
PLANNING COMMITTEE**MINUTES**

At a meeting of the Planning Committee held in the Penn Chamber, Three Rivers House, Northway, Rickmansworth, on 19 July 2018 from 7.30pm to 9.40pm.

Councillors present:

Present: Sarah Nelmes (Chairman)
Chris Lloyd (Vice Chairman) Alex Hayward
Alison Scarth (for Cllr Sara Bedford) Diana Barber
David Major Debbie Morris
Peter Getkahn Steve Drury
Reena Ranger

Also in attendance: Councillor Marilyn Butler, Chorleywood Parish Councillor Raj Khiroya, Batchworth Community Councillor François Neckar and Abbots Langley Parish Councillor Jean Bowman

Officers: Claire Westwood, Claire Wilson, Freya Clewley and Sarah Haythorpe.

PC 35/18 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Sara Bedford and Stephen King with named substitute Member being Councillor Alison Scarth.

PC 36/18 MINUTES

The minutes of the meeting held on 28 June 2018 were confirmed as a correct record and were signed by the Chairman subject to the following amendments:

That Councillor Diana's Barber be included in the list of Members present at the meeting once.

On Page 22 (Minute PC25/18) Paragraph starting Councillor Reena Ranger to be amended to read: "Councillor Reena Ranger said the Planning Officer report indicated that the building was not of high architectural merit. The building was within the Conservation Area and for this reason should be preserved and should keep the original features to be in keeping with the streetscene."

PC 37/18 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 application within the statutory period.

Agenda item 9 (18/0821/FUL - Use of land for the stationing of caravans for residential purposes for 6 no. gypsy pitches together (6 static caravans and five touring caravans) with the formation of additional hard standing, 3 ancillary

utility/dayroom blocks and stable block at LAND BETWEEN LANGLEYBURY LANE AND OLD HOUSE LANE, LANGLEYBURY LANE, LANGLEYBURY, WD4 8RW for Mr J Cash

PC 38/18 DECLARATIONS OF INTEREST

Councillor David Major declared a non-pecuniary interest in agenda items 9 (18/0821/FUL - Use of land for the stationing of caravans for residential purposes for 6 no. gypsy pitches together (6 static caravans and five touring caravans) with the formation of additional hard standing, 3 ancillary utility/dayroom blocks and stable block at LAND BETWEEN LANGLEYBURY LANE AND OLD HOUSE LANE, LANGLEYBURY LANE, LANGLEYBURY, WD4 8RW) and 11 (18/0990/RSP - Part Retrospective: Extension and conversion of garage to accommodate a gym/exercise room, store and shower room at 84 WHARF WAY, HUNTON BRIDGE, KINGS LANGLEY, HERTFORDSHIRE, WD4 8FN) 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 5 (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 left the meeting during the consideration of this application.

Councillors Debbie Morris, Reena Ranger, Diana Barber and Alex Hayward all declared a non-pecuniary interest in agenda item 13 (18/1110/OUT: Outline Application: Demolition of offices and erection of new development of 33 flats with underground parking (matters of appearance, landscaping and scale reserved) at Scotsbridge House, Scots Hill, Croxley Green, Hertfordshire WD3 3BB for Millen Homes Ltd) as this was where the South West Herts Conservative office was based.

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 39/18 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 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 item.

The Planning Officer reported that the report had been updated and amended plans had been submitted following the amendments suggested by the Committee at the June meeting.

Councillor Debbie Morris said with regard to the front fenestrations Moor Park 1958 had commented that they would not be retained and the window patterns and openings had been changed. The report stated that the front would be retained but Moor Park 1958 had different views, who was right?

The Planning Officer stated that the width of the windows had not changed. The first floor cills had been enlarged by 0.3m (or 2 brick courses). On the style and design it would be set back and the UPVC windows would be replaced with new windows which would be appropriate to the existing dwelling with details and samples to be submitted to the Council. Officers were of the opinion that the new windows would enhance the Conservation Area. The roof space would only be used for storage.

Councillor Debbie Morris asked why the rear dormer window was being retained to the rear if the roof space was only going to be used for storage. The Planning Officer said that the plans indicated the dormer window was for the storage area and Officers did not have any issue with this and its presence would be acceptable. The amendments made by the applicant following the last Committee meeting were acceptable and would allow the pre-1958 features to be retained in the Conservation Area.

Councillor Steve Drury wished to check the enlargement of the windows by 0.3m or 2 brick courses. The Planning Officer corrected their previous comment and advised that the increase would be by 0.15m (not 0.3m) or 2 brick courses.

Councillor Peter Getkahn said the applicant had undertaken to make the changes the Committee had required. He moved the recommendation that Planning Permission be Granted subject to conditions, seconded by Councillor Chris Lloyd.

