTH of the date of this decision, the boundary treatment indicated on the approved plan (3474/1F (Proposed Plans)) shall be erected and be permanently maintained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the visual amenities of neighbouring properties and the character of the locality in accordance with Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- C3 Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country (General Permitted Development) Order 2015 (or any other revoking and re-enacting that order with or without modification) no development within the following Classes of Schedule 2 of the Order shall take place.

Part 1

Class A - enlargement, improvement or other alteration to the dwelling
Class E - provision of any building or enclosure

No development of any of the above classes shall be constructed or placed on any part of the land subject of this permission.

Reason: To ensure adequate planning control over further development having regard to the limitations of the site and neighbouring properties and in the interests of the visual amenities of the site and the area in general, in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- C4 The development shall be implemented in accordance with the agreed CPLAN Energy and Sustainability Statement unless otherwise agreed in writing by the Local Planning Authority.

Reason: To make as full a contribution to sustainable development principles as possible and to ensure that the development meets the requirements of Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM4 of the Development Management Policies LDD (adopted July 2013).

Informatives:

- I1 With regard to implementing this permission, the applicant is advised as follows:

All relevant planning conditions must be discharged prior to the commencement of work. Requests to discharge conditions must be made by application form; the relevant form is available on the Council's website (www.threerivers.gov.uk). Fees are £97 per request (or £28 where the related permission is for extending or altering a dwellinghouse or other development in the curtilage of a dwellinghouse). Please note that requests made without the appropriate fee will be returned unanswered.

There may be a requirement for the approved development to comply with the Building Regulations. The Council's Building Control section can be contacted on telephone number 01923 727132 or at the website above for more information and application forms.

Where possible, energy saving and water harvesting measures should be incorporated. Information on this is also available from the Council's Building Control section. Any external changes to the building which may be subsequently required should be discussed with the Council's Development Management Section prior to the commencement of work.

- I2 The Local Planning Authority has been positive and proactive in its consideration of this part retrospective planning application, in line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority suggested modifications to the development during the course of the application and the applicant submitted amendments which result in a form of development that maintains/improves the economic, social and environmental conditions of the District.

- I3 The applicant is reminded that the Control of Pollution Act 1974 stipulates that construction activity (where work is audible at the site boundary) should be restricted to 0800 to 1800 Monday to Friday, 0900 to 1300 on Saturdays and not at all on Sundays and Bank Holidays.

- I4 The applicant is advised that all refuse and recycling bins should be

brought onto the site frontage on the day of collection. No bins should not be left on or obstruct the adjacent public footpath.

PC150/14 15/0423/FUL - Front porch and new rooflight over existing lightwell at SOUTHVIEW, THE GREEN, CROXLEY GREEN, HERTFORDSHIRE, WD3 3HT for Mr and Mrs C Jordan

The Planning Officer reported that the Conservation Officer had commented that there was no objection subject to the use of appropriate materials.

The Chairman of the Committee moved, seconded by Councillor Len Tippen, that planning permission be granted subject to conditions.

On being put to the Committee the motion that planning permission be granted subject to conditions was declared CARRIED the voting being unanimous.

RESOLVED:

That PLANNING PERMISSION BE GRANTED subject to the following conditions:-

- C1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of Section 91(1) of the Town and Country Planning Act 1990 and as amended by the Planning and Compulsory Purchase Act 2004.

- C2 The development hereby permitted shall be carried out in accordance with the following approved plans: E100, P100, P101, P102.

Reason: For the avoidance of doubt and in the proper interests of planning and in the interests of the visual amenities of the Conservation Area, Locally Listed Building and locality and residential amenity of neighbouring occupiers, in accordance with Policies CP1, CP9, CP10 and CP12 of the Core Strategy (adopted October 2011), Policies DM1, DM3, DM6, DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013) and the Croxley Green Conservation Area Appraisal (1996).

- C3 The development shall not be carried out other than in the materials as have been approved in writing by the Local Planning Authority as stated in the Design and Access Statement (February 2015) and no external materials shall be used other than those approved.

