

THREE RIVERS DISTRICT COUNCIL

At a meeting of the Planning Committee held in the Penn Chamber, Three Rivers House, Northway, Rickmansworth, on 24 May 2018 from 7.30pm to 9.30pm.

Present: Councillors Sarah Nelmes (Chairman), Chris Lloyd (Vice-Chairman), Diana Barber, Rupert Barnes (substitute for Cllr Debbie Morris), Steve Drury, Peter Getkahn, Alex Hayward, Stephen King, David Major, Keith Martin (substitute for Cllr Sara Bedford), Reena Ranger.

Also in attendance: Councillors Joanna Clemens and David Coltman, Abbots Langley Parish Councillor Owen Roe and Chorleywood Parish Council.

Officers: Claire Westwood, Adam Ralton, Freya Clewley, Terence Flynn and Sarah Haythorpe

PC 01/18 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Sara Bedford and Debbie Morris with the named substitute Members being Councillors Keith Martin and Rupert Barnes.

PC 02/18 MINUTES

The minutes of the meeting held on 19 April 2018 were confirmed as a correct record and were signed by the Chairman subject to the following amendments:

On Page 9 first paragraph, first line which starts Cllr Reena Ranger, remove the word "not".

Add at the end of the meetings a thank you to Cllrs Chris Whately-Smith and Phil Brading for their role on the Planning Committee as they would be both not be re-standing for re-election in May.

PC 03/18 NOTICE OF OTHER BUSINESS

The Chairman ruled that the following item of business had not been available 5 clear working days before the meeting but was of sufficient urgency to be taken as an urgent item for the following reason: to allow the Committee to determine the TPO within the statutory period.

Agenda item 6 (Consideration of Objections and confirmation of the Three Rivers (The Green, Croxley green) Tree Preservation Order 2018 TP0887

PC 04/18 DECLARATIONS OF INTEREST

Councillor David Major declared a registrable non-pecuniary interest in agenda items 12 and 14 (18/0544/FUL - Part single, part two storey side and rear extension and front porch at 59 HIGH ACRES, ABBOTS LANGLEY, WD5 0JB, for Mr R Shalom and 18/0677/FUL - Construction of a first floor side extension, single storey rear extension and two storey rear extension at 34 ROMAN GARDENS, KINGS LANGLEY, WD4 8LG for Mr A Fitzgerald) 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

Councillor Alex Hayward declared a non-pecuniary interest in agenda item 10 (18/0447/FUL – Demolition of existing side projections and construction of two storey side and rear extensions; creation of basement; roof alterations including insertion of rear dormer to create second floor accommodation; and internal alterations at 5 BEDFORD ROAD, MOOR PARK, HA6 2BA for Mr and Mrs Patel) and agenda item 15 (18/0681/FUL – Roof alterations including part increase in ridge height; part two storey, part single storey rear extension; insertion of rear dormer and creation of lower ground floor level, and insertion of raised terrace and balcony to rear at 31 ASTONS ROAD, MOOR PARK for Mr Kinner Lakhani) left the meeting during the consideration of these applications.

Councillor Sarah Nelmes read out the following statement to the Committee:

“All members are reminded that they should come to meetings with an open mind and be able to demonstrate that they are open minded. You should only come to your decision after due consideration of all the information provided, whether by planning officers in the introduction, by applicants/agents, by objectors or by fellow Councillors. The Committee Report in itself is not the sole piece of information to be considered. Prepared speeches to be read out are not a good idea. They might suggest that you have already firmly made up your mind about an application before hearing any additional information provided on the night and they will not take account of information provided on the night. You must always avoid giving the impression of having firmly made up your mind in advance no matter that you might be pre-disposed to a view.”

PC 0518 Consideration of objections and confirmation of the Three Rivers (1 The Orchard on the Green, Croxley Green) Tree Preservation Order 2018 TPO885.

The Landscape Officer advised that details had been included in the tree bulletin the previous week.

Councillor Alex Hayward requested a summary of the application. The Landscape Officer advised that the TPO was within the Conservation Area and the proposal was to fell two trees which were highly visible. The TPO had been made to stop them being felled, a poplar tree and an oak tree.

Councillor Peter Getkahn moved, that the TPO be confirmed without modification, duly seconded by Councillor Chris Lloyd.

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

RESOLVED:

Option 1, to confirm the Order without modification.