Councillor Debbie Morris welcomed the amendments and noted the revised scheme but the Conservation Officer, Neighbours and Moor Park 1958 were still objecting to the scheme as their concerns had not been overcome.

Councillor Chris Lloyd said that the Committee had been keen to defer the application to seek amendments to the points made at the meeting. If there were now any further issues these should have been raised last time. He thought the Committee had captured all the points of concern.

Councillor Sarah Nelmes said the UPVC windows were unattractive and the new windows would be more in keeping with the Conservation Area. The Planning Officer stated that Condition C6 would require the materials and samples to be submitted for the brickwork, roof tiles, windows, external doors and garage door.

Batchworth Community Council made comment to the planning history at the site and that the house was pre-1958 which made a positive contribution to the area. The style of the house should be retained. None of the rear and side elevations were to be retained, had the applicant had not addressed the issues with the windows and drainage issues.

On being put to the Committee the motion was declared CARRIED by the Chairman the voting being 7 For, 2 Against and 0 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 maintained in accordance with the following approved plans: 5554.PL.Site Rev B; 5554-PL 005 Rev D; 5554-PL 006, 5554-PL 007 Rev C & 16/102/2 Rev A.

Reason: For the avoidance of doubt and in the proper interests of planning and to safeguard the character and appearance of the Moor Park Conservation Area, in accordance with Policies CP1, CP8, 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 (adopted 2006).

- C3 No development or other operation shall commence on site whatsoever until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Construction Method Statement shall include details of how the development, including construction of the basement, can take place whilst retaining all existing walls shown on approved plans 5554-PL 005 Rev D & 5554-PL 007 Rev C as well as the character features of the dwelling including the front roof form, two chimneys, front porch and metal balustrades, front entrance door and adjacent window openings, first floor central window openings and the small flank window openings within the forward most front projection. The development shall only be implemented in accordance with the approved Construction Method Statement.

Reason: This condition is a pre-commencement condition to ensure that the original pre-1958 dwelling is retained and to safeguard neighbouring properties in accordance with the Policies CP1 and CP12 of the Core Strategy (adopted October 2011), Policies DM1, DM3 and Appendix 2 of the Development Management Policies LDD (adopted July 2013) and the Moor Park Conservation Area Appraisal (adopted 2006).

- C4 No development or other operation shall commence on site whatsoever until further investigative tests have been conducted on site in respect of providing attenuation storage for the basement as set out within the Flood Risk Assessment Final v1.0 (dated May 2018) prepared by *ambiental*. The results of the investigations shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved mitigation measures and be permanently maintained thereafter.

Reason: This condition is a pre-commencement condition to prevent any unacceptable risk of flooding on site and elsewhere and to meet the requirements of Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM8 of the Development Management Policies LDD (adopted July 2013).

- C5 Prior to commencement of the development hereby permitted, the branch structure and trunks of all trees shown to be retained and all other trees not indicated as to be removed and their root systems shall be protected from any damage during site works, in accordance with the drawing number 16/102/2 Rev A attached within the submitted Arboricultural Survey, Impact Assessment, Method Statement and Tree Protection Plan dated 9 May 2018 which has been prepared in accordance with BS: 5837 (2012) 'Trees in relation to design, demolition and construction'

The protective measures, including fencing, shall be undertaken in accordance with the approved scheme before any equipment, machinery or materials are brought on to the site for the purposes of development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made. No fires shall be lit or liquids disposed of within 10.0m of an area designated as being fenced off or otherwise protected in the approved scheme.

Reason: This condition is a pre-commencement condition in order 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).

- C6 Prior to commencement of the development hereby permitted, samples and details of the proposed external materials (brickwork, roof tiles, windows, external doors and garage door) shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Reason: This condition is a pre-commencement condition in order to preserve the character and appearance of the dwelling and the wider Moor Park Conservation Area in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011), Policies DM1, DM3 and Appendix 2 of the Development Management Policies LDD (adopted July 2013) and the Moor Park Conservation Area Appraisal (adopted 2006).

- C7 Prior to the first occupation of the extended dwelling hereby permitted, a scheme of soft landscaping, which shall include the location of all existing trees and hedgerows affected by the proposed development, and details of those to be retained shall be submitted to and approved in writing by the Local Planning Authority.

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

Reason: In the interests of visual amenity in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011), Policies DM1, DM3 and Appendix 2 of the Development Management Policies LDD

(adopted July 2013) and the Moor Park Conservation Area Appraisal (adopted 2006).

- C8 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 or similar openings [other than those expressly authorised by this permission] shall be constructed in the side elevations at first floor level or roof slopes of the extensions 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).