Reason: To ensure that the external appearance of the building is satisfactory in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM3 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- C4 No operations (including tree felling, pruning, demolition works, soil moving, temporary access construction, or any other operation involving the use of motorised vehicles or construction machinery) shall commence on site in connection with the development hereby approved until the branch structure and trunks of all trees shown to be retained and all other trees not indicated as to be removed and their root systems have been protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local

Planning Authority.

The protective measures, including fencing, shall be undertaken in accordance with the approved scheme before any equipment, machinery or materials are brought on to the site for the purposes of development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority. No fires shall be lit or liquids disposed of within 10.0m of an area designated as being fenced off or otherwise protected in the approved scheme.

Reason: This condition is a pre-commencement condition to prevent damage to trees during construction and to meet the requirements of Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

- C5 No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. Any topping or lopping approved shall be carried out in accordance with BS: 3998 (2010) 'Recommendations for tree works'. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st October to 31st March) following their loss or removal.

Reason: The existing trees/hedgerows/shrubs represent an important public visual amenity in the area and should be protected in accordance with the requirements of Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

Informatives:

- I1 With regard to implementing this permission, the applicant is advised as follows:

All relevant planning conditions must be discharged prior to the commencement of work. Requests to discharge conditions must be made by application form; the relevant form is available on the Council's website (www.threerivers.gov.uk). Fees are £97 per request (or £28 where the related permission is for extending or altering a dwellinghouse or other development in the curtilage of a dwellinghouse). Please note that requests made without the appropriate fee will be returned unanswered.

There may be a requirement for the approved development to comply

with the Building Regulations. The Council's Building Control section can be contacted on telephone number 01923 727132 or at the website above for more information and application forms.

Where possible, energy saving and water harvesting measures should be incorporated. Information on this is also available from the Council's Building Control section. Any external changes to the building which may be subsequently required should be discussed with the Council's Development Management Section prior to the commencement of work.

- 12 The applicant is reminded that the Control of Pollution Act 1974 stipulates that construction activity (where work is audible at the site boundary) should be restricted to 0800 to 1800 Monday to Friday, 0900 to 1300 on Saturdays and not at all on Sundays and Bank Holidays.
- 13 The Local Planning Authority has been positive and proactive in its consideration of this planning application, in line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015. The development maintains/improves the economic, social and environmental conditions of the District.

PC151/14 15/0435/FUL - Erection of gas pressure reduction station, at BRITISH GAS TRANSCO, WHARF LANE, RICKMANSWORTH, HERTFORDSHIRE, for National Grid

The Planning Officer reported that the LPA had received a copy of a 'community guide' to the Pressure Reduction Station which it was understood was circulated to the local community and ward members this week.

The LPA had also received further correspondence from the applicant which included a supplementary note regarding noise output. The additional noise detail reiterated that the proposal would have no adverse effect on neighbouring properties.

Amended plans had been received from National Grid, reducing the size of the PRS. The committee report (paragraph 3.3 on page 137) referred to a width and depth of approximately 5 metres. The amended plans proposed a width of 4.1 metres, depth of 3.5 metres and height of 2.15m. No changes were proposed to the compound.

The amended and additional information had been made available on the website and was shown on the screens this evening. The officer recommendation was not affected.

C2 (plan numbers) should be updated to refer to the amended plans and include reference to the submitted acoustic report.

C2 would read:

The development hereby permitted shall be carried out in accordance with the following approved plans: (03) 01 C; (03) 02; and Noise Survey & Assessment (Prepared by Environmental Noise Solutions, dated 11 February 2015).

Reason: For the avoidance of doubt, in the proper interests of planning and in accordance with Policies CP1, CP8, CP9, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policies DM3, DM6, DM7, DM8 and DM9 of the Development Management Policies LDD (adopted July 2013).

Councillor Ann Shaw said there were links to the earlier application. This application had again caused a lot of concern. The applicant had several public meetings but had not raised this matter at any stage and it had come out of the blue. Several matters required clarification. Noise levels and noise readings were limited and had not been taken at peak times. Although a smaller unit was proposed, it would be moved nearer to the residents than it was now. A 2.5m wall screen and suitable roof could be a compromise with screening by trees. The contractors must be made to protect the roots of the trees currently there. She moved that the Committee defer the application for a site visit along with the items Members required clarification on, seconded by Councillor Chris Lloyd.