PC 06/18 Consideration of objections and confirmation of the Three Rivers (The Green, Croxley Green) Tree Preservation Order 2018 TPO887

The Landscape Officer advised that the trees were on the west side of the Green and were two large Holly trees.

In accordance with Council Procedure Rule 35 (B) Mr Reeve spoke against the Tree Protection Order and referred the Committee to the compromise proposal in Paragraph 5.12 of the report.

Councillor Chris Lloyd moved, seconded by Councillor Alex Hayward, the compromise in Paragraph 5.12 of the report which was to confirm the Order subject to modification to remove the two largest Holly trees from the Order.

The Landscape Officer advised that the Elm trees were still alive but stated when the photo was taken there had been no leaves on the trees. If the Holly trees were removed you would see the houses although there would be some shielding of one house but in the winter they could be clearly viewed.

The Landscape Officer said unless the two Holly trees were removed there would not be sufficient space to park a car.

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

RESOLVED:

To confirm the Order subject to modification to remove the two largest Holly trees from the Order.

PC 07/18 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.

Councillor Chris Lloyd said the applicant had addressed the issues made by the Committee and moved, seconded by Councillor Alex Hayward, that the decision be delegated to the Director of Community and Environmental Services to consider any representations received and that Planning Permission be Granted subject to conditions.

Councillor Reena Ranger said that although she was upset at losing the house it was refreshing to see a scheme that was providing adequate parking on the site with adequate storage.

Councillor Chris Lloyd thanked Officers and the applicant for having the discussions since the last meeting.

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: FLU.619.01, FLU.619.02 REV-K, FLU.619.03 REV-J, FLU.619.04 REV-C, FLU.619.0 REV-D, FLU.619.06 REV-D, FLU.619.07 REV-G, FLU.619.08 REV-E, FLU.619.09 REV-E, FLU.619.010 REV-C, FLU.619.11 REV-G, FLU.619.12 REV-H,

FLU.619.13, FLU.619.14, FLU.619.15, 101 147, TPP-I, TPP-II, JG05, JG06, JG07, JG08, JG09 and JG10.

Reason: For the avoidance of doubt and in the proper interests of planning and in accordance with Policies PSP3, CP1, CP2, CP3, CP4, CP8, CP9, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM4, DM6, DM9, DM10, DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013).

- C3 The development shall not begin until full details of all proposed construction vehicle access, movements, parking arrangements and wheel washing facilities have been submitted to and approved in writing by the Local Planning Authority. The relevant details should be submitted in the form of a Construction Management Plan and the approved details are to be implemented throughout the construction programme.

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

- C4 Prior to the commencement of the development hereby permitted full details (in the form of scaled plans and/or written specifications) shall be submitted and approved in writing by the Local Planning Authority to illustrate the following:

The provision of an on-site turning space / turning head for service and delivery vehicles.

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

- C5 Prior to the first occupation of the development hereby permitted, vehicular, pedestrian and cyclist access to and egress from the adjoining highway shall be limited to the access shown on drawing number FLU.619.12 REV-H only. The other access shall be permanently closed, and the footway shall be reinstated in accordance with a detailed scheme to be agreed with the Local Planning Authority, concurrently with the bringing into use of the new access.

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

- C6 Prior to the commencement of the development hereby permitted, a visibility splay measuring 2.4 x 43 metres shall be provided to the south-east of the access where it meets the highway and such splays shall thereafter be maintained at all times free from any obstruction between 600mm and 2m above the level of the adjacent highway carriageway.

Reason: This is a pre-commencement condition to minimise danger, obstruction and inconvenience to users of the highway in accordance with Policies CP1 and CP10 of the Core Strategy (adopted October 2011) and

Policy DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

- C7 Prior to the first occupation of the development hereby permitted any access gates shall be hung to open inwards, set back, and thereafter retained a minimum distance of 5.5 metres from the near channel edge of the adjacent carriageway.

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

- C8 The development shall be undertaken in full compliance with the construction methods detailed in the Phase II Arboricultural Method Statement (Ref. 101 147) forming part of this application.

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, unless the prior approval of the local planning authority has first been sought and obtained.

Reason: 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).

- C9 The development shall not commence until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping, which shall include the location of all existing trees and hedgerows affected by the proposed development, and details of those to be retained, together with a scheme detailing measures for their protection in the course of development.