- C9 All ecological measures including outstanding bat surveys and/or mitigation or compensation works shall be carried out in accordance with the details contained in the bat survey (GS Ecology January 2017) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. If bats or their roosts are found, the development will apply the mitigation measures set out in the approved report. All mitigation measures will be fully installed prior to occupation and retained as such thereafter.

Reason: To maintain wildlife habitat 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).

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.
- 14 Applicants are advised that paragraph 3.8 of the approved Moor Park Conservation Area Appraisal (2006) specifically seeks to protect underground water courses that may be impacted as a result of the construction (or extension) of basements within the Conservation Area. Consequently the applicant is requested to have careful regard to this matter and especially, in the carrying out of the development, to ensure that:-
 - (i) no surface water flooding will occur as a result of the basement construction and
 - (ii) that there will be no material harm to any underground water course(s) in the vicinity of the site as a result of the basement construction.

PC 40/18 18/0862/FUL- Demolition of existing single storey rear extensions, construction of two storey rear extension, single storey front extension, loft conversion including extension to roof, insertion of dormers to front, insertion and rooflights and conversion of garage to habitable accommodation at 23 WYATTS CLOSE, CHORLEYWOOD, WD3 5TF for Mr & Mrs Barchha

Councillor Alex Hayward said the Committee had been on a site visit and felt the side window would overlook the patio of the neighbour. Had the Officer discussed this with the applicant/agent? The Planning Officer said they had spoken to the agent regarding amendments to the flank window, however, they did not wish to make changes. As such the Officer advised the Committee that they should determine the application as it was now including the flank fenestration.

In accordance with Council Procedure Rule 35(b) Mr Nestal spoke against the application and Mr Hills spoke in favour of the application.

Councillor Reena Ranger said having been on the site visit she had sympathy with regard to the overlooking the side window would create. She asked if the side window could be sited in a different way to mitigate the potential overlooking onto the neighbours patio. She acknowledged there was a varied style of houses in the close.

Councillor Peter Getkahn asked if there was scope for a condition on the boundary treatments. The Planning Officer said if this was conditioned the applicant may want a higher boundary treatment which would require re-consultation. The Committee should determine the application on the plans now and the windows proposed.

Councillor Peter Getkahn said there were many houses in the Close which had been developed which could be seen on the site visit and he could see no reason to refuse the application.

Councillor Debbie Morris asked if there could be potential overlooking from the rooflights. The Planning Officer advised that the Condition required the rooflights to be 1.7m above the internal floor level. Officers felt the proposed height would not result in overlooking and would protect the privacy of the neighbour's property.

Councillor Alex Hayward said if the ground floor window could be removed although this would reduce the light into this room but with the other windows and doors in the room it may be acceptable. She wondered if the window could be moved to reduce the overlooking. The Planning Officer reiterated that Officers had consulted with the applicant following the site visit but they wished to retain the windows as detailed in the submitted plans. The Committee could consider adding a condition that the window be obscure glazing and non-opening but this could be appealed by the applicant although they would still have light coming into the room from the window.

Councillor Peter Getkahn could not support a condition to have obscure glazing for the window.

Councillor Peter Getkahn moved, seconded by Councillor Sarah Nemes, that Planning Permission be Granted subject to conditions.

On being put to the Committee the motion was declared CARRIED the voting being 6 For, 1 Against and 3 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:

01, 02, 03, 04, 05, 06, 08, 09A, 10A, 11A, 12A, 13A, TRDC 001 (Proposed section)

Reason: For the avoidance of doubt, in the proper interests of planning and residential amenity; 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 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 rooflights hereby permitted at ground and first floor level 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).

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.

- 12 The Local Planning Authority has been positive and proactive in its consideration of this planning application, in line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority suggested modifications to the development during the course of the application and the applicant submitted amendments which result in a form of development that maintains/improves the economic, social and environmental conditions of the District.
- 13 The applicant is reminded that the Control of Pollution Act 1974 allows local authorities to restrict construction activity (where work is audible at the site boundary). In Three Rivers such work audible at the site boundary, including deliveries to the site and running of equipment such as generators, should be restricted to 0800 to 1800 Monday to Friday, 0900 to 1300 on Saturdays and not at all on Sundays and Bank Holidays.
- 14 Bats are protected under domestic and European legislation where, in summary, it is an offence to deliberately capture, injure or kill a bat, intentionally or recklessly disturb a bat in a roost or deliberately disturb a bat in a way that would impair its ability to survive, breed or rear young, hibernate or migrate, or significantly affect its local distribution or abundance; damage or destroy a bat roost; possess or advertise/sell/exchange a bat; and intentionally or recklessly obstruct access to a bat roost.