The Planning Officer advised that if Members were minded to defer the application for a site visit, officers could seek clarification on the noise levels and roof structure. The limitation on the noise levels had been deemed to be acceptable.

Councillor Debbie Morris said on the noise readings recommended, where were they taken from and could a request be made to ask the applicant?

Councillor Peter Getkahn asked about the decibel readings and whether any smell would be generated from the PRS station.

Councillor Phil Brading said if the other application changed what would be the significance on this application. Could a smaller unit be used?

Local Ward Councillor Ralph Sangster said National Grid had not alleviated neighbours' concerns. The location of the PRS would be situated on the North West boundary adjoining 9Lives furniture but it should be a maximum distance from the residential houses. Paragraph 4.1.14 of the report showed a comprehensive number of representations received. Paragraph 4.2.7 identified that this application and application 15/0261/FUL were separate applications and should be considered on their own merits but they would impact on each other. The PRS could be placed anywhere on the site. He asked if the Committee could consider rejecting the application.

In accordance with Council Procedure Rule 35 (B), Mr Ellis spoke against the application and Mr Pleasant spoke in favour of the application.

On being put to the Committee the motion was declared CARRIED the voting being unanimous.

RESOLVED:

That the application be DEFERRED for a site visit;

A plan to be provided for the site visit to show locations in Salters Close where noise readings were taken.

If noise readings were not taken at a point on Salters Close closest to proposed PRS siting, then officers to request this information;

Officer to request examples of where other similar facilities exist in area;

Officer to request further clarification on matters such as noise, smell and design with the committee report to be updated for the May meeting; and

Officer to request that the applicant consider whether there are other possible locations for the PRS within the wider site.

PC152/14 15/0466/FUL – Erection of detached double garage to front of dwelling at DALILEA, SARRATT LANE, LOUDWATER, HERTS, WD3 4AS for Mr Percy McCloskey

The Planning Officer advised that the name of the property was Dalilea.

Chorleywood Parish Council had called in the application to the Committee as it would be too close to the adjoining property, overbearing and block out light. The amended plan showed the garage had moved further away from the boundary but they still had concern that the placement would be fair on the adjoining property.

Councillor Ann Shaw asked who the hedge belonged to. It was advised that it was the property of the applicant. The Planning Officer said Condition C5 included the felling or lopping of the trees. There was no proposal to remove the hedge.

Councillor Phil Brading asked if an additional condition could be included on the landscaping to include the existing hedge. The Planning Officer advised that this could be added.

The Chairman of the Committee proposed, seconded by Councillor Len Tippen, that planning permission be granted subject to conditions with an additional condition regarding landscaping.

On being put to the Committee the motion that planning permission be granted subject to conditions with an additional condition regarding landscaping was declared CARRIED the voting being unanimous.

RESOLVED:

That PLANNING PERMISSION IS GRANTED subject to the following conditions:-

C1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of Section 91(1) of the Town and Country Planning Act 1990 and as amended by the Planning and Compulsory Purchase Act 2004.

C2 The development hereby permitted shall be carried out in accordance with the following approved plans: PL01 Rev A, PL02 Rev 2 Rev A.

Reason: For the avoidance of doubt and in the proper interests of planning and the character and appearance of the Conservation Area, visual amenities of the street scene and residential amenities of the neighbouring properties in accordance with Policies CP1, CP9, CP10 and CP12 of the Core Strategy (adopted October 2011), Policies DM1, DM3, DM6 and DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013) and the Outer Loudwater Conservation Area Appraisal (adopted March 2007).

C3 Unless specified on the approved plans and submitted application form, all new works or making good to the retained fabric shall be finished to

match in size, colour, texture and profile those of the existing dwelling unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the building is satisfactory in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM3 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- C4 Notwithstanding the provisions of the Town and Country (General Permitted Development) Order 2015 (or any other revoking and re-enacting that order with or without modification), no windows/dormer windows or similar openings [other than those expressly authorised by this permission] shall be constructed in the north west elevation or roof slope of the development hereby approved.

