

THREE RIVERS DISTRICT COUNCIL

At a meeting of the **Planning Committee** held in the Penn Chamber, Three Rivers House, Northway, Rickmansworth, on Thursday 18 June 2015 from 7.30pm to 8.32pm.

Present: Councillors Chris Whately-Smith (Chairman), Chris Lloyd (Vice-Chairman), Diana Barber, Phil Brading, Marilyn Butler, Peter Getkahn, Alex Hayward, David Major, Debbie Morris, Reena Ranger, Ann Shaw OBE and Len Tippen

Officers: Claire Westwood, Joanna Bowyer and Sarah Haythorpe.

Also in attendance: Councillor David Sansom.

About 18 members of the public.

PC13/15 MINUTES

The Minutes of the Planning Committee meeting held on 21 May 2015 were confirmed as a correct record and were signed by the Chairman.

PC14/15 NOTICE OF OTHER BUSINESS

None received.

PC15/15 DECLARATIONS OF INTEREST

Councillors Peter Getkahn and Chris Lloyd declared pecuniary interests in agenda item 10 (15/0899/PDNT Permitted Development Notice Telecommunications: Replacement of existing 12.5m pole with a new 15m high street works pole supporting 6 no antennas and the installation of 1 new cabinet and ancillary works at COMMUNICATIONS SITE ADJOINING 191 BALDWINS LANE, CROXLEY GREEN, HERTFORDSHIRE for CTIL and Vodaphone Limited) as they both worked in telecommunications and left the meeting during the consideration of this application.

Councillor Len Tippen declared a pecuniary interest in agenda item 10 (15/0899/PDNT Permitted Development Notice Telecommunications: Replacement of existing 12.5m pole with a new 15m high street works pole supporting 6 no antennas and the installation of 1 new cabinet and ancillary works at COMMUNICATIONS SITE ADJOINING 191 BALDWINS LANE, CROXLEY GREEN, HERTFORDSHIRE for CTIL and Vodaphone Limited) as he lived in close proximity to the site and left the meeting during the consideration of this application.

PC16/05 15/0331/FUL - Two storey side extension to create separate entrance to first floor flat, internal alterations and demolition of existing garage, at ST JOHN FISHER ROMAN CATHOLIC CHURCH, SHIRE LANE, CHORLEYWOOD, HERTFORDSHIRE for Westminster Roman Catholic Church Diocese Trustee

15/0332/LBC – Listed Building Consent: Two storey side extension and demolition of existing garage, at ST JOHN FISHER ROMAN CATHOLIC CHURCH, SHIRE LANE, CHORLEYWOOD, HERTFORDSHIRE for Westminster Catholic Church Diocese Trustee

The Planning Officer suggested that it would be appropriate to include an additional condition on both the FUL application and the Listed Building Consent (LBC) to require the removal of the garage from the front of the site prior to occupation of the proposed side extension:

“The development hereby permitted shall not be occupied until the garage forward of the building has been demolished in accordance with details shown on submitted plans 14019WD2.01, 14019WD2.02 Rev. D and 14019WD2.03 Rev. B and all materials resulting therefrom are removed from the site unless otherwise agreed by the Local Planning Authority.

Reason: In the interests of the character and appearance of the Listed Building and Conservation Area 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).”

Councillor Phil Brading said at the site visit the Committee had looked at the effect the development would have on the boundary but was happy to move both the recommendations for the FUL and LBC applications, seconded by Councillor Len Tippen.

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

Councillor Ann Shaw said part of the building was already a residential dwelling and requested clarification on the implications of this application. The Planning Officer advised that a separate access would be created under this application.

Having attended the site visit, Councillor Ann Shaw advised that she had walked up and down the road and found a lot of the distances between houses and boundaries to be comparable with that proposed. She could see no grounds by which the application could be refused. The 1m separation to the boundary was in keeping with the area but asked who the hedge belonged to.

The Planning Officer advised that no details were available on the ownership of the hedge but it could be covered by a landscaping condition to ensure the hedge was preserved or to provide a suitable replacement.

On being put to the Committee the motion that planning permission for 15/0331/FUL be granted subject to conditions with additional conditions regarding the garage removal and landscaping and that Listed Building Consent 15/0332/LBC be granted subject to conditions with an additional condition regarding the garage removal was CARRIED the voting being unanimous for both applications.