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

The UK Bat Helpline: 0845 1300 228

Natural England: 0300 060 3900

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

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).

PC 41/18 18/1193/FUL - Single storey and two storey rear extension and alterations to front entrance porch at THE WHITE HOUSE, 16 LANCING WAY, CROXLEY GREEN, WD3 3LN for Mr & Mrs Chohan

Councillor Debbie Morris moved, seconded by Councillor Reena Ranger, the recommendation that Planning Permission be Granted subject to conditions.

Councillor Alex Hayward asked for clarification on the point raised in Paragraph 7.1.6 of the report with regard to “unattached flank”. The Planning Officer advised that this related to the side elevation facing the road.

In accordance with Council Procedure Rule 35(b) Mr Gili-Ross spoke in favour of the application.

Councillor Chris Lloyd asked for clarification on the impact on the parking. The Planning Officer stated that for a 4/5 bedroom property the requirement under development management policies was for 3 parking spaces.

Councillor Sarah Nelmes said the study could be a downstairs bedroom.

Councillor Chris Lloyd made reference to the objection from Croxley Green Parish Council. This was a sensitive site with a previous application asking for the subdivision of the plot and to build another property. He welcomed the strong conditions as long as they were met.

On being put to the Committee the motion was declared CARRIED by the Chairman the voting being 7 For, 0 Against and 3 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: 3252 EX1, 3252 EXT1, 3252 SPEX

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).

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.

PC 42/18 18/1195/FUL - Demolition of existing outbuilding and construction of single storey detached annexe ancillary to the use of the existing house at THE WHITE HOUSE, 16 LANCING WAY, CROXLEY GREEN, WD3 3LN for Mr & Mrs Chohan

The Planning Officer reported five additional neighbour comments had been received which raise similar concerns as previously raised. However, one additional comment had questioned whether the neighbouring extension was accurately indicated on the submitted plans.

In response, there was no requirement for neighbouring properties to be indicated on the submitted plans and it is unlikely that the neighbouring site would have been surveyed. Notwithstanding this, officers have visited the site and do consider that this is an accurate representation and in addition do not consider that the development results in harm.

In accordance with Council procedure rule 35(b) Ms S Mcilmail spoke against the application and Mr Gili-Ross spoke in favour of the application.

Councillor Chris Lloyd said residents had welcomed the amendments to the plans. Residents living in Lancing way and Winchester Way had experienced flooding issues. 35 residents' responses had been received and this was why the application was before the Committee. Information from the applicant neighbours and Croxley Green Parish Council was helpful.

Councillor Reena Ranger asked if building regulations would cover flooding. The Planning Officer advised that the grant of planning permission did not overcome the requirement to comply with other legislation.

Councillor Reena Ranger asked about the footprint of the annexe which showed that it had been moved away from the boundary and the height difference. The Planning Officer said the roof form would be hipped with an eaves height of 2.5m and a maximum overall height of 3.2m and would be moved away from the neighbours. Conditions had been included to ensure the materials were the same, white render, and the building would be ancillary to the main house. The height would be covered by Condition C2 to be in accordance with the plans. If neighbours had any concerns with regard to the building not being used ancillary to the main house these could be raised to the planning department.

Councillor Alex Hayward referred to Paragraph 7.7.2 which showed parking spaces for vehicles at the front of the property. At the side of the property there were double gates but no dropped kerb or dropped kerb to the garage. Could a condition be included with regard to the fence/fence gates. Also why was a bollard situated in front of the gates, was this to stop parking?

Councillor Chris Lloyd asked if the gates could be removed and to just have a fence and that details be provided on the boundary treatments to ensure the applicant was not creating a private parking space on the road.

Councillor Steve Drury said Winchester Way was a narrow road with pavement parking. It seemed that the space next to the outbuilding would not be big enough to park a car.

Councillor Reena Ranger asked if fence could just have a single door for emergency access.

The Planning Officer understood the concerns raised on the gate in the fence and said that the applicant could be asked to submit further details on the access in the fence in order that the vehicle gate is omitted with only a pedestrian gate provided.

Councillor Sarah Nelmes moved, seconded by Councillor David Major, that Planning Permission be Granted subject to conditions and an amended plan replacing the double gate with a single gate.

On being put to the Committee the motion was declared CARRIED the voting being 5 For, 2 Against and 3 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: 3252 EX1, 3252 AN1 A, 3252 SPAN 2.
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 The outbuilding shall not be erected other than in the materials, including white render and roof tiles, as have been approved in writing by the Local Planning Authority as stated on the application form and no external materials shall be used other than those approved.
Reason: To ensure that the external appearance of the outbuilding is in keeping with 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 outbuilding hereby permitted and shown on drawing numbers 3252 EX1, 3252 AN1 A, 3252 SPAN 2, shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 16 Lancing 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).

