

## **THREE RIVERS DISTRICT COUNCIL**

At a meeting of the **Planning Committee** held in the Penn Chamber, Three Rivers House, Northway, Rickmansworth, on Thursday 22 March 2018 from 7.30pm to 9.02pm.

Present: Councillors Sarah Nelmes (Vice-Chairman in the Chair), Matthew Bedford (substitute for Cllr Chris Whately-Smith), Sara Bedford (substitute for Cllr Peter Getkahn), Alex Hayward, Phil Brading, Marilyn Butler, Reena Ranger, Chris Lloyd, David Major and Debbie Morris.

Officers: Claire Westwood, Adam Ralton, Scott Volker, Sarah Haythorpe.

Also in attendance: Councillor Diana Barber, Parish Councillors David Raw (Chorleywood Parish Council) and Jean Bowman (Abbots Langley Parish Council).

15 Members of the Public.

### **PC122/17 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Chris Whately-Smith, Peter Getkahn and Stephen King with Councillors Sara Bedford and Matthew Bedford substituting for Cllrs Whately-Smith and Peter Getkahn.

### **PC123/17 MINUTES**

The Minutes of the Planning Committee meeting held on 22 February 2018 were confirmed as a correct record and were signed by the Chairman subject to the following amendments:

Minute PC114/17, Paragraph 2 to read:

Councillor Reena Ranger said she had tried to look up the previous refused decision and appeal which was upheld. She asked what the difference was between the original application and this one. The Planning Officer advised that the plot was much larger now. In 2001 it had been refused due to the impact on the character and appearance of the area, future amenity space and the loss of the trees. It was originally for six dwellings but had now been amended to five dwellings and the trees would be retained to screen out the noise of the motorway.

Minute 120/17, Paragraph 9 on Page 32 to read

Councillor Reena Ranger said the distance of the garden from No.30 and the parking area should that mean the application be refused due to the noise from the opening and closing of the car doors. What consideration had been given to the distance between the car parking and the buildings. The Councillor's attention was made to Paragraph 7.1.8 of the report.

Minute PC120/17, Paragraph 4 on Page 33:

at the end of the Paragraph which starts "Councillor Alex Hayward raised concern" to add "and therefore she did not believe the need for this development had been proven."

### **PC124/17 NOTICE OF OTHER BUSINESS**

None received.

## **PC125/17 DECLARATIONS OF INTEREST**

Councillor Alex Hayward declared a pecuniary interest in agenda item 6 (18/0054/ADV - Advertisement Consent: Replacement internally and externally illuminated signage at THE GATE PUBLIC HOUSE, RICKMANSWORTH ROAD, CHORLEYWOOD, WD3 5SQ, for Stewart Tucker) as the owner of a nearby property and left the room during the consideration of this item.

Councillor David Major declared a registrable non-pecuniary interest in agenda items 8 and 9 (18/0170/FUL - Single storey front extension, first floor side extension, loft conversion including extension to roof, increase in ridge height, insertion of dormers to sides and rear and rooflights to front, alterations to roof of existing single storey rear extension, new external finishes to dwelling and new raised patio to rear at 69 ABBOTS ROAD, ABBOTS LANGLEY, WD5 0BJ, for Mr & Mrs Stapely and 18/0178/FUL - The refurbishment of existing tennis courts and multi use games area (MUGA) including the removal of adjacent skateboard park, resurfacing of tennis courts, new enclosure, construction of a single storey timber hut, provision of ramps to the gates and provision of outdoor table tennis tables at MANOR HOUSE SPORTS COMPLEX, GALLOWS HILL LANE, ABBOTS LANGLEY for Mr T Perkins) as a Member of the Abbots Langley Parish Council Planning Committee but would be entitled to stay and vote as he:

- has an open mind about the application;
- is not bound by the views of the Parish Planning Committee; and
- can deal with the application fairly and on its merits at Committee

## **PC126/17 17/1712/FUL – Construction of part two storey rear extension with accommodation within the roof, part single storey rear extension, single storey side and rear extension, loft conversion including increase in ridge height, front and rear dormers and rooflights and raised platforms to front and rear at 143 THE DRIVE, RICKMANSWORTH, HERTS, WD3 4DJ for Mr and Mrs Steve Coggins**

In accordance with Council Procedure Rule 35 (B) Mr Peter Short spoke against the application and Mr Barry Stacey spoke in favour of the application.

Councillor Debbie Morris asked for clarification on the dormer windows on the second floor and whether other sites in the area had dormer windows. The Planning Officer said there were other houses in the vicinity which had either first or second floor dormer windows and would check which dwellings these were but it was understood they were opposite or not far away from the application site.

Councillor Reena Ranger said there were different land levels on the other sites. The site was on a steep hill and in a prominent location whereas the other dwellings were on the same land level. Would the trees be protected on the site or would they be felled. The Planning Officer stated that none of the trees were protected and were not eligible for protection and could be felled at any time.

Councillor Matthew Bedford reminded Members that the site was not within the Conservation Area.

Councillor Alex Hayward said the trees currently on the site provided a level of privacy. The proposed dormer windows would be more significant and would create more overlooking due to the higher level. Was it possible for the front

boundary hedge and screening to be retained as the dormer windows would create overlooking. The Planning Officer advised that the dormer windows would be significant distance from other properties and therefore there would be no privacy issue.