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

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

- C10 Prior to commencement of the development hereby permitted, details of sewage disposal and drainage works serving the development should be

submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details prior to occupation of the development.

Reason: This condition is a pre commencement condition to ensure that the amenities of future occupiers are met and to meet the requirements of Policies CP1, CP8 and CP12 of the Core Strategy (adopted October 2011) and Policies DM8 and DM9 of the Development Management Policies LDD (adopted July 2013).

- C11 Before the building operations hereby permitted are commenced, samples and details of the proposed external materials (including front entrance gates) shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Reason: This is a pre commencement condition to ensure that the external appearance of the building is acceptable having regard to the local context 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 Prior to the commencement of the development, 3 dusk emergence / dawn re-entry surveys should be undertaken during May - August inclusive (possibly September if the weather remains warm) to determine with confidence whether bats are roosting and, should this be the case, the outline mitigation measures should be modified as appropriate based on the results and then be submitted in writing to the Local Planning Authority. Thereafter the development shall be carried out in accordance with these approved details.

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).

- C13 Prior to the first occupation of the development hereby approved, a landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved.

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

- C14 Prior to the first occupation of the development hereby permitted, details (including the position, height, design and intensity) of all external lighting to be installed on the site or affixed to the building shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the approved details before the occupation of the building.

Reason: To maintain wildlife habitat and in the interests of visual amenity and to meet the requirements of Policies CP1, CP9 and CP12 of the Core Strategy (adopted October 2011) and Policies DM6 and DM9 of the Development Management Policies LDD (adopted July 2013).

- C15 Prior to the first occupation of the development hereby permitted, the measures detailed within the submitted Energy Statement produced by NRG Consulting dated November 2017 shall be incorporated into the approved development.

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

- C16 Prior to the first occupation of the development hereby permitted, the refuse/recycling facilities shall be provided in accordance with drawing number FLU.619.10 REV-C and FLU.619.12 REV-H. The refuse/recycling facilities shall be permanently retained thereafter.

Reason: To ensure that satisfactory provision is made, in the interests of amenity and to ensure that the visual appearance of such provision is satisfactory in compliance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM10 and Appendix 2 of the Development Management Policies document (adopted July 2013).

- C17 Prior to the first occupation of the development hereby permitted the first floor window(s) in the east and west flank elevations facing Latimer Place and 36 Eastbury Avenue; 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).

- C18 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).

- C19 Prior to occupation of flat 7, details of screening to a height of 1.8m as measured from the surface of the rear balcony to be erected to the flanks of the rear balcony shall be submitted to and approved in writing by the Local Planning Authority. The screening shall be erected prior to occupation in accordance with the approved details, and maintained as such 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).

- C20 Prior to first 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).

- C21 A parking management plan, including details of the allocation of vehicle parking spaces and cycle storage spaces within the development and long term management responsibilities and maintenance schedules for all communal parking areas, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development hereby approved. The parking management plan shall be carried out in accordance with the approved details thereafter.

Reason: To ensure that satisfactory off-street parking 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).

- C22 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 of the building 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:

- 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 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.

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 Highway Informative:

Construction standards for new / altered vehicle access: Where works are required within the public highway to facilitate the new vehicular access, the Highway Authority require the construction of such works to be undertaken to their satisfaction and specification, and by a contractor who is authorised to work in the public highway. If any of the works associated with the construction of the access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) the applicant will be required to bear the cost of such removal or alteration.

Before works commence the applicant will need to apply to the Highway Authority to obtain their permission, requirements and for the work to be carried out on the applicant's behalf. Further information is available via the website

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-your-road/dropped-kerbs/dropped-kerbs.aspx> or by telephoning 0300 1234047.

15 Biodiversity Informatives:

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

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).

To avoid killing or injuring of hedgehogs it is best practice for any brush piles to be cleared by hand. Any trenches on site should be covered at night or be fitted with mammal ramps to ensure that any animals that enter can safely escape. Any open pipework with an outside diameter of greater than 120 mm must be covered at the end of each work day to prevent animals entering/becoming trapped. It is also possible to provide enhancements for hedgehogs by making small holes within any boundary fencing. This allows foraging hedgehogs to be able to pass freely throughout a site.