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.

PC 43/18 18/0821/FUL - Use of land for the stationing of caravans for residential purposes for 6 no. gypsy pitches together (6 static caravans and five touring caravans) with the formation of additional hard standing, 3 ancillary utility/dayroom blocks and stable block at LAND BETWEEN LANGLEYBURY LANE AND OLD HOUSE LANE, LANGLEYBURY LANE, LANGLEYBURY, WD4 8RW for Mr J Cash.

Councillor Debbie Morris said in order to approve the application there was a need to ensure there were very special circumstances which outweighed any harm to the Green Belt. In Paragraph 8.3.18 of the report it talked about one of the future occupiers having 3 children who were attending a local school and if so how long had they been at the school. The Planning Officer was not able to provide that information.

In accordance with Council Procedure Rule 25(b) Mr Jones spoke in favour of the application.

Councillor Sarah Nelmes said the site was not being increased it would be retained within the existing site.

Councillor Reena Ranger asked about the capacity on the site. The Planning Officer said each application should be considered on its own merits. The site could accommodate the pitches proposed.

Councillor Alex Hayward said as a District we were under supplied on the number of pitches required for travellers and showpeople. She passed the site on a daily basis and it was clear that work had already started as it was visible from the road. She asked if improvements could be made to the visual impact and the screening along Old House Lane. She asked if details could be provided in the next local plan on the amount of space required for a pitch and utility buildings. The Planning Officer stated that the structures on the plans submitted would be controlled through conditions. Only members of the current family would have permission to be on the site and it would be personal to them.

Councillor Diana Barber said the report indicated 3 day rooms which would require ground works and plumbing. Would the laurel trees be protected with the disturbance by the groundworks? The Planning Officer stated that the landscaping condition would cover this.

Councillor Chris Lloyd asked if Condition C11 could be amended or an additional condition added regarding the boundary treatments in order that additional landscaping was provided to the Old House Lane frontage.

Councillor Sarah Nelmes said there was no intention to increase the hardstanding or create extra space.

Councillor David Major asked if Condition C3 could be enforced by law. The Planning Officer stated that it could be enforced and reflected the condition imposed by the Planning Inspectorate on the appeal which was allowed last year.

Councillor Debbie Morris moved the recommendation to Grant Planning Permission subject to Conditions with an amendment with regard to an additional condition to be provided to the boundary with Old House Lane (either by amending condition C11 or via an additional condition), seconded by Councillor Sarah Nelmes.

On being put to the Committee the motion was declared carried by the Chairman the voting being 8 For, 0 Against and 2 Abstentions.

RESOLVED:

That PLANNING PERMISISON BE GRANTED and is subject to the following conditions:

C1 The use hereby permitted shall be carried on only by [applicant and close family to be inserted if planning permission is granted].

Reason: In granting this permission the Local Planning Authority has had regard to the special circumstances of the case which constitute very special circumstances to accord with Policies CP1, CP5, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policy DM2 of the Development Management Policies LDD (adopted July 2013).

C2 The development hereby permitted shall be carried out and maintained in accordance with the following approved plans: LP-03-2018, UB-DR-01-2018, SB-02-2018 and BP-05-6-2018.

Reason: For the avoidance of doubt, in the proper interests of planning, the protection of the openness and rural character of the Metropolitan Green Belt and the character and appearance of the area in accordance with Policies CP1, CP5, CP9, CP10, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policies DM2, DM4, DM6, DM7, DM9, DM10, DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

- C3 When the premises cease to be occupied by those named in condition 1 above, the use hereby permitted shall cease and all caravans, buildings and structures, materials and equipment brought onto the land, or works undertaken to it in connection with the use shall be removed and the land restored in accordance with as scheme that has first been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the openness of the Metropolitan Green Belt and the character and appearance of the area in accordance with Policies CP1, CP5 and CP11 of the Core Strategy (adopted October 2011) and Policy DM2 of the Development Management Policies LDD (adopted July 2013).

- C4 No development or other operation shall commence on site whatsoever until detailed foul water drainage plans has been submitted to and approved by the Local Planning Authority. The development shall proceed in strict accordance with the agreed details.

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

- C5 No more than 11 caravans, as defined by the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968, as amended, (of which no more than 6 shall be a static caravan) shall be stationed on the site at any time.

Reason: To protect the openness of the Metropolitan Green Belt and the character and appearance of the area in accordance with Policies CP5 and CP11 of the Core Strategy (adopted October 2011) and Policy DM2 of the Development Management Policies LDD (adopted July 2013).

