
PLANNING COMMITTEE**MINUTES**

At a meeting of the Planning Committee held in the Penn Chamber, Three Rivers House, Northway, Rickmansworth, on 16 August 2018 from 7.30pm to 9.45pm.

Councillors present:

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

Also in attendance: Councillors Joanna Clemens, Paula Hiscocks and Andrew Scarth, Chorleywood Parish Councillor Raj Khiroya, Batchworth Community Councillors François Neckar and Nina Hoskins.

Officers: Claire Westwood, Adam Ralton, Lauren Edwards and Sarah Haythorpe.

PC 48/18 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Diana Barber and Stephen King with named substitute Members being Councillors Rupert Barnes and Stephen Cox.

PC 49/18 MINUTES

The minutes of the meeting held on 19 July 2018 were confirmed as a correct record and were signed by the Chairman subject to the following post meeting note being added:

Councillor Stephen Cox was due to attend the meeting as a substitute member for Councillor Stephen King but had sent his apologies.

PC 50/18 NOTICE OF OTHER BUSINESS

None.

PC 51/18 DECLARATIONS OF INTEREST

Councillor Alex Hayward declared a non-pecuniary interest in agenda items 7 and 9 (18/1007/FUL- Two storey and single storey rear extension, extension to basement and alterations to fenestration detail at NORMANDY, 7 WOLSEY ROAD, MOOR PARK, HA6 2HN and 18/1072/FUL - Demolition of the existing dwelling and construction of a replacement dwelling with associated hard and soft landscaping at 29 BEDFORD ROAD, MOOR PARK, HA6 2AY) and left the meeting during the consideration of these applications.

Councillors Debbie Morris, Reena Ranger, Rupert Barnes and Alex Hayward all declared a non-pecuniary interest in agenda item 10 (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 Reena Ranger declared a pecuniary interest in agenda item 9 (18/1072/FUL - Demolition of the existing dwelling and construction of a replacement dwelling with associated hard and soft landscaping at 29 BEDFORD ROAD, MOOR PARK, HA6 2AY) as a near neighbour and left the meeting during the consideration of this item.

Councillor Peter Getkahn declared a non-pecuniary interest in agenda item 13 (18/1207/FUL - Replacement play equipment and re-surfacing at THE PLAYGROUND, SKIDMORE WAY, RICKMANSWORTH, WD3 1TA

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 52/18 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.

Chorleywood Parish Council said the proposal would impact on the neighbouring properties (No.21 and 23). The Conservation Officer had raised objections due to its bulk and failing to preserve or enhance the area. The front gable would be bulky and would impact on the streetscene.

Councillor Alex Hayward said the Conservation Officer had withdrawn their objection following the submission of amended plans.

Councillor Sarah Nelmes said at the site visit it was clear that the extension would not go beyond the building line and she could not see why it would be overtly bulky.

Councillor Reena Ranger asked which trees were to be removed. The Planning Officer stated no trees were to be removed. The site was within the Conservation Area and if there were any trees worthy of a TPO they would have been protected.

Councillor Peter Getkahn said having been on the site visit he did not have any concerns with the application and moved, seconded by Councillor Debbie Morris, that Planning Permission be Granted subject to Conditions.

Councillor Alex Hayward asked about the impact of the extension on the neighbour's side window. The Planning Officer said the extension would not intrude the 45 degree splay line, would be 1.2m from the boundary and would have no detrimental impact on neighbouring amenity.

On being put to the Committee the motion was declared CARRIED by the Chairman 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), TRDC 002 (Topographical Survey), 2018 15-SU-001, 2018 15-SU-002 and 201815-PL-011 REV C.

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), Policies DM1, DM3, DM6, DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013) and The Chorleywood Common Conservation Area Appraisal (adopted February 2010).

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 Before the first occupation of the building/extension hereby permitted the window at first floor level within the eastern flank elevation; shall be fitted with purpose made obscured glazing and shall be top level opening only at 1.7m above the floor level of the room in which the window is installed. The window shall be permanently retained in that condition thereafter.

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

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 eastern and western 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).

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 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.

- I3 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).