If Rhododendron, Cotoneaster and Cherry Laurel, potential Schedule 9 invasive plants, are to be removed or pruned as part of the development proposals, consideration should be given to prevent legal infringement under the Wildlife & Countryside Act (1981). Prior to site clearance, a Method Statement outlining measures to prevent and control the spread of these plants during any operations should be submitted to the LPA for written approval. This statement should adhere to the 'Environmental Management Guidance; Harmful Weeds and Invasive, Non-native Plants: Prevent them Spreading (NE & EA, 2015)'. Development shall proceed in accordance with the approved details.

Vegetation and building clearance should be undertaken outside the nesting bird season (March to August inclusive [Natural England]) to protect breeding birds, their nests, eggs and young. If this is not practicable, a search of the area should be made no more than 3 days in advance of vegetation clearance and if active nests are found, works should stop until the birds have left the nest.

PC 08/18 18/0320/FUL Partial demolition of existing dwelling and construction of two storey rear extension and single storey rear extension; subdivision of site and construction of one new five bedroom detached dwelling with basement level and detached double garage and extension to existing hardstanding at RED HOUSE, DOG KENNEL LANE, CHORLEYWOOD, HERTS, WD3 5EL

The Planning Officer provided an update.

Councillor Reena Ranger referred to the Conservation Officer comments in Paragraph 4.1.2 of the report stating that the proposals did not demonstrate the development would be acceptable.

Councillor Sarah Nelmes said the proposed extensions would compromise the house.

Councillor Alex Hayward referred to Paragraph 7.4.1 with regard to the design of the dwelling. She knew the road well, it was a nice road with lots of nice houses although the road was quite twisty. She moved that the application be deferred for a site visit, seconded by Councillor Reena Ranger.

Councillor Reena Ranger stated that it would be good to see the house in the context of the other houses and to consider the Conservation Officer views.

In accordance with Council Procedure Rule 35 (B) Mrs Kohnhurst spoke in support of the application.

Councillor Chris Lloyd asked if a plan could be provided on how the house was to be split for the site visit.

Councillor Rupert Barnes said consideration should be given to whether the development would enhance/endanger the character of the Conservation Area and whether it would fit in with the style of the other Arts and Crafts style houses.

On being put to the Committee the motion was declared CARRIED the voting being 9 For, 0 Against and 2 Abstentions.

RESOLVED:

That the application be DEFERRED for a site visit.

PC 09/18 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

In response to Members questions regarding the parking, the Planning Officer advised that there had been no material considerations/changes to the parking on the site. The parking issues related to the site lines for the access to the site. Highways had stated there were sufficient site lines.

Councillor Sarah Nelmes asked about the proposals for the boundary of No.83 which backed onto the garages. The Planning Officer stated there was no detail on this at present but Condition C14 stated that prior to the commencement of the development, a plan indicating the positions, design, materials and type of boundary treatment to be erected along the boundaries with No's 83 and 89 The Queens Drive would need to be submitted and approved in writing and erected prior to commencement of any site works.

Councillor Reena Ranger moved, seconded by Councillor Alex Hayward, that the application be deferred for a site visit.

On being put to the Committee the motion was declared CARRIED by the Chairman the voting being 9 For, 0 Against and 2 Abstentions.

RESOLVED:

That the application be DEFERRED for a site visit.

PC 10/18 18/0447/FUL – Demolition of existing side projections and construction of two storey side and rear extensions; creation of basement; roof alterations including insertion of rear dormer to create second floor accommodation; and internal alterations at 5 BEDFORD ROAD, MOOR PARK, HA6 2BA for Mr and Mrs Patel.

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

The Planning Officer reported that one new objection had been received and included the following additional comments not referred to in the officer report:

- Subsidence issues at the property in recent years
- Local water flow issues

The Flood Risk Assessment (May 2018) had been amended through the application process. As such, Condition C6 would need to be amended to refer to new/additional mitigation measures under Section 8 of the Flood Risk Assessment Final v1.0 (dated May 2018).

A new condition requiring a Construction Method Statement is also required to ensure existing walls are retained.

Councillor Reena Ranger asked whether the previous reasons for refusal had been overcome. This was a prominent location with views into Bedford Road/Thornhill Road. The house pre-dated 1958 and was within the Moor Park Conservation Area. She was of the opinion that the Committee should go and visit the site.

Councillor Chris Lloyd asked if the Committee made a site visit could the site be marked out as well as having the plans. The Planning Officer said they could make that request to the applicant and confirm prior to the site visit.