Councillor Phil Brading said any overlooking was not so much of an issue between the properties. The dormer windows on the 2<sup>nd</sup> floor would not be bedrooms, with one of the windows over the staircase going away from the dormer window. He asked if a condition could be added requiring that the front dormer windows be obscure glazed and top opening. It was perception rather than possibility that there would be overlooking. There was a judgement to be made on the impact on the street scene and the increase in the ridge height and he did not think that would be grounds for refusal. He moved, seconded by Councillor Alex Hayward, that planning permission be granted subject to conditions and subject to an additional condition requiring the front dormer windows to be obscure glazed and top opening.

Councillor Marilyn Butler asked if the Landscape Officer could revisit the site and reassess the quality of the trees along the front of the boundary. The Planning Officer advised that an advisory note could be recorded asking the Landscape Officer to do this and to respond to the Members following the visit.

With regard to a question from Councillor Reena Ranger on the garage situation, the Planning Officer stated that the garage was shown to be a garage but a condition could be added to ensure the extension can only be used as a garage. Both the proposer and seconder agreed to add this additional to the recommendation.

On being put to the Committee the motion and the amendments were 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: 143THED-SPLP01 Rev 01, 143THED-EPE01 Rev 00, 143THED-PPE02 Rev 12, 15-041-TS-01.

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 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. 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).

- C4 No development or other operation shall commence on site until a scheme (herein called the Approved Method Statement of Arboricultural Works Scheme) which indicates the construction methods to be used in order to ensure the retention and protection of tree, shrubs and hedges growing on or adjacent to the site has been submitted to and approved in writing by the Local Planning Authority.

No operations shall commence on site in connection with the development hereby approved (including tree felling, pruning, demolition works, soil moving, temporary access construction, or any other operation involving the use of motorised vehicles or construction machinery) until the tree protection works required by the approved scheme are in place on site.

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.

Reason: This condition is a pre commencement condition to ensure that the protected trees are not affected during construction of the development hereby permitted, in the interests of visual amenity and 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).

- C5 Prior to occupation of the development hereby permitted, a plan indicating the positions, design, materials and type of boundary treatment to be erected on the site shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be erected prior to occupation in accordance with the approved details and shall be permanently maintained as such thereafter.

Reason: To ensure that appropriate boundary treatments are proposed to safeguard the amenities of neighbouring properties and the

character of the locality 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 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.

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).

- C7 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 flank 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).

- C8 Before the first occupation of the building/extension hereby permitted the first floor window(s) in the south elevation 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 window(s) 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).

- C9 Before the first occupation of the building/extension hereby permitted the rooflight in the in the south roofslope shall be positioned at a minimum internal cill height of 1.7m above the internal floor level of the room in which it is installed. The rooflight(s) 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).

- C10 The existing boundary treatments along the flank boundaries of the site, including the vegetation screens, shall be retained or if removed replaced by another boundary treatment of similar type, density and height for so long as the development remains in existence.

Reason: In order to safeguard the amenities of the occupiers of neighbouring properties and 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).

- C11 The extent of the use of the roof of the single storey rear extension, hereby permitted, as a balcony shall be in accordance with the balcony as shown on approved plan 143THED-PPE02 Rev 12. No other part of the flat roof of the extension shall be used as a balcony or for amenity purposes and shall not be accessed from the garden or development at any time.

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).

- C12 Before the first occupation of the building/extension hereby permitted the second floor dormer windows in the front elevation 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).

- C13 The garage hereby permitted shall be kept available for the parking of motor vehicles at all times and shall be used solely for the benefit of the occupants of the dwelling of which it forms part and their visitors and for no other purpose and permanently retained as such thereafter.

Reason: In the interests of visual amenities of the area and to ensure that on-site car parking provision is maintained to avoid the standing of vehicles on the adjoining highway to the detriment of safety and the free flow of traffic thereon and in accordance with Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1 and 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 formal application. Fees are £116 per request (or £34 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. Please contact Hertfordshire Building Control (HBC) on 0208 207 7456 or at [buildingcontrol@hertfordshirebc.co.uk](mailto:buildingcontrol@hertfordshirebc.co.uk) who will be happy to advise you on building control matters and will protect your interests throughout

your build project by leading the compliance process. Further information is available at [www.hertfordshirebc.co.uk](http://www.hertfordshirebc.co.uk).

Community Infrastructure Levy (CIL) - If your development is liable for CIL payments, it is a requirement under Regulation 67 (1) of The Community Infrastructure Levy Regulations 2010 (As Amended) that a Commencement Notice (Form 6) is submitted to Three Rivers District Council as the Collecting Authority no later than the day before the day on which the chargeable development is to be commenced. DO NOT start your development until the Council has acknowledged receipt of the Commencement Notice. Failure to do so will mean you will lose the right to payment by instalments (where applicable), lose any exemptions already granted, and a surcharge will be imposed.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

Where possible, energy saving and water harvesting measures should be incorporated. 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 allows local authorities to restrict construction activity (where work is audible at the site boundary). In Three Rivers such work audible at the site boundary, including deliveries to the site and running of equipment such as generators, 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 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: 0300 060 3900

Herts & Middlesex Bat Group: [www.hmbg.org.uk](http://www.hmbg.org.uk)

or an appropriately qualified and experienced ecologist.