Reason: To safeguard the residential amenities of neighbouring properties in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- C5 No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. Any topping or lopping approved shall be carried out in accordance with BS: 3998 (2010) 'Recommendations for tree works'. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st October to 31st March) following their loss or removal.

Reason: The existing trees/hedgerows/shrubs represent an important public visual amenity in the area and should be protected in accordance with the requirements of Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

- C6 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of soft landscaping, which shall include the location of all existing trees and hedgerows affected by the proposed development, and details of those to be retained, together with a scheme detailing measures for their protection in the course of development.

All soft landscaping works required by the approved scheme shall be carried out in accordance with a programme to be agreed before development commences and shall be maintained including the replacement of any trees or plants which die are removed or become seriously damaged or diseased in the next planting season with others of a similar size or species, unless the Local Planning Authority gives written consent to any variation for a period for five years from the date of the approved scheme was completed.

Reason: This condition is a pre-commencement condition in the interests of visual amenity and residential amenities of the neighbouring property in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM3, DM6 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

Informatives:

- I1 With regard to implementing this permission, the applicant is advised as follows:

All relevant planning conditions must be discharged prior to the commencement of work. Requests to discharge conditions must be made by application form; the relevant form is available on the Council's website (www.threerivers.gov.uk). Fees are £97 per request (or £28 where the related permission is for extending or altering a dwellinghouse or other development in the curtilage of a dwellinghouse). Please note that requests made without the appropriate fee will be returned unanswered.

There may be a requirement for the approved development to comply with the Building Regulations. The Council's Building Control section can be contacted on telephone number 01923 727132 or at the website above for more information and application forms.

Where possible, energy saving and water harvesting measures should be incorporated. Information on this is also available from the Council's Building Control section. Any external changes to the building which may be subsequently required should be discussed with the Council's Development Management Section prior to the commencement of work.

- I2 The Local Planning Authority has been positive and proactive in its consideration of this planning application, in line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2015. The development maintains/improves the economic, social and environmental conditions of the District.
- I3 The applicant is reminded that the Control of Pollution Act 1974 stipulates that construction activity (where work is audible at the site boundary) should be restricted to 0800 to 1800 Monday to Friday, 0900 to 1300 on Saturdays and not at all on Sundays and Bank Holidays.

PC153/14 15/0557/FUL- Front Porch and application of render at 92 MALVERN WAY, CROXLEY GREEN, HERTFORDSHIRE, WD3 3QD for Mr Lowry

The Planning Officer reported that Croxley Green Parish Council had raised no objections.

Councillor Chris Lloyd, seconded by Councillor Ann Shaw, moved the recommendation that subject to no new material considerations being raised, planning permission be granted subject to conditions.

On being put to the Committee the motion that subject to no new material considerations being raised, planning permission be granted subject to conditions, was declared CARRIED the voting being unanimous.

RESOLVED:

That subject to no new material considerations being raised, PLANNING PERMISSION BE GRANTED subject to the following conditions

- C1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of Section 91(1) of the Town and Country Planning Act 1990 and as amended by the Planning and Compulsory Purchase Act 2004.

- C2 The development hereby permitted shall be carried out and maintained in accordance with the following approved plans: 2931-01/MT (Existing Elevations); 2931-06/MT (Proposed Ground Floor Plan); 2931-07/MT (Proposed Elevations) and 2931-08/MT (Location Plan and Block Plan).

Reason: For the avoidance of doubt and in the proper interests of planning in accordance with Policies CP1, CP9, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM6, DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013).