RESOLVED:

That PLANNING PERMISSION 15/0331/FUL 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: Drawing Numbers: 14019SU1.01 Rev. A, 14019WD2.01, 14019SU1.02 Rev. A, 14019WD2.02 Rev. D, 14019SU1.03 Rev. B, 14019WD2.03 Rev. B.

Reason: For the avoidance of doubt and in the proper interests of planning in accordance with Policies CP1, CP2, CP3, CP4, CP9, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM3, DM6, DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted 2013)

- C3 Unless specified on the approved plans, 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 building 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 Before the first occupation of the extension hereby permitted the window on the north eastern elevation facing Wood Grange shall be fitted with purpose made obscured glazing and the windows shall be top level opening only at 1.7m above the floor level of the room in which the window is installed. The window 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 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).

- C6 Prior to the commencement of development, a parking plan shall be submitted to and approved in writing by the Local Planning Authority. The submitted plan should provide details of the proposed layout and allocation of parking for the first floor residential unit and Church. The approved details shall be implemented prior to the first occupation of the first floor as an independent residential unit and shall be permanently maintained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: This is a pre-commencement condition to ensure that adequate off-street parking and manoeuvring space is provided within the development so as not to prejudice the free flow of traffic and in the interests of highway safety on neighbouring highways 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).

- C7 The development hereby permitted shall not be occupied until the garage forward of the building has been demolished in accordance with details shown on submitted plans 14019WD2.01, 14019WD2.02 Rev. D and 14019WD2.03 Rev. B and all materials resulting therefrom are removed from the site unless otherwise agreed by the Local Planning Authority.

Reason: In the interests of the character and appearance of the Listed Building and Conservation Area 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).

- C8 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. The proposed landscaping should retain the hedge on the boundary with Wood Grange or make provision for a suitable replacement.

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 Policies DM3 and 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 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 Bats are protected under domestic and European legislation where, in summary, it is an offence to deliberately capture, injure or kill a bat, intentionally or recklessly disturb a bat in a roost or deliberately disturb a bat in a way that would impair its ability to survive, breed or rear young, hibernate or migrate, or significantly affect its local distribution or abundance; damage or destroy a bat roost; possess or advertise/sell/exchange a bat; and intentionally or recklessly obstruct access to a bat roost.

If bats are found all works must stop immediately and advice sought as to how to proceed from either of the following organisations:

The UK Bat Helpline: 0845 1300 228

Natural England: 0845 6014523

Herts & Middlesex Bat Group: www.hmbg.org.uk

(As an alternative to proceeding with caution, the applicant may wish to commission an ecological consultant before works start to determine whether or not bats are present. A list of bat consultants can be obtained from Hertfordshire Ecology on 01992 555220).

That Listed Building Consent 15/0332/LBC 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: To comply with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- C2 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Numbers: 14019SU1.01 Rev. A, 14019WD2.01, 14019SU1.02 Rev. A, 14019WD2.02 Rev. D, 14019SU1.03 Rev. B, 14019WD2.03 Rev. B and 14019lp.01

Reason: For the avoidance of doubt and in the proper interests of planning and to safeguard the character and appearance of the Listed Building in accordance with Policy CP12 of the Core Strategy (adopted October 2011) and Policy DM3 of the Development Management Policies LDD (adopted July 2013).

- C3 Unless specified on the approved plans, 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 building 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 Policy CP12 of the Core Strategy (adopted October 2011) and Policy DM3 of the Development Management Policies LDD (adopted July 2013).

- C4 The development hereby permitted shall not be occupied until the garage forward of the building has been demolished in accordance with details shown on submitted plans 14019WD2.01, 14019WD2.02 Rev. D and 14019WD2.03 Rev. B and all materials resulting therefrom are removed from the site unless otherwise agreed by the Local Planning Authority.

Reason: In the interests of the character and appearance of the Listed Building and Conservation Area 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).

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.