(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).

14 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.

- 15 Due to the presence of National Grid apparatus in proximity to the application site, the Applicant should contact National Grid before any works are carried out to ensure National Grid apparatus is not affected by any of the proposed works. Further 'Essential Guidance' can be found on the National Grid website at [www.nationalgrid.com](http://www.nationalgrid.com) or by contacting National Grid on 0800688588.

**PC127/17 18/0054/ADV - Advertisement Consent: Replacement internally and externally illuminated signage at THE GATE PUBLIC HOUSE, RICKMANSWORTH ROAD, CHORLEYWOOD, WD3 5SQ, for Stewart Tucker**

Councillor Alex Hayward left the meeting during the consideration of this application.

Councillor Debbie Morris asked if the signage was replacing existing signage or if there were any additional signs and whether the new signage at the front of the property would be any larger? The Planning Officer advised that there was one additional poster sign in the car park and the existing signs at the front and back of the public house are black boards; whereas the replacement signage would consist of bronzed text mounted to the walls.

Councillor Marilyn Butler asked if the new signage would encourage extra people at the front of the property and sought clarification. The Planning Officer advised that the application related only to the advertisements and that the outside area was already used for seating.

Councillor Chris Lloyd moved the Officer recommendation.

Councillor Phil Brading stated that in Paragraph 4.1.1 of the report, Chorleywood Parish Council had raised no objections as well as the Conservation Officer. He thanked Officers for an excellent report. He seconded the motion that Advertisement consent be granted subject to conditions

On being put to the Committee the motion was declared carried the voting being 9 For, 0 Against, 0 Abstentions.

RESOLVED:

That ADVERTISEMENT CONSENT BE GRANTED subject to the following conditions: -

C11. The period of the validity of this permission is for five years commencing from the date of the decision notice.

2. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.



3. No advertisement shall be sited or displayed so as to;

(a) Endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(b) Obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or

(c) Hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

4. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

5. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

6. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: To comply with the Town and Country Planning (Control of Advertisements) Regulations 2007 (as amended) and in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011).

C2 The development hereby permitted shall be carried out and maintained with the following approved plans: Drawing no. TRDC001 (Site Map), Drawing no. TRDC 002 (South East Elevation), Drawing no. TRDC003 (South West Elevation), Drawing no. TRDC004 (North East Elevation) and Drawing no. TRDC005 (Location Plan), TRDC006 (Block Plan), TRDC007 (External Signage A-E), TRDC008 (External Signage F-M), TRDC009 (External Signage Visuals A-B) TRDC010 (External Signage Visual C-D), TRDC011 (External Signage Visual F-H) and TRDC012 (External Signage Visual Q).

Reason: For the avoidance of doubt, in the proper interests of planning in accordance with the requirements of the Town and Country Planning (Control of Advertisement) Regulations 2007 (as amended), Policies CP1, CP9, CP10, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policies DM2, DM3, DM6 and DM9 of the Development Management Policies LDD (adopted July 2013).

C3 The external lighting affixed to the public house and within the application site hereby permitted and shown on drawing number(s) Drawing no. TRDC001 (Site Map), Drawing no. TRDC 002 (South East Elevation), Drawing no. TRDC003 (South West Elevation), Drawing no. TRDC004 (North East Elevation) and Drawing no. TRDC005 (Location Plan), TRDC006 (Block Plan), TRDC007 (External Signage A-E), TRDC008 (External Signage F-M), TRDC009 (External Signage Visuals A-B) TRDC010 (External Signage Visual C-D), TRDC011 (External Signage Visual F-H) and TRDC012 (External Signage Visual Q). shall be switched off between the hours of 0100 (am) and 1500 (pm) every day including weekends and Bank Holidays.

Reason: In the interests of the visual amenity of the Metropolitan Green Belt, to safeguard the character and appearance of the Chorleywood Common Conservation Area and to protect the amenities of the occupiers of neighbouring properties in accordance with Policies CP1, CP11, CP12 of the

Core Strategy (adopted October 2011), Policies DM2, DM3 and DM9 of the Development Management Policies LDD (adopted July 2013) and the Chorleywood Common Conservation Area Appraisal (2010).

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 formal application. Fees are £116 per request (or £34 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. Please contact Hertfordshire Building Control (HBC) on 0208 207 7456 or at [buildingcontrol@hertfordshirebc.co.uk](mailto:buildingcontrol@hertfordshirebc.co.uk) who will be happy to advise you on building control matters and will protect your interests throughout your build project by leading the compliance process. Further information is available at [www.hertfordshirebc.co.uk](http://www.hertfordshirebc.co.uk).

Community Infrastructure Levy (CIL) - If your development is liable for CIL payments, it is a requirement under Regulation 67 (1) of The Community Infrastructure Levy Regulations 2010 (As Amended) that a Commencement Notice (Form 6) is submitted to Three Rivers District Council as the Collecting Authority no later than the day before the day on which the chargeable development is to be commenced. DO NOT start your development until the Council has acknowledged receipt of the Commencement Notice. Failure to do so will mean you will lose the right to payment by instalments (where applicable), lose any exemptions already granted, and a surcharge will be imposed.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

Where possible, energy saving and water harvesting measures should be incorporated. 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 allows local authorities to restrict construction activity (where work is audible at the site boundary). In Three Rivers such work audible at the site boundary, including deliveries to the site and running of equipment such as generators, should be restricted to 0800 to 1800 Monday to Friday, 0900 to 1300 on Saturdays and not at all on Sundays and Bank Holidays.