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

Ward Councillor Joanna Clemens stated the Committee should take into account the character of the area, the Moor Park estate and the Arts and Craft style of the houses along with the Conservation Officer comments. She had concern regarding the size of the basement, the increase in space, the house becoming 4 storeys, bulk and massing, the building style and whether it would be out of character.

On being put to the Committee the motion to defer the application for a site visit was declared CARRIED the voting being 10 For, 0 Against and 0 Abstentions.

RESOLVED:

That the application be DEFERRED for a site visit.

PC 11/18 18/0485/FUL - Part-single, part two-storey front and side extension and single storey rear extension at 10 HORWOOD CLOSE, MILL END, WD3 8RS, for Mr and Mrs Melville

In accordance with Council Procedure Rule 35 (B) Mr Foster spoke against the application and Mrs Melville spoke in support of the application.

The Planning Officer stated the photograph showed the change in land levels from Thompson Way to the left of the extension. The first floor development would be above the garage but would not project forward or rearwards of the existing two storey dwelling.

Councillor Sarah Nelmes said it appeared the garage was not used for parking a car and asked what the height difference was between the application dwelling and neighbouring properties in Thompson Way. The Planning Officer stated they did not have this information but the photos provided some assistance in terms of indicating the change in levels.

Having looked at photographs provided by the speaker against the item, Councillor Reena Ranger asked if there was a shadow on the neighbouring house from the existing property.

The Planning Officer stated that application 18/0486/CLPD - Certificate of Lawfulness for Proposed Development: Loft conversion including Dutch-hip to gable

roof extension and insertion of rear dormer window and front rooflights had been approved on 26.04.2018 but had not been implemented.

Councillor Peter Getkahn asked about the right to light and other legal matters. The Planning Officer stated that granting planning permission does not overcome other legislation or legal matters. Within the local plan the back to back distance of 28 metres was in relation to privacy, not overshadowing and loss of light. Officers felt that there was sufficient spacing such that the relationship with the neighbour would be acceptable in this regard.

Councillor Diana Barber, seconded by Councillor Stephen King, moved that the application be deferred for site visit.

On being put to the Committee the motion was declared CARRIED by the Chairman the voting being 9 For, 0 Against and 2 Abstentions.

RESOLVED:

That the application be DEFERRED for a site visit.

PC 12/18 18/0544/FUL - Part single, part two storey side and rear extension and front porch at 59 HIGH ACRES, ABBOTS LANGLEY, WD5 0JB, for Mr R Shalom

In accordance with Council Procedure Rule 35 (B) Mr Shalom spoke in support of the application.

Councillor David Major asked if there was a certificate of lawfulness that had been taken into consideration. The Planning Officer advised that there had been no Certificate of Lawfulness application and that each application was considered on its own merits.

Councillor Peter Getkahn 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 the voting being 10 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: TRDC 001 (Location Plan) and H/6151 REV A

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 The development shall not commence until permission has been sought from Hertfordshire County Council as the Highway Authority for a dropped kerb to allow ingress and egress to the approved parking layout as shown on drawing number H/6151A. The approved dropped kerb details from the Highway Authority shall also be submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not commence until the approved dropped kerb has been fully implemented in accordance with the details approved by both the Highway Authority and the Local Planning Authority. The agreed dropped kerb and approved parking layout once implemented shall be permanently retained thereafter.

Reason: This is a pre-commencement condition to ensure that acceptable and safe access can be provided and achieved into the application site to allow for on-site parking in accordance with Policies CP1 and CP10 of the Core Strategy (adopted October 2011) and Policies DM10, DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

- C5 Before the first occupation of the development hereby permitted, the southern flank elevation windows at first 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 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 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.

Community Infrastructure Levy (CIL) - Your development may be liable for CIL payments and you are advised to contact the CIL Officer for clarification with regard to this. It is a requirement under Regulation 67 (1), Regulation 42B(6) (in the case of residential annexes or extensions), and Regulation 54B(6) for self-build housing) 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 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

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).

- 16 The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Hertfordshire County Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. The construction of such works must be undertaken to the satisfaction and specification of the Highway Authority, and by a contractor who is authorised to work in the public highway. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements. Further information is available via the website <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047

PC13/18 18/0589/FUL - Partial demolition of existing dwelling and construction of single storey front extensions, single storey rear extension, loft conversion including increase in ridge height, front and rear dormer windows, construction of outbuilding for use as a residential annexe and alterations to driveway at 21 ALVA WAY CARPENDERS PARK WD19 5EE for Mr Lee Tonner.