PC17/15 15/0821/RSP - Part Retrospective: Construction of concrete base to accommodate proposed detached outbuilding to side of dwelling at 2 Latimer Chase, Chorleywood, Hertfordshire, WD3 6FA for Mr Adam Leishman

In accordance with Council Procedure Rule 35 (B), Mr Leishman spoke in favour of the application.

In response to a question by the Chairman of the Committee on including a condition on the guttering the Planning Officer advised there was no requirement for this.

The Chairman of the Committee moved, seconded by Councillor Phil Brading, that part retrospective planning permission be granted and has effect from the date on which the development was carried out and is subject to conditions.

On being put to the Committee the motion that part retrospective planning permission be granted and has effect from the date on which the development was carried out and is subject to conditions was 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 Those parts of the development hereby permitted that have not yet been carried out shall be begun before the expiration of 3 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: Drawing no. 675-991 (Existing Location, Site & GA Elevations) and Drawing no. 675-992 (Proposed Location, Site Plans and Elevations).

Reason: For the avoidance of doubt and in the proper interests of planning and in accordance with Policies CP1, CP9, CP10, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM2, DM6, DM13 and Appendices 2 and 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 here 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) (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.
- 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.

PC18/15

15/0841/FUL –Two storey side extension to replace the existing garage at 15 NEW ROAD, CROXLEY GREEN, HERTFORDSHIRE, WD3 3EJ, for Mr John Gowing

The Planning Officer reported that the neighbour consultation section at 4.2 of the report on page 23 should refer to 6 responses to the application, all of which are in support of the application.

In relation to paragraph 7.16 on page 27, the applicant had commented that the neighbour at 17 New Road had an original deeper projection. This element does project approximately 12m beyond the rear building line of the application property, but is set in from the west elevation of 17 New Road closest to the shared boundary. The neighbouring dwelling is approximately 2m less deep than the proposed side extension at this closest point as referred to in paragraph 7.16.

The Chairman of the Committee had concern regarding the depth and the 0.4m gap when compared against the guidelines of 1.2m. He noted that the circumstances of the site may impact on this.

Councillor Peter Getkahn said the circumstances of the area negated the risk to the adjacent building which would allow plenty of space and it would not be so close to the boundary. The guideline did not seem valid in these circumstances.

Councillor Phil Brading said the guideline was to 1.2m and this first floor side extension did not meet the guideline and could present a terracing effect. The application before the Committee tonight and the information circulated needed consideration. He shared Cllr Getkahn's view that the boundary distance was acceptable. The guideline may not need to be applied as there was sufficient distance between 15 and 17 within the Conservation Area. There was very little difference between this application and the previously approved application although this did not work for the applicant.

Councillor Debbie Morris said it was difficult for Members not familiar with the site to make any comment and said it would be advisable for Members to go on a site visit. This was supported by Councillor Ann Shaw.

On being put to the Committee the motion that the application be DEFERRED for a site visit was CARRIED the voting being unanimous.

RESOLVED:

That the application be DEFERRED for a site visit.

PC19/15 15/0879/FUL – Erection of an attached three bedroom dwelling with associated parking at 10 SOLESBRIDGE CLOSE, CHORLEYWOOD, WD3 5SP for Mr & Mrs Obergan

The Planning Officer reported that the report should refer to the applicant as 'Mr and Mrs Obergan' rather than Ms Collins.

One additional comment had been received in support of the application advising that a modern car can be parked in the garage and comfortably accessed. Right of way discussions and issues regarding siting of the BT pole are outside of application process. The application was appropriate to the location and supported by professional opinion and subject to a successful conclusion for the application, the applicants would welcome discussion with residents to manage parking appropriately during construction process.

Councillor Ann Shaw said the Committee had made a site visit and it showed that parking within the close provided a cramped situation. There were parking difficulties in the Close and getting in and out could prove difficult along with access for ambulances and fire engines. Access for construction vehicles would be difficult and only underlined the problems. The new application did not overcome the Inspector's comments on application 14/0186/FUL. Highways had raised no objection but did raise comments on parking during the construction. The garages were not large enough so would not provide enough parking. Areas outside the site for parking were not in the applicant's control. It would make a bad situation worse than it was now.

Councillor Ann Shaw moved that the application be refused, seconded by Councillor Alex Hayward, due to the garage not being sufficient to accommodate a car, scale, shortfall in parking, did not meet parking standards, parking provision as vehicles would need to park on the public highway, detrimental to highway safety, and was not satisfactory.