- C6 No more than one shipping container, for the use only in connection with the residential use hereby permitted, shall be stationed on the site at any one time, the location of which is shown on approved drawing number BP-05-6-2018. The ancillary buildings and materials not shown on the approved drawings as being retained shall be removed from the site prior to the occupation of the development hereby permitted.

Reason: To protect the openness of the Metropolitan Green Belt and the character and appearance of the area in accordance with Policies CP5 and CP11 of the Core Strategy (adopted October 2011) and Policy DM2 of the Development Management Policies LDD (adopted July 2013).

- C7 No vehicle over 3.5 tonnes shall be stationed, parked or stored on the application site.

Reason: To protect the openness of the Metropolitan Green Belt and the character and appearance of the area in accordance with Policies CP1, CP5, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policy DM2 of the Development Management Policies LDD (adopted July 2013).

- C8 No commercial activities shall take place on the land, including external storage of any kind (unless associated with the construction of the permitted day rooms).

Reason: To protect the openness of the Metropolitan Green Belt and the character and appearance of the area in accordance with Policies CP1, CP5, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policy DM2 of the Development Management Policies LDD (adopted July 2013).

- C9 The stable block hereby permitted, shall not be occupied or used at any time other than incidental to the enjoyment of, and ancillary to, those named at Condition 1 and it shall not be used as a commercial premises or for commercial use; at any time.

Reason: To protect the openness of the Metropolitan Green Belt and the character and appearance of the area in accordance with Policies CP1, CP5, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policy DM2 of the Development Management Policies LDD (adopted July 2013).

- C10 No sheds, amenity/utility buildings or structures other than those hereby shown on approved drawing number BP-05-6-2018 shall be erected on the site at any time.

Reason: To protect the openness of the Metropolitan Green Belt and the character and appearance of the area in accordance with Policies CP1, CP5, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policy DM2 of the Development Management Policies LDD (adopted July 2013).

- C11 All soft landscaping works as shown on approved drawing number BP-05-6-2018 shall be carried out during the first planting season after the date of this decision. All trees and plants shown on drawing number BP-05-6-2018 shall be maintained, including the replacement of any trees or plants which die are removed or become seriously damaged or diseased for a period for five years from the date the approved scheme was completed. Replacements should be planted during the next planting season with others of a similar size or species.

Reason: In the interests of visual amenity of the site and surrounding area in accordance with Policies CP1, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policies DM2 and DM6 of the Development Management Policies LDD (adopted July 2013).

Informatives:

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

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

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.

- 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 Affinity Water:

You should be aware that the proposed development site is located close to or within an Environment Agency defined groundwater Source Protection Zone (GPZ) corresponding to The Grove Pumping Station. This is a public water supply, comprising a number of Chalk abstraction boreholes, operated by Affinity Water Ltd.

The construction works and operation of the proposed development site should be done in accordance with the relevant British Standards and Best Management Practices, thereby significantly reducing the groundwater pollution risk. It should be noted that the construction works may exacerbate any existing pollution. If any pollution is found at the sites then the appropriate monitoring and remediation methods will need to be undertaken.

For further information we refer you to CIRIA Publication C532 "Control of water pollution from construction - guidance for consultants and contractors.

PC 44/18 18/0844/FUL - Two storey side and rear extensions and open front porch canopy at LANGSETT, 22 CHORLEYWOOD BOTTOM, CHORLEYWOOD, WD3 5JR for Mr Turner

Councillor Debbie Morris asked if the neighbour had responded to the amendments. The Planning Officer stated that they would be speaking at the meeting tonight.

In accordance with Council procedure rule 35(b) Mr Holland spoke against the application.

Councillor Reena Ranger said the site was in the Conservation Area and looking at the plans there was varying land levels and she would appreciate making a site visit.

Councillor Debbie Morris seconded the move for a site visit. There would be a 50% increase in the footprint and it would be good to see this on site. The Planning officer said the first floor would be set in by 1.2m from the boundary which was not uncommon in this area. Although there were land level changes from the highway there was vast spacing and the development was compliant with Council policy.

Members asked if access could be provided to the neighbouring property and if the boundaries could be marked out. The Planning Officer advised that they

would advise the neighbour of the site visit arrangements and request of the agent that the development be marked out.

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

RESOLVED

That the application be DEFERRED for a site visit.

PC 45/18 18/0990/RSP - Part Retrospective: Extension and conversion of garage to accommodate a gym/exercise room, store and shower room at 84 WHARF WAY, HUNTON BRIDGE, KINGS LANGLEY, HERTFORDSHIRE, WD4 8FN for Ria Chawda

Councillor Steve Drury queried the relevance of the photo of the car parking sign which stated that there was restricted parking on the site and no on street parking in the whole development. Councillor Sarah Nelmes noted that this was to highlight the lack of on street parking within the development for those without permits.