Councillor Reena Ranger asked what could be allowed for an outbuilding under permitted development on the height and proximity to the boundary. The Planning Officer stated the roof could be up to 2.5m in height adjacent to the boundary and up to 4m in height if over 2m away from the boundary. A condition could be added that the building only be used ancillary to the main building.

Councillor Sarah Nelmes said there would be no access to the outbuilding unless going through the main building as the side access was very narrow. Could permitted development rights be removed for outbuildings?

In accordance with Council Procedure Rule 35 (B) Ms O'Sullivan spoke against the application and Mr Tonner spoke in support of the application.

Local Ward Councillor David Coltman had concerns regarding the size of the rear extension, the 2 extra bedrooms and the outbuilding. The Planning Officer advised that under permitted development the outbuilding could be bigger. A condition could be included that the outbuilding only be used for ancillary purposes.

Councillor Chris Lloyd was concerned this was a significant development on the site but could see no planning grounds to refuse the application.

Councillor Reena Ranger asked if the materials to be used could be in accordance and in keeping with the area. The Planning Officer stated this was included in Condition C3.

Councillor Sarah Nelmes moved, seconded by Councillor Rupert Barnes, that planning permission be granted subject to conditions and an extra condition be added removing permitted development rights for outbuildings.

On being put to the Committee the motion was declared CARRIED the voting being 4 For, 0 Against and 7 Abstentions.

RESOLVED:-

That PLANNING PERMISSION BE GRANTED subject to the following conditions:

- C1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- Reason: In pursuance of Section 91(1) of the Town and Country Planning Act 1990 and as amended by the Planning and Compulsory Purchase Act 2004.
- C2 The development hereby permitted shall be carried out in accordance with the following approved plans: 0817 01 Rev A, 0817 02, 0817 03 Rev A, 0817 04 Rev B, 0817 05 Rev A and 0817 06 Rev B.
- 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 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 northern and southern 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 The outbuilding hereby permitted shall not be occupied or used at any time other than incidental to the enjoyment of, and ancillary to, the residential dwelling located on the site and it shall not be used as an independent dwelling at any time.
- Reason: The creation and use of a separate and independent unit would not comply with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).
- C6 The rooflights 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).
- C7 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

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 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 prevent damage to trees during construction, 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).

- C8 Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any other revoking and re-enacting that order with or without modification) no development within the following Class of Schedule 2 of the Order shall take place.

Part 1

Class E - provision of any building or enclosure

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

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

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 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.

Community Infrastructure Levy (CIL) - Your development may be liable for CIL payments and you are advised to contact the CIL Officer for clarification with regard

to this. It is a requirement under Regulation 67 (1), Regulation 42B(6) (in the case of residential annexes or extensions), and Regulation 54B(6) for self-build housing) 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 applicant and the Local Planning Authority engaged in pre-application discussions and 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
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).

PC14/18 18/0677/FUL - Construction of a first floor side extension, single storey rear extension and two storey rear extension at 34 ROMAN GARDENS, KINGS LANGLEY, WD4 8LG for Mr A Fitzgerald

The Planning officer reported that the Landscape Officer comments had now been received and no objections had been raised subject to the inclusion of a condition requiring the submission of a Tree Protection Scheme prior to the commencement of works.

In accordance with Council Procedure Rule 35 (B) Ms Gosling spoke in support of the application.

Councillor Chris Lloyd moved, seconded by Councillor Alex Hayward, that planning permission be granted subject to conditions.

Councillor David Major raised concerns with regard to the hedge between the properties and whether it would be protected. It was advised that Officers had no control over the hedge.

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: AC18 - 3401 - A, AC18 - 3402 - A, AC18 - 3403 - D, AC18 - 3404 - D, AC18 - 3405 - D

Reason: For the avoidance of doubt and in the proper interests of planning and in the interests of the visual amenities of the locality and the 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, DM8, 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 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 of the dwelling 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 The development (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 not commence until the branch structure and trunks of all trees adjacent to the site (land to the immediate west of the application site) and their root systems have been protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

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

Reason: This condition is a pre-commencement condition to 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 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.