Councillor Reena Ranger echoed the comments made. Space must be used effectively for parking and parking standards technically may be met but we do not want to impact on what actually is there for parking in the Close. It was a very difficult situation and needed to be put into context with what happens in the Close.

The Chairman of the Committee said construction traffic parking would need to be covered by strict conditions as it would be very tight.

In accordance with Council Procedure Rule 35 (B), Mr Johnson spoke against the application and Ms Kate Brown spoke in favour of the application.

The Planning Officer said officers had set out in their report their analysis of the application and while the previous appeal decision was considered to have been overcome.

Councillor Debbie Morris said this proposal had been designed to meet the Appeal Inspector's concerns regarding parking. She asked about the loss of amenity space and loss of parking and whether these were reasons for refusal.

The Planning Officer advised that the Inspector's comments on the previous application were detailed in the report on the parking issues and officers would not advise to add additional reasons for refusal and feel the Inspector's comments had been addressed.

Councillor Debbie Morris said the amenity space of 73sqm stated in paragraph 7.5.2 was 11sqm less than the guidelines required. Was this adequate and how did it compare with other properties?

The Planning Officer advised that in the Close the garden at No.6 was 67sqm and other properties had around 72sqm. The appeal decision stated that No.10 had a smaller amenity space but there would be no reduction in the length and was visibly comparable to other gardens in the Close and was considered to be acceptable.

Councillor Alex Hayward requested clarity on parking requirements of 2.25 spaces and for a four bedroom house of 3 spaces. The Planning Officer clarified the policy requirement and noted that the tracking information submitted did not show parking on the highway opposite the site which could impact on access to the parking.

The Chairman of the Committee said the garage was not sufficient. There would be shortfall of parking, difficulty with parking a vehicle on site, detriment to highway safety and general amenity of the area.

On being put to the Committee the motion that planning permission be refused on the grounds that the garage was of insufficient size to provide viable parking spaces and there would therefore be a shortfall of parking which would result in increase in parking outside the site which would be detrimental to highway safety, character of area and residential amenity was CARRIED the voting being 9 For, 0 Against and 3 Abstentions.

RESOLVED

That Planning Permission be Refused for the following reason (the final wording having been agreed by Members after the meeting):

R1 The proposed development by reason of the insufficient size of garages to provide viable parking spaces would lead to a shortfall of parking provision which would result in a significant increase in parking outside of the site to the detriment of highway safety, the character of the area and residential amenity. The development would therefore be contrary to Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013).

Informative:

I1 The Local Planning Authority has been positive and proactive in considering 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 2012. The Local Planning Authority has considered whether the planning objections to this proposal could be satisfactorily resolved within the statutory period for determining the application. However for the reasons set out in this decision notice, the proposal is not considered acceptable.

PC20/15 15/0899/PDNT Permitted Development Notice Telecommunications: Replacement of existing 12.5m pole with a new 15m high street works pole supporting 6 no antennas and the installation of 1 new cabinet and ancillary works at COMMUNICATIONS SITE ADJOINING 191 BALDWINS

LANE, CROXLEY GREEN, HERTFORDSHIRE for CTIL and Vodaphone Limited

Councillors Peter Getkahn, Chris Lloyd and Len Tippen left the meeting during the consideration of this application.

The Planning Officer clarified that the recommendation of an objection being raised would result in refusal of the application.

Comments had been received from the Landscape Officer who did not raise an objection but had suggested a condition to require no felling or lopping of trees.

Two petitions had been received objecting to the application; one of 236 signatures and one of 45 signatures on the grounds of the visual impact, impact on property values, proximity to schools and residential properties, health concerns, danger to traffic and lack of need for the upgrade.

18 additional neighbour objections had been received raising issues as set out at section 4.2.3 of the report and additionally commenting that there was insufficient evidence of demand for the service; there would be an impact to the historic environment and property values; there are already a number of masts and cabinets on Baldwins Lane; concerns over health impacts; and raising concern over consultation process for the application.

One additional neighbour comment had been received in support of the application commenting that phone reception was bad and providers sharing facilities was supported.