**PC128/17 18/0124/FUL – Erection of part single, part two storey front extension, single storey rear extension, alterations to fenestration, increase in ridge height including rear dormer windows and rooflights, creation of new crossover and gates at SON TROBAT, OVERSTREAM, RICKMANSWORTH, WD3 4LD for Mr and Mrs Taneja**

Councillor Debbie Morris referred to Paragraph 3.9 of the report and asked if the full width of the hedge to be retained could be covered by a condition. The Planning Officer advised that the applicant could remove the hedge without permission so it would be difficult to condition this with the planning consent. An additional informative could be added as an advisory point.

Councillor Reena Ranger referred to the height of the gates in the Chorleywood Wood Conservation Area as there was a 1m high restriction to ensure the Conservation Area remained open. The Planning Officer advised that the gates would be 1.4m high with an open 5 bar design of a similar design to those at the Muirside property which was approved in 2015. These gates were proposed to be the same maximum height.

Councillor Reena Ranger said that the nature of the Conservation Area would change if the gates were higher than 1m. The Planning Officer stated that the gates would have views through them when closed. The gates would be two panels on each side. The gap already existed and the hedge would be retained.

Councillor Debbie Morris said these gates would be very different as the other gates were only 1.4m high in one place. The Planning Officer said the style of the gates allow views through.

Councillor Phil Brading moved, seconded by Councillor Sarah Nelmes, that Planning Permission be Granted subject to conditions.

On being put to the Committee the motion was declared CARRIED the voting being 8 For, 1 Against and 1 Abstention.

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: PL/001 Rev E, PL/002, PL/003, PL/004 Rev C, PL/005 Rev C and PL/006 Rev B.

Reason: For the avoidance of doubt and in the proper interests of planning and to safeguard the character and appearance of the Conservation Area and the 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, DM8, DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013) and the Loudwater Estate Conservation Area (adopted June 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.
- 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).
- C4 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 windows/dormer windows or similar openings [other than those expressly authorised by this permission] shall be constructed in the flank 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).
- C5 Prior to commencement of the development, three dusk emergence / dawn re-entry surveys should be undertaken during May to September, with at least two surveys between May and August, to establish species population and further entry/exit points, and modify the potential mitigation measures (ref: Preliminary Roost Assessment, Cherryfield Ecology, November 2017) as appropriate based on the results. The report should then be submitted to the Local Planning Authority for written approval.
- Reason: This condition is a pre commencement condition to ensure 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).
- C6 Before the first occupation of the building/extension hereby permitted the windows at first floor level within the south eastern flank elevation; 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 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).
- C7 The rooflights hereby permitted shall be positioned at a minimum internal cill height of 1.7m above the internal floor level.
- 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 The gates and fencing shall not be erected other than in the materials as have been approved in writing by the Local Planning Authority as shown

on Drawing Number PL/006 Rev B; and no external materials shall be used other than those approved.

Reason: To ensure a satisfactory appearance of the development and to maintain the character and appearance of the 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 formal application. Fees are £116 per request (or £34 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. Please contact Hertfordshire Building Control (HBC) on 0208 207 7456 or at [buildingcontrol@hertfordshirebc.co.uk](mailto:buildingcontrol@hertfordshirebc.co.uk) who will be happy to advise you on building control matters and will protect your interests throughout your build project by leading the compliance process. Further information is available at [www.hertfordshirebc.co.uk](http://www.hertfordshirebc.co.uk).

Community Infrastructure Levy (CIL) - If your development is liable for CIL payments, it is a requirement under Regulation 67 (1) of The Community Infrastructure Levy Regulations 2010 (As Amended) that a Commencement Notice (Form 6) is submitted to Three Rivers District Council as the Collecting Authority no later than the day before the day on which the chargeable development is to be commenced. DO NOT start your development until the Council has acknowledged receipt of the Commencement Notice. Failure to do so will mean you will lose the right to payment by instalments (where applicable), lose any exemptions already granted, and a surcharge will be imposed.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

Where possible, energy saving and water harvesting measures should be incorporated. 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 allows local authorities to restrict construction activity (where work is audible at the site boundary). In Three Rivers such work audible at the site boundary, including deliveries to the site and running of equipment

such as generators, 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 It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as to not emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements.aspx> or by telephoning 0300 123 4047.
- 14 The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> by telephoning 0300 124 4047.
- 15 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.
- 16 The existing front boundary hedge as noted on drawing number PL/001 Rev E shall be retained as part of the proposed development.

**PC129/17 18/0170/FUL - Single storey front extension, first floor side extension, loft conversion including extension to roof, increase in ridge height, insertion of dormers to sides and rear and rooflights to front, alterations to roof of existing single storey rear extension, new external finishes to dwelling and new raised patio to rear at 69 ABBOTS ROAD, ABBOTS LANGLEY, WD5 0BJ, for Mr & Mrs Stapely**

Councillor David Major noted the amendments that had been made to overcome the issues with regards to overlooking. The Planning Officer advised that all three dormers had been reduced and the number of roof lights within the front roof slope reduced from 3 to 2.