- C3 The proposed development shall be finished in the materials as have been approved in writing by the Local Planning Authority as shown on Drawing Numbers 2931-01/MT (Existing Elevations); 2931-06/MT (Proposed Ground Floor Plan); 2931-07/MT (Proposed Elevations) and 2931-08/MT (Location Plan and Block Plan) and no external materials shall be used other than those approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the building is satisfactory in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

Informatives:

- I1 With regard to implementing this permission, the applicant is advised as follows:

All relevant planning conditions must be discharged prior to the commencement of work. Requests to discharge conditions must be made by application form; the relevant form is available on the Council's website (www.threerivers.gov.uk). Fees are £97 per request (or £28 where the related permission is for extending or altering a dwellinghouse or other development in the curtilage of a dwellinghouse). Please note that requests made without the appropriate fee will be returned unanswered.

There may be a requirement for the approved development to comply with the Building Regulations. The Council's Building Control section can be contacted on telephone number 01923 727132 or at the website above for more information and application forms.

Where possible, energy saving and water harvesting measures should be incorporated. Information on this is also available from the Council's

Building Control section. Any external changes to the building which may be subsequently required should be discussed with the Council's Development Management Section prior to the commencement of work.

- I2 The applicant is reminded that the Control of Pollution Act 1974 stipulates that construction activity (where work is audible at the site boundary) should be restricted to 0800 to 1800 Monday to Friday, 0900 to 1300 on Saturdays and not at all on Sundays and Bank Holidays.
- I3 The Local Planning Authority has been positive and proactive in its consideration of this planning application, in line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2015.

PC154/14 15/0688/FUL - District Council Application: Change of use of storage area to B1 (Office) use at WATERSMEET, HIGH STREET, RICKMANSWORTH, HERTFORDSHIRE, WD3 1EH for Three Rivers District Council

The Planning Officer reported that Local Plans had commented that there was no objection to the proposal.

Councillor David Major, seconded by Councillor Peter Getkahn, proposed that the decision be delegated to the Director of Community and Environmental Services to consider any representations received and that planning permission be granted subject to conditions.

On being put to the Committee the motion that the decision be delegated to the Director of Community and Environmental Services to consider any representations received and that planning permission be granted, subject to the conditions was declared carried the voting being unanimous.

RESOLVED:

That the decision be delegated to the Director of Community and Environmental Services to consider any representations received and that PLANNING PERMISSION BE GRANTED, subject to the following conditions:-

- C1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of Section 91(1) of the Town and Country Planning Act 1990 and as amended by the Planning and Compulsory Purchase Act 2004.

- C2 The development hereby permitted shall be carried out in accordance with the following approved plans: TRDC001 (Location Plan), TRDC002 (Existing Elevations), TRDC003 (Existing Floor Plan), TRDC004 (Proposed Elevations), TRDC005 (Proposed Floor Plan)

Reason: For the avoidance of doubt and in the proper interests of planning and in the interests of the visual amenities of the Conservation Area and locality and residential amenity of neighbouring occupiers, in accordance with Policies PSP1, CP1, CP9, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policies DM3, DM6, DM12, DM13 and Appendix 5 of the Development Management Policies LDD (adopted

July 2013).

Informatives:

- I1 With regard to implementing this permission, the applicant is advised as follows:

All relevant planning conditions must be discharged prior to the commencement of work. Requests to discharge conditions must be made by application form; the relevant form is available on the Council's website (www.threerivers.gov.uk). Fees are £97 per request (or £28 where the related permission is for extending or altering a dwellinghouse or other development in the curtilage of a dwellinghouse). Please note that requests made without the appropriate fee will be returned unanswered.

There may be a requirement for the approved development to comply with the Building Regulations. The Council's Building Control section can be contacted on telephone number 01923 727132 or at the website above for more information and application forms.

Where possible, energy saving and water harvesting measures should be incorporated. Information on this is also available from the Council's Building Control section. Any external changes to the building which may be subsequently required should be discussed with the Council's Development Management Section prior to the commencement of work.

- I2 The applicant is reminded that the Control of Pollution Act 1974 stipulates that construction activity (where work is audible at the site boundary) should be restricted to 0800 to 1800 Monday to Friday, 0900 to 1300 on Saturdays and not at all on Sundays and Bank Holidays.
- I3 The Local Planning Authority has been positive and proactive in its consideration of this planning application, in line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015. The development maintains/improves the economic, social and environmental conditions of the District.

CHAIRMAN