Councillor Debbie Morris said the garage was small and did not meet current guidelines but a very small car could park in the garage. She queried if the garage was being used for parking and was advised not at the moment.

In accordance with Council Procedure Rule 35(b) Mr P Walker spoke in support of the application.

Councillor Chris Lloyd said Condition C2 picked up on the points made by the speaker that it would not be an individual dwelling and would not be used for commercial purposes. It would be for the sole use of the applicant and the condition had been strengthened to say that.

Councillor David Major said the Parish Council had called in the application as they had not been aware of the conditions proposed on restricting its use.

Councillor Alex Hayward moved, seconded by Councillor Sarah Nelmes, that Part Retrospective Planning Permission be Granted subject to conditions.

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

RESOLVED:

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

- C1 The development hereby permitted, shall be carried out and maintained in accordance with the following approved plans: N1712/LP/01; N1712/0A/01 Rev A & N1712/1A/01 Rev A.

Reason: For the avoidance of doubt, to safeguard neighbouring amenity 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, DM8, DM13 and Appendices 2 and 5 of the Development Management Plan LDD (adopted July 2013).

- C2 The development hereby permitted, shall not be occupied at any time other than for purposes incidental to the residential use of the dwelling

known as 84 Wharf Way and it shall not be used as an independent dwelling or for commercial purposes at any time.

Reason: The creation of a separate and independent unit and use for commercial purposes would not comply with Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1 and Appendices 2 and 5 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 Environment Agency:

We would like to draw the applicants attention to the developments requirement to have obtained a Flood Risk Activity Permit (FRAP) prior to the commencement of works. Under the terms of the Water Resources Act 1991, and the Thames Land Drainage Byelaws 1981, the prior consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of a watercourse designated a 'main river'. This is separate to and in addition to any planning permission granted. We advise the applicant to contact the Environment Agency for any future works or developments within this bylaw zone.

PC 46/18 18/1061/FUL – Demolition of existing dwelling and construction of a replacement two storey dwelling with accommodation in the roofspace (Application to Vary Condition 2 (Approved Plans) and Remove Condition 3 (Materials) attached to the original planning permission 17/2536/FUL to facilitate changes to the roof and elevations and alterations to fenestration and materials) at 37 WESTBURY ROAD, NORTHWOOD HA6 3DB for Mr N Patel.

Councillor Reena Ranger said the existing permission was on the same footprint as this application. This was a new style of building showed the changing nature of the street and streetscene.

Councillor Peter Getkahn said architectural styles come and go and he wished to embrace new styles as part of people's personal choice.

Batchworth Community Council advised that local people had concerns regarding the size of the house, the style, materials, the amount of external glazing and the ridge height compared to the adjacent property. The applicant had seemed to anticipate the decision of the Committee and knocked down the dwelling in advance.

Councillor Sarah Nelmes said the design was not a planning consideration.

Councillor Debbie Morris said the demolition of the dwelling had already been permitted.

Councillor Reena Ranger said some amendments had been made to the scheme and welcomed the applicant doing what they can to mitigate the glazing.

Councillor Sarah Nelmes said the shape and design would not be out of character to the other houses in the street.

Councillor Peter Getkahn moved, seconded by Councillor Sarah Nelmes, the recommendation that Planning Permission be Granted subject to conditions.

On being put to the Committee the motion was declared CARRIED the voting being 8 For, 0 Against and 2 Abstentions.

RESOLVED:

That PLANNING PERMISSION BE GRANTED subject to the following conditions:

C1 The development shall be begun before 6 February 2021.

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: C302 Rev 2, C320 Rev 2, C302-10 Rev B, C302-12 Rev B, C302-13 Rev B, C302-14 Rev B, C302-21 Rev B, C302-22 Rev B, C302-23 Rev A and C302-25 Rev A.

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

C3 Before the first occupation of the building/extension hereby permitted the windows in the first floor flank elevations 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).

C4 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).

C5 The building shall not be erected other than in the materials as have been approved in writing by the Local Planning Authority as shown on Drawing Numbers C302 Rev 2 and C320 Rev 2 or stated in the submitted materials details document; and no external materials shall be used other than those approved.

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

C6 The development shall not be occupied until the energy saving and renewable energy measures detailed within the Energy Statement by Falcon Energy Limited (November 2017) submitted as part of the previously approved application reference 17/2536/FUL are incorporated into the approved development.

Reason: To ensure that the development meets the requirements of Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM4 and Appendix 2 of the Development

Management Policies LDD (adopted July 2013) and to ensure that the development makes as full a contribution to sustainable development as possible.