Councillor David Major moved, seconded by Councillor Alex Hayward, that Planning Permission be Granted subject to Conditions.

On being put to the Committee the motion was declared CARRIED by the Chairman 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: HPA/PL/1207/100 (Location Plan), HPA/PL/1207/101, HPA/PL/1207/100 HPA/PL/1207/102, HPA/PL/1207/103 Rev A, HPA/PL/1207/104 Rev A, HPA/PL/1207/105 Rev A, HPA/PL/1207/106 Rev A.

Reason: For the avoidance of doubt, in the proper interests of planning and 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 building(s) shall not be erected other than in the materials as have been approved in writing by the Local Planning Authority as stated on the application form and shown on the approved plans; 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 Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- C4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (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 first floor flank elevations or roof slopes 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 the first occupation of the extensions hereby permitted, the dormer window in the western elevation at second floor level 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 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).

Informatives:

- 11 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 formal application. Fees are £116 per request (or £34 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. Please contact Hertfordshire Building Control (HBC) on 0208 207 7456 or at [buildingcontrol@hertfordshirebc.co.uk](mailto:buildingcontrol@hertfordshirebc.co.uk) who will be happy to advise you on building control matters and will protect your interests throughout your build project by leading the compliance process. Further information is available at [www.hertfordshirebc.co.uk](http://www.hertfordshirebc.co.uk).
- Community Infrastructure Levy (CIL) - If your development is liable for CIL payments, it is a requirement under Regulation 67 (1) of The Community Infrastructure Levy Regulations 2010 (As Amended) that a Commencement Notice (Form 6) is submitted to Three Rivers District Council as the Collecting Authority no later than the day before the day on which the chargeable development is to be commenced. DO NOT start your development until the Council has acknowledged receipt of the Commencement Notice. Failure to do so will mean you will lose the right to payment by instalments (where applicable), lose any exemptions already granted, and a surcharge will be imposed.
- Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.
- Where possible, energy saving and water harvesting measures should be incorporated. 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 allows local authorities to restrict construction activity (where work is audible at the site boundary). In Three Rivers such work audible at the site boundary, including deliveries to the site and running of equipment such as generators, 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 The applicant is advised that the requirements of the Party Wall Act 1996 may need to be satisfied before development commences.
- 15 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: 0300 060 3900

Herts & Middlesex Bat Group: [www.hmbg.org.uk](http://www.hmbg.org.uk)

or an appropriately qualified and experienced ecologist.

(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).

**PC130/17 18/0178/FUL - The refurbishment of existing tennis courts and multi use games area (MUGA) including the removal of adjacent skateboard park, resurfacing of tennis courts, new enclosure, construction of a single storey timber hut, provision of ramps to the gates and provision of outdoor table tennis tables at MANOR HOUSE SPORTS COMPLEX, GALLOWS HILL LANE, ABBOTS LANGLEY for Mr T Perkins**

The Planning Officer reported that whilst Sport England recommended a condition requiring details of the surfacing and fencing to be submitted, C4 already requires details of the surface to be submitted. In respect of fencing the application contains details of proposed fencing style, colour and height and Sport England have not raised any objections to the content of the application, therefore conditions require the submitted fence to be installed, and C6 requires it to be painted green. Sport England also recommended an Informative and this is to be added to the recommendation. Finally, in respect of the size of the tennis courts, the Leisure team have advised that the proposed courts are the same size as standard tennis courts, but the runoffs have been reduced to the minimum required by the LTA to enable three double courts to be fitted in.

Councillor Phil Brading said squeezing in three tennis courts meant the loss of the skate park area. He stated that the Council must ensure that the skate park area was replaced at a later date with information provided to Members that it would be back as soon as possible.

The Planning officer stated that it would not be appropriate to add an informative but the message would be passed onto the Leisure department.

Councillor Sara Bedford was delighted that the scheme was to go ahead as long as the expectation that a new skate park was provided after the tennis courts had been built.

Councillor Sarah Nelmes asked if there was a limit on the hours of use on the hut to reduce any nuisance to the neighbours. There were already floodlights there and the Police station was nearby.

Councillor Matthew Bedford observed that Condition C3 had different sets of times. The Planning Officer stated that the hours the lighting was on was historical and the hours of use of the hut had been requested by the Leisure team. Councillor Matthew Bedford asked if the hours for the use of the hut could match those of the lights.

Councillor Debbie Morris moved, seconded by Councillor Sara Bedford, that Planning Permission be granted with an amendment to Condition C5 to enable the use of the hut up to 22:00 hours and an additional informative from Sport England.

On being put to the Committee the motion 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: 0336.005 Rev C, 0336.002, 0336.000, TRDC 001 (Timber Outbuilding), TRDC 002 (Sail Shades).

Reason: For the avoidance of doubt and in the proper interests of planning in accordance with Policies PSP2, CP1, CP9, CP10 and CP12 of the Core Strategy (adopted October 2011) Policies DM3 DM6, DM9, DM11, DM12 and DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013) and Policy SA5 of the Site Allocations LDD (adopted Nov 2014).

C3 The external lighting as shown on approved plan 0336.005 Rev C shall not be used outside the hours of:

8:00am and 10:00pm Monday to Saturday; and  
8:00am and 8:00pm on Sunday and public holidays.