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 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

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 555

PC15/18 18/0681/FUL – Roof alterations including part increase in ridge height; part two storey, part single storey rear extension; insertion of rear dormer and creation of lower ground floor level, and insertion of raised terrace and balcony to rear at 31 ASTONS ROAD, MOOR PARK for Mr Kinner Lakhani

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

The Planning officer reported that Hertfordshire Ecology and Herts and Middlesex Wildlife Trust have both advised that they raise no objection to the submitted Outline Mitigation Strategy subject to an additional condition regarding additional surveys.

In accordance with Council Procedure Rule 35 (B) Mr Peters spoke against the application and Mr Lakhani spoke in support of the application.

Councillor Reena Ranger asked about the flooding concerns and was advised that these were covered by building control regulations. The Planning Officer referred to Section 7.8 of the report which stated that a flood risk assessment was submitted although the area was not at risk of flooding.

Councillor Reena Ranger asked if a condition could be included that the materials be in keeping with the existing property. The Planning Officer said that Condition C3 required that materials match those existing.

Councillor Peter Getkahn said the street scene had mixed styles and architecture. He moved the recommendation as he did not see any impact.

Ward Councillor Joanna Clemens said this was one of the nicest buildings in the road. Changing the roof of the front feature would change this special character. The Planning Officer stated that this roof was not proposed to be changed

Councillor Reena Ranger said that with the extensive alterations at the rear of the property she would not wish to see any mistake or accidental falling down of the property and was why she was asking for an additional condition to be added to require a structural method statement. It was advised that an additional condition could be added to require a structural method statement.

On being put to the committee the motion was declared carried the voting being 6 For, 0 Against and 4 Abstentions.

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: TS17-080M\1 1 of 2, TS17-080M\2 2 of 2, TS17-080M\3 1 of 4, TS17-080M\4 2 of 4, TS17-080M\5 3 of 4, TS17-080M\6 4 of 4, TS17-080M\7 1 of 1, 5480/PL/LP, 5480-PL01 REV-B, 5480-PL02 REV-C, 5480-PL03 REV-B, 5480-PL05 REV-B, 5480-PL06 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 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 Moor Park Conservation Area Appraisal (2006).

- C3 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 dwelling is satisfactory in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1 and DM3 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- C4 Prior to commencement of the development, full bat roost characterisation surveys should be undertaken during May to September (inclusive), with at least two surveys between May and August, to establish species population and further entry/exit points, and to modify the outline mitigation and enhancement measures as appropriate based on the results (Ref report: Ecological Mitigation and Enhancement Strategy (by Arbtech

Consulting, 17 May 2018). The subsequent report should 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).

- C5 No development or other operation shall commence on site until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. This Construction Method Statement shall include details of how the development, including construction of the basement, can take place whilst retaining existing walls shown on approved plans 5480-PL03 REV-B and 5480-PL05 REV-B. The development shall only be implemented in accordance with the approved Construction Method Statement.

Reason: To ensure that the original pre-1958 dwelling is retained in accordance with the Policies CP1 and CP12 of the Core Strategy (adopted October 2011), Policy DM3 of the Development Management Policies LDD (adopted July 2013) and the Moor Park Conservation Area Appraisal (adopted 2006).

- C6 Prior to occupation of the development hereby permitted, details of screening to a height of 1.8m as measured from the surface of the raised terrace to be erected to the flanks of the raised terrace shall be submitted to and approved in writing by the Local Planning Authority. The screening shall be erected prior to occupation in accordance with the approved details, and maintained as such 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:

- 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 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.

Community Infrastructure Levy (CIL) - Your development may be liable for CIL payments and you are advised to contact the CIL Officer for clarification with regard to this. It is a requirement under Regulation 67 (1), Regulation 42B(6) (in the case of residential annexes or extensions), and Regulation 54B(6) for self-build housing) 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 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.
- I3 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.

PC16/18 18/0685/FUL – Part single, part two storey side extension at 35 SPRINGWELL AVENUE, MILL END, RICKMANSWORTH, WD3 8PY for Mr Gareth Tate

Councillor Chris Lloyd 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 the voting being unanimous.

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 (Location Plan), 00 Rev 1, 01 Rev 1, 02 Rev 2, 03 Rev 2, 04 Rev 1, 05 Rev 2 and 06 Rev 2.

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 Before the first occupation of the building/extension hereby permitted the first floor window in the western 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).

- C5 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 western flank and rear 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 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.

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.

PC17/18 18/0723/FUL – Construction of an ancillary outbuilding at 62 BARTON WAY, CROXLEY GREEN, RICKMANSWORTH, WD3 3QA for Mr Ejaz Shah.