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 Local Planning Authority suggested modifications to the development during the course of the application and the applicant submitted amendments which result in a form of development that maintains/improves the economic, social and environmental conditions of the District.
- 14 The applicant is advised that the requirements of the Party Wall Act 1996 may need to be satisfied before development commences.
- 15 The Public Right of Way should remain unobstructed by vehicles, machinery, materials, tools and any other aspects of the construction during works. The safety of the public using the route and any other routes to be used by construction traffic should be a paramount concern during works, safe passage past the site should be maintained at all times. The condition of the route should not deteriorate as a result of these works. Any adverse effects to the surface from traffic, machinery or materials (especially overflows of cement & concrete) should be made good by the applicant to the satisfaction of this Authority. All materials should be removed at the end of the construction and not left on the Highway or Highway verges.

If the above conditions cannot reasonably be achieved then a Temporary Traffic Regulation Order would be required to close the affected route and divert users for any periods necessary to allow works to proceed. A fee would be payable to Hertfordshire County Council for such an order. Further information on the rights of way network is available via the website.

Please contact Andrea Trendler, Rights of Way, Hertfordshire County Council on 0300 123 4047 for further information in relation to the works that are required along the route including any permissions that may be needed to carry out the works.

https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/countryside-access/rights-of-way/rights-of-way.aspx#DynamicJumpMenuManager_1_Anchor_8

PC 47/18 18/1110/OUT: Outline Application: Demolition of offices and erection of new development of 33 flats with underground parking (matters of appearance, landscaping and scale reserved) at Scotsbridge House, Scots Hill, Croxley Green, Hertfordshire WD3 3BB for Millen Homes Ltd

The Planning Officer reported that the agent had submitted amended/additional information in response to objections from statutory consultees and this was currently being reviewed.

In addition, volume details had been provided which confirm that the volume increase was from 10,100 cubic metres to 11,960 cubic metres – this was an 18% increase.

Councillor Sarah Nelmes queried whether the ancillary building was included in the demolition. Officers would update.

Councillor Chris Lloyd said he would like the Committee to make a site visit and asked that the application come back to the Committee for determination, even if the recommendation was for refusal, seconded by Councillor Reena Ranger. The site was in the chess valley and he would like to see that part opened up to the local community.

Councillor Debbie Morris said the applicant had provided information regarding the statutory consultees but noted the concerns raised by Highways, the Local Flood Authority and the Environment Agency. Officers should ensure that all information was provided to those bodies when the Committee made their decision. There appeared to be a lack of evidence on the office space surplus and the loss of local employment and she requested that information be provided to the Committee.

Councillor Alex Hayward had concerns with only providing four visitor spaces which was very limited for 33 flats and the very tight layout of the parking.

Councillor Reena Ranger said four visitor spaces were not sufficient for 33 flats and she would like to see the plans for the underground car park. The Council parking policy for this size of development was for 68 spaces but this site was providing a total of 66 parking spaces a shortfall of 2. Would the turning circles be adequate for the cars and could the housing mix be more evened out. She liked the roof but had some concerns with regard to the maintenance of the living wall and the visual impact this would have.

Councillor Sarah Nelmes asked if the undercroft parking could accommodate the type of cars the residents would have.

Councillor Diana Barber was concerned regarding the scale of the development and additional housing units in the middle of town and the impact on local amenities as it would just be housing for commuters again.

Councillor Sarah Nelmes wished to see information on the amount of affordable housing contributions.

Councillor Alex Hayward said Scots Hill was a very busy road especially at school times. The Committee should consider the access on their site visit.

Councillor Debbie Morris said there needed to be provision for disabled parking with ample space.

Councillor Reena Ranger asked about the floor plans of the proposed dwellings and whether they would be genuine 2/3 bed flats. The Planning Officer advised that this was an outline application for the Committee to consider the access and layout only.

Councillor Peter Getkahn said with regard to Lavrock Lane he would like to see more detail on this and the effect the development would have on the lane. He would also like to see more detail on the design.

In accordance with Council procedure rule 35(b) Mr Millen spoke in favour of the application.

The Planning Officer said with regard to permitted development no prior application had been approved as it had been withdrawn. There was no permitted scheme at present.

Councillor Debbie Morris said she would like to see the parking increased, to not retain the tarmac and have a different surface. With regard to access and egress she would like Highways to be consulted.

Councillor Sarah Nelmes suggested that a one way travel route should be considered similar to that agreed for the Reach Free school.

RESOLVED:

Note that there was no recommendation for approval or refusal at this stage. Noted the report, and made general comments, as detailed above, with regard to the material planning issues raised by the application.

That the Committee make a site visit.

That the application be returned to the Committee for determination even if the recommendation is to refuse.

CHAIRMAN