Reason: To balance illuminating the sporting facility for maximum use while ensuring that the amenities of the adjoining residential properties are not adversely disturbed after those times in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policies DM9 and DM12 of the Development Management Policies LDD (adopted July 2013).

C4 Prior to the commencement of works further details of the proposed surface materials shall be submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: This is a pre - commencement condition to provide a satisfactory development and ensure that the surfacing is built to appropriate standards in accordance with Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011).

- C5 The tennis hut hereby permitted shall not be used outside of the hours 07:00 and 22:00 daily.

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 DM9 of the Development Management Policies LDD (adopted July 2013).

- C6 The proposed fencing hereby approved shall be finished in dark green RAL6005.

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).

- C7 The proposed 'Sail Shades' hereby approved shall be finished in dark green RAL6005 with 'natural' material.

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).

- C8 The tennis hut hereby permitted shall be used solely for the storage of equipment, personal belongings and admissions in relation to the use of the onsite tennis courts and MUGA. The tennis hut shall not be used for any other purpose.

Reason: To ensure the use is directly associated with the use of the Tennis Courts and MUGA in accordance with Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM11 of the Development Management Policies LDD (adopted July 2013).

- C9 No development or other operation shall commence on site until a method statement has been submitted to and approved in writing by the Local Planning Authority. This method statement shall include details of tree protection measures, timetables of works, method of demolition, removal of material from the site, importation and storage of building materials on the site, details and depths of underground service routes, methods of excavation and construction methods, in particular where they lie close to trees. The construction methods to be used shall ensure the retention and protection of trees, shrubs and hedges growing on or adjacent to the site. The development shall only be implemented in accordance with the approved method statement. The plans and particulars shall be prepared in accordance with BS: 5837 (2012) 'Trees in relation to design, demolition and construction'

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).

Informatives:

- 11 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 formal application. Fees are £116 per request (or £34 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. Please contact Hertfordshire Building Control (HBC) on 0208 207 7456 or at [buildingcontrol@hertfordshirebc.co.uk](mailto:buildingcontrol@hertfordshirebc.co.uk) who will be happy to advise you on building control matters and will protect your interests throughout your build project by leading the compliance process. Further information is available at [www.hertfordshirebc.co.uk](http://www.hertfordshirebc.co.uk).

Community Infrastructure Levy (CIL) - If your development is liable for CIL payments, it is a requirement under Regulation 67 (1) of The Community Infrastructure Levy Regulations 2010 (As Amended) that a Commencement Notice (Form 6) is submitted to Three Rivers District Council as the Collecting Authority no later than the day before the day on which the chargeable development is to be commenced. DO NOT start your development until the Council has acknowledged receipt of the Commencement Notice. Failure to do so will mean you will lose the right to payment by instalments (where applicable), lose any exemptions already granted, and a surcharge will be imposed.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

Where possible, energy saving and water harvesting measures should be incorporated. 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: 0300 060 3900  
Herts & Middlesex Bat Group: [www.hmbg.org.uk](http://www.hmbg.org.uk)  
or an appropriately qualified and experienced ecologist.

(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).

- 15 The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047.
- 16 The applicant is advised that the design and layout of the sports facility should comply with the relevant industry Technical Design Guidance, including guidance published by Sport England and National Governing Bodies for Sport. Particular attention is drawn to Sport England's 'Artificial Surfaces for Outdoor Sports' guidance note (2013) [www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/artificial-sports-surfaces/](http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/artificial-sports-surfaces/) and the LTA's Porous Macadam Tennis Courts guidance note <https://www.lta.org.uk/venue-management/facilities-advice>.

**PC131/17 18/0195/FUL - Proposed two storey rear extension, single storey side extension and single storey front porch extension at 16 GONVILLE AVENUE, CROXLEY GREEN, WD3 3BY, for Mr Taylor**

Councillor Phil Brading advised that the application was being presented to the Committee as a Member of staff lived nearby. He noted that the site was significantly wider than the neighbour to the north. There was plenty of space on the site for the extension and no neighbour responses had been received.

Councillor Phil Brading moved, seconded by Councillor Alex Hayward, that Planning Permission be granted.

On being put to the Committee the motion 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: TRDC 001; 16/0; 16/1 REV B; 16/2 REV A; 16/3 REV B; 16/5; 16/6 REV C; 16/8 REV B.

Reason: For the avoidance of doubt and in the proper interests of planning and in the interests of the visual amenities of the area and residential amenity of neighbouring occupiers, 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 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.

Reason: To ensure a satisfactory appearance of the development and to maintain the character and appearance of the area 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 Planning (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).

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 formal application. Fees are £116 per request (or £34 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. Please contact Hertfordshire Building Control (HBC) on 0208 207 7456 or at [buildingcontrol@hertfordshirebc.co.uk](mailto:buildingcontrol@hertfordshirebc.co.uk) who will be happy to advise you on building control matters and will protect your interests throughout your build project by leading the compliance process. Further information is available at [www.hertfordshirebc.co.uk](http://www.hertfordshirebc.co.uk).