Councillor Reena Ranger asked if permitted development rights could be removed and the outbuilding to be used for ancillary purposes only. She asked about access using the existing gates to the south west. The Planning Officer would refer the concerns regarding the gate licence to the property team.

The Planning Officer advised that the outbuilding was only 20cm too high to be built under permitted development rights.

Councillor Alex Hayward 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 7 For, 2 Against and 2 Abstentions.

RESOLVED:

That PLANNING PERMISSION BE GRANTED subject to the following conditions:

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

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

- C2 The development hereby permitted shall be carried out in accordance with the following approved plans: TRDC 001 (Location Plan) and TRDC 002 (Proposed Plans and Elevations).

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 and DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013).

- C3 All new works or making good to the retained fabric shall be finished to match in size, colour, texture and profile as those specified on TRDC 002 (Proposed Plans and Elevations).

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 The outbuilding hereby permitted and shown on drawing number TRDC 002 (Proposed Plans and Elevations), shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 62 Barton Way and shall not be used as an independent dwelling at any time.

Reason: The creation of a separate and independent unit would not comply with the Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- C5 Before the first occupation of the building/extension hereby permitted the window in the north 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).

- C6 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 northern and southern 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).

- C7 Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any other revoking and re-enacting that order with or without modification) no development within the following Classes of Schedule 2 of the Order shall take place.

Part 1

Class E - provision of any building or enclosure

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

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

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 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.

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 The applicant is reminded that the outbuilding shall not be rented out and shall only be used for purposes ancillary to the main dwellinghouse. If the applicant has any questions relating to the use of the outbuilding contact should be made to the Planning Department on 01923 776611.

PC18/18 18/0772/FUL – Variation of Condition 2 (Plan Numbers) of planning permission 17/2467/FUL to remove most of the original garage structures to the north of the site and to install a single standalone portacabin at GARAGES REAR OF 32 TO 34 BLACKFORD ROAD, SOUTH OXHEY, HERTFORDSHIRE, WD19 6YN, for Steve Ingram

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 the voting being 10 For, 0 Against and 1 Abstention.

RESOLVED:

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

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

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

- C2 The development hereby permitted shall be carried out in accordance with the following approved plans: 1705 010 REV 02, 1705 020 REV 07, 1705 021 REV 05 and TRDC001 (Drainage Plan).

Reason: For the avoidance of doubt and in the proper interests of planning and to safeguard the residential amenities of neighbouring properties in accordance with Policies CP1, CP6, CP9, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM8, DM9, DM10 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

- C3 The proposed use hereby permitted shall not operate other than between the hours of 8:00am to 18:00pm Monday to Friday and 8:00am to 18:00pm on a Saturday which follows a Public Holiday. The proposed use shall not occur on Public Holidays or on Sundays.

Reason: To safeguard the residential amenities of the occupiers of neighbouring properties in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011).

- C4 At no time whatsoever shall on-site cleaning of vehicles (within the hours permitted by Condition 3) include the use of pressurised water jet apparatus or similar machinery (excludes the use of domestic hoovers and water hoses).

Reason: To safeguard the residential amenities of the occupiers of neighbouring properties in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011).

- C5 The permission shall be personal to Wheelie Washers; and shall not enure for the benefit of the land, and upon the aforementioned ceasing to use the premises for the use herein permitted, this permission shall cease and become null and void and all material and equipment brought on to the premises in connection with the use shall be removed.

Reason: In granting this permission the Local Planning Authority has had regard to the special circumstances of the case and in accordance with Policies CP1, CP6, CP9, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM8, DM9, DM10 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

Informatives:

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

All relevant planning conditions must be discharged prior to the commencement of work. Requests to discharge conditions must be made by 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 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.

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 development maintains/improves the economic, social and environmental conditions of the District.
- 13 The applicant is reminded that the Control of Pollution Act 1974 stipulates that construction activity (where work is audible at the site boundary) should be restricted to 0800 to 1800 Monday to Friday, 0900 to 1300 on Saturdays and not at all on Sundays and Bank Holidays.
- 14 The applicant is requested to ensure that no electronic devices (eg. radios) are audible at the site boundaries, in the interests of the amenity of occupiers of neighbouring residential units.
- 15 Storage of materials: 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> or by telephoning 0300 1234047.

CHAIRMAN