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

Councillor Phil Brading said the photos on the screen showed the current location of the pole. The existing pole was 12.5m and the replacement would be 15m and of increased width at the top which would be overbearing. The pale grey colour stood out and would be overbearing on the Green area. He rejected the assertion that it was an established and integrated part of the area. He acknowledged the problems identified by the speaker and the residents in Baldwins Lane with regard to the very large cabinets and the impact they would have on the highways with regard to visibility had been backed up by the Highways objection and he hoped the Highways Officers would take notice of this. He noted that concerns regarding health issues could not be taken into account as an objection.

Councillor Phil Brading moved, seconded by Councillor Ann Shaw, the recommendation that the decision be delegated to the Director of Community and Environmental Services to consider any further representations received and that an objection should be raised.

On being put to the Committee the motion that the decision be delegated to the Director of Community and Environmental Services to consider any further representations received and that an objection should be raised was CARRIED the voting being 9 For, 0 Against and 0 Abstentions.

RESOLVED:

That the decision be delegated to the Director of Community and Environmental Services to consider any further representations received and that AN OBJECTION SHOULD BE RAISED for the following reasons:

- R1 The proposed pole by reason of its increased height, scale and design would be a visually prominent and obtrusive form of development which would be detrimental to the visual amenities of neighbouring properties and to the character and appearance of Baldwins Lane and the wider area. Furthermore, the additional cabinet by reason of its siting would introduce further visual clutter to the highway verge to the detriment of the character and appearance of Baldwins Lane. This would be contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM14 of the Development Management Policies LDD.
- R2 The proposed pole and equipment cabinet by reason of their siting and design would cause traffic movements which would be detrimental to the safe flow of traffic on the adjacent highway, contrary to Policy CP10 of the Core Strategy (adopted October 2011) and Policy DM14 of the Development Management Policies LDD (adopted July 2013)

Informative:

- I1 The Local Planning Authority has been positive and proactive in considering 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 2012. The Local Planning Authority encourages applicants to have pre-application discussions as advocated in paragraph 188 of the NPPF. The applicant did not have formal pre-application discussions with the Local Planning Authority and the proposed development fails to comply with the requirements of the Development Plan and does not maintain/improve the economic, social and environmental conditions of the District.

PC21/15 15/0904/LBC - Listed Building Consent: Installation of handrail to entrance steps at BASING HOUSE, 46 HIGH STREET, RICKMANSWORTH, HERTFORDSHIRE, WD3 1HP for Watford Borough Council

Councillor Ann Shaw asked for clarification with regard to the applicant. The Planning Officer advised that the application had been submitted as part of shared services with Watford and apologised for any confusion.

Local Ward Councillor David Sansom enquired about the existing handrail to the right of the door and whether it would remain or be taken out.

Councillor Ann Shaw said people with a disability could use the handrail for support on the left hand side. The new handrail should have a wooden top and requested it be installed very quickly. Would the right hand rail stay or be removed? The doorbell may not be accessible if the left hand side handrail was removed.

Councillor Len Tippen said the building was listed and asked about the status of the handrail. Could it be uninstalled at a later stage with the least impact on the Listed Building? The Planning Officer advised that the handrail would not be attached to the building but would be attached to the steps.

Councillor Peter Getkahn sought clarification on the purpose of the other handrail.

The Chairman of the Committee moved, seconded by Councillor Len Tippen, that Listed Building Consent be granted subject to conditions and that officers

seek advice regarding the removal of the existing rail and update all Committee Members.

RESOLVED:

That LISTED BUILDING CONSENT 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: To comply with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- C2 The development hereby permitted shall be carried out in accordance with the following approved plans: TRDC 16/1A, TRDC 16/2, TRDC 16/3

Reason: For the avoidance of doubt, to protect the integrity of the Grade II Listed Building and in the proper interests of planning in accordance with Policies CP1, CP9 and CP12 of the Core Strategy (adopted October 2011) and Policies DM3 and DM6 of the Development Management Policies LDD (adopted July 2013).

- 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 at part 9 of the application form and no external materials shall be used other than those approved.

Reason: To ensure the historic and architectural character of the building is properly maintained, in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM3 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

CHAIRMAN