Community Infrastructure Levy (CIL) - If your development is liable for CIL payments, it is a requirement under Regulation 67 (1) of The Community Infrastructure Levy Regulations 2010 (As Amended) that a Commencement Notice (Form 6) is submitted to Three Rivers District Council as the Collecting Authority no later than the day before the day on which the chargeable development is to be commenced. DO NOT start your development until the Council has acknowledged receipt of the Commencement Notice. Failure to do so will mean you will lose the right to payment by instalments (where applicable), lose any exemptions already granted, and a surcharge will be imposed.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

Where possible, energy saving and water harvesting measures should be incorporated. 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 allows local authorities to restrict construction activity (where work is audible at the site boundary). In Three Rivers such work audible at the site boundary, including deliveries to the site and running of equipment such as generators, 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 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: 0300 060 3900

Herts & Middlesex Bat Group: [www.hmbg.org.uk](http://www.hmbg.org.uk)

or an appropriately qualified and experienced ecologist.

(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).

**PC132/17 18/0207/FUL – Erection of two storey building with habitable roofspace to create 7 x 2 bed self-contained flats with associated parking within basement level, cycle and refuse store, amenity areas and landscaping involving demolition of existing dwellinghouse at 38 EASTBURY AVENUE, NORTHWOOD HA6 3LN for Mr John Gavacan.**

The Planning Officer reported that the Landscape Officer had commented on the application and raised no objection subject to a condition requiring the development to be implemented in accordance with the submitted Arboricultural Method Statement. Condition C8 would therefore be re-worded.

Both Herts & Middlesex Wildlife Trust and Herts Ecology commented on the submitted Outline Mitigation Strategy. HMWT raised an objection on the submitted details whereas Herts Ecology raised an objection subject to condition requiring dusk emergence and dawn re-entry surveys to be undertaken prior to the commencement of development.

Councillor Chris Lloyd asked about the additional piece of information the Environmental Groups were requesting. The Planning Officer said that Herts and Middlesex Wildlife Trust tend to be more black and white when providing their comments whereas Herts Ecology are generally more pragmatic with their approach and Herts Ecology had been in correspondence with the applicant throughout the application process.

Councillor Phil Brading noted that there was no evidence there were Bats just the potential for their being Bats. Herts Ecology had suggested that a condition be added to ensure no Bats were present on the site.

Councillor Debbie Morris referred to Paragraph 7.4.11 on the balconies and the details on the amended plans to restrict the use. Were Officers comfortable with this? The Planning Officer stated that Condition C18 required that a 1.8m high privacy screen be provided. The Condition could be reworded to require details on the privacy screen to first be submitted for approval to ensure that the details were acceptable. Condition C12 covered the landscape management plan and stated that the vegetation and screening be maintained.

Councillor Matthew Bedford raised concerns with regard to there being no requirement to provide funding towards affordable housing. He could not approve the application in the absence of that contribution. The Planning



Officer stated that the viability report had been assessed by an Independent Viability assessor who supported the position of the applicant that the scheme would not be viable with any affordable housing contribution. As such Officers considered that the proposal accorded with Policy CP4 which required the provision of affordable housing unless viability demonstrated otherwise.

Councillor Matthew Bedford stated that the applicant should look to make the scheme viable to provide an affordable housing contribution.

Councillor Phil Brading said he struggled to understand how it worked out that the development was not commercially viable towards affordable housing. These flats would be sold for a large amount of money and he could not see how a contribution for affordable housing could not be made by the developer. The Planning Officer referred to the independent professional advice that no financial contribution towards affordable housing should be sought. The application could be deferred for that clarification and for details on the viability.

Councillor Sara Bedford said the design of the proposed building was good but having no contribution towards affordable housing was wrong. The applicant needed to come up with a scheme that did meet our requirements for affordable housing.

Councillor Sara Bedford moved, seconded by Councillor Debbie Morris, that the application be DEFERRED to enable further discussions to take place regarding Affordable Housing contribution and viability.

On being put to the Committee the motion was declared CARRIED the voting being 7 For, 2 Against and 1 Abstention.

RESOLVED:

That the application be DEFERRED to enable further discussions to take place regarding affordable housing contribution and viability.

**P133/17**

**18/0322/FUL - Demolition of existing garages and construction of three linked two storey buildings consisting of a total of 6 flats for temporary accommodation with associated car parking and landscaping at GARAGES BETWEEN 83 AND 89 THE QUEENS DRIVE, MILL END WD3 8LS for Three Rivers District Council**

The Planning Officer reported that a consultation response had been received from the Environment Agency, raising no objections subject to conditions relating to surface water drainage (to not infiltrate into the ground) and for remediation to be undertaken in the event unidentified contamination is found. A consultation response was received from the Tree and Landscape Officer raising no objections to the proposal subject to a condition requiring development works and tree protection measures to be undertaken in full accordance with the submitted Arboricultural Report. Condition C7 will be amended to refer to the submitted report rather than requiring the submission of a new report, and C8 will be deleted. A consultation response was from Herts Ecology raising no objections or conditions but recommending informatives in respect of avoiding any physical impact on the adjacent woodland, designing lighting to minimise spillage outside the site, ensuring site clearance takes place outside the bird breeding season, suggesting all new planting be native species to support local wildlife, and recommending measures to avoid killing hedgehogs. Ecological enhancement are to be

secured by C13. Finally, C20 which relates to noise mitigation is to be amended to require the development to be constructed in accordance with the suggestions in the submitted Noise and Vibration Assessment, as the Environmental Health Officer has agreed with the conclusions of the report that if the recommended construction methodology is implemented, the proposal would provide an acceptable level of internal accommodation.

Councillor Debbie Morris stated that the flats would be very close to the M25 and asked if there was sufficient ventilation without opening the windows. The Planning Officer advised that a noise and vibration report had stated that the flats should be built to the required standard to ensure noise was at an acceptable level. Mechanical vents would be installed which would be ducted and insulated so to not allow excess noise and to ensure there was fresh air.

Councillor Alex Hayward welcomed the spacious layout of the flats. There would now be a total of 37 new homes for homeless families being provided in the District with 15 in the South Oxhey. Whereas in Sarratt an application for affordable housing had been refused as there had been no proven need and this type of accommodation although we do need more affordable housing in the District.

The Planning Officer advised that there was an evolving picture to provide accommodation for homeless families. With the introduction of the Homeless Reduction Act there would be an increase need for temporary accommodation in the District. With regards to Sarratt no proven need had been identified for that type of accommodation.

Councillor Sara Bedford said there was a need to provide temporary accommodation in the District. Under the Homelessness Reduction Act the Council had a statutory duty to house homeless people who lived in the District. The temporary accommodation for families needed to be close to schools, their jobs and their relatives. The Head of Housing had advised that the requirement for temporary accommodation will increase.

Councillor Sarah Nelmes noted that the parking survey had taken place at 2am. The Planning Officer said there was a methodology to undertaking the survey at this time to identify the cars that were parked lawfully and how the new development would impact on the current available parking.

Councillor Reena Ranger said it was refreshing to see the flats would be more in keeping with the area. Could other sites be revisited that had been given planning permission. There would be a parking shortfall with the 17 garages being lost with the displacement of the cars using these garages.

Councillor Phil Brading appreciated the site was more spacious than other sites but close to the M25 and wondered whether the Committee should make a site visit, seconded by Councillor Sara Bedford.

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.

**PC134/17 18/0333/FUL - Two storey rear extension and first floor side and front extension at 66 HILL RISE, RICKMANSWORTH, HERTFORDSHIRE, WD3 7NX, for Mr L Thirkette**

The Planning Officer reported that further comments had been received by neighbours objecting to the development, including on grounds in relation to impact on neighbouring amenity and concerns regarding intrusion of the 45 degree line. The impact on neighbouring amenity is addressed in the committee report. The extensions would not intrude 45 degree lines in relation to either neighbour at the rear. The front of the side extension would result in a small intrusion of a 45 degree line in relation to No. 68 when taken from the shared boundary, however, Appendix 2 refers to the guidance in relation to rear extensions. In any case, officers consider that the spacing between the dwellings is such that the proposals would not result in demonstrable harm.

Councillor Reena Ranger asked for clarification on the new application. The Planning Officer said this new application had an additional 2 storey element at the rear of and front of the property. Councillor Reena Ranger felt that the applicant was increasing the development by stealth. The Planning Officer stated that 45 degree splay line complied with the Council's policies and that each application was assessed on its own merits. On the loss of the catslide roof a lot of other properties had removed this feature.

Councillor Phil Brading moved, seconded by Councillor Matthew Bedford that Planning Permission be Granted subject to conditions.

On being put to the Committee the motion was declared CARRIED the voting being 9 For, 0 Against and 1 Abstention.

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: LT/66/00, LK/66/100 Rev A, LK/66/101 Rev B, LT/66/102 Rev AB LK/66 103 Rev B, TRDC001 (Detailed Block Plan) and TRDC002 (Block Plan).

Reason: For the avoidance of doubt, in the proper interests of planning and 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 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.

Reason: To ensure that the external appearance of the building is satisfactory in accordance with Policies CP1 and CP12 of the Core Strategy (adopted

Informatives:

- 11 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 formal application. Fees are £116 per request (or £34 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. Please contact Hertfordshire Building Control (HBC) on 0208 207 7456 or at [buildingcontrol@hertfordshirebc.co.uk](mailto:buildingcontrol@hertfordshirebc.co.uk) who will be happy to advise you on building control matters and will protect your interests throughout your build project by leading the compliance process. Further information is available at [www.hertfordshirebc.co.uk](http://www.hertfordshirebc.co.uk).

Community Infrastructure Levy (CIL) - If your development is liable for CIL payments, it is a requirement under Regulation 67 (1) of The Community Infrastructure Levy Regulations 2010 (As Amended) that a Commencement Notice (Form 6) is submitted to Three Rivers District Council as the Collecting Authority no later than the day before the day on which the chargeable development is to be commenced. DO NOT start your development until the Council has acknowledged receipt of the Commencement Notice. Failure to do so will mean you will lose the right to payment by instalments (where applicable), lose any exemptions already granted, and a surcharge will be imposed.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

Where possible, energy saving and water harvesting measures should be incorporated. 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 allows local authorities to restrict construction activity (where work is audible at the site boundary). In Three Rivers such work audible at the site boundary, including deliveries to the site and running of equipment such as generators, 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.

- 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: 0300 060 3900  
Herts & Middlesex Bat Group: [www.hmbg.org.uk](http://www.hmbg.org.uk)  
or an appropriately qualified and experienced ecologist.

(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).

**CHAIRMAN**