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

PC 53/18 18/0983/FUL – Single storey front and rear extensions, internal alterations and extension to residential dormer at THE PAVILION, GREEN LANE, OXHEY HALL, WD19 4LT

The Planning Officer clarified that in relation to parking, Paragraph 7.6.2 stated that there were 97 hard surfaced parking spaces. Whilst 97 were shown on the block plan there were actually 117 in situ. Parking standards set out 1 space per 5sqm of floorspace of dining area plus 3 spaces per 4 employees for A3 use class. Paragraph 7.6.2 set out the cycle parking standards in error.

Appendix 5 allowed a zonal reduction for non-residential uses. There was an existing requirement for 113 spaces or 85 when applying the zonal reduction (of which 4 would serve the residential element). The proposed development would result in a requirement for 149 spaces (including 5 for the residential element), 112 spaces when applying the zonal reduction. As previously noted, there are 117 spaces in situ so sufficient parking would be provided.

Councillor Alex Hayward referred to Paragraph 7.3.4 of the report and the potential for noise disturbance on the neighbours, being a distance of only 55m. With the proposed increase in capacity could the outside area accommodate this? The Planning Officer advised that the capacity of the building was a licensing requirement.

Councillor Sarah Nelmes said the outside area would generate noise and disturbance to the neighbours and there should be restrictions on its use. Members noted that the Licence would agree the opening hours.

Councillor Chris Lloyd asked that the hours of use for the outside area be no later than 10pm. The Planning Officer advised that a condition could be added on the use of the external area or Condition C4 could be amended to prevent the

use of the outside area after 10pm. Members agreed that an additional condition should be added rather than an amendment to Condition C4.

Councillor Sara Bedford said increasing the capacity and therefore allowing more people to be outside would generate more noise. The windows and doors should be closed at night to stop noise from escaping outside the building and she asked if Environmental Health could see if there had been any noise complaints.

Councillor Reena Ranger asked what the maximum number of people could be allowed inside the building. The Planning Officer stated that they did not have that information as part of the planning application.

Councillor Andrew Scarth explained that there were two dwellings 50 yards from the Pavilion plus the nearby Highlands estate.

Councillor Rupert Barnes said the issues on noise and hours was not for planning but to be dealt with in a licensing context. The Planning Officer said a Condition could be added with regard to the hours of use of the outside area.

Councillor Sarah Nelmes moved, seconded by Councillor Rupert Barnes, that Planning Permission be Granted subject to Conditions with an additional condition preventing outdoor use from 10pm the wording to be circulated to Members for approval.

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: 01A, 02A, 03, 04, 05, 06, 07A, 08, 09, 10, 11, 12, 13, 14A and 20.

Reason: For the avoidance of doubt and in the proper interests of planning and to safeguard the character and appearance of the Metropolitan Green Belt, area and the residential amenity of neighbouring occupiers, in accordance with Policies PSP3, CP1, CP6, CP8, CP9, CP10, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM2, DM6, DM7, DM9, DM12, DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013).

C3 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 Number 13; 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).

- C4 The development hereby permitted shall not operate other than between the hours of 12:00 and 23:00; Mondays to Fridays (inclusive) and 12:00 and 23:00; Saturdays and 12:00 and 23:00; Sundays or Bank Holidays.

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

- C5 The external seating area at the premises shall not be used other than between the hours of 12:00 and 22:00; Mondays to Sundays (inclusive of Bank Holidays). No other external areas surrounding the building shall be used as external eating or drinking areas or for any other purpose associated with the use.

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) and Policy DM9 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 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 advised that a Public Right of Way runs adjacent to the application site. This Right of Way must be protected to a minimum width of 2m and its current surface condition maintained. The Right of Way must remain unobstructed by vehicles, machinery, materials, tools and any other aspects of construction during works. The safety of the public using the route should be paramount. The condition of the route must not deteriorate as a result of the works. All materials are to be removed at the end of construction.
- 15 The applicant is reminded that this decision relates only to the grant of planning permission and does not convey any other consent. The applicant is advised that the access footpath to the playing fields to the south of the building should be retained for public use at all times.

PC 54/18 18/1007/FUL- Two storey and single storey rear extension, extension to basement and alterations to fenestration detail at NORMANDY, 7 WOLSEY ROAD, MOOR PARK, HA6 2HN

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

The Planning Officer reported that an additional set of drawings had been received which showed a direct comparison between the existing building and the proposed building, and the Plan Numbers condition therefore needs to be amended to account for these drawings.

Councillor Debbie Morris said since the application had been called to the Committee there had been amendments/changes to: the door, windows, the positioning of the development, the rear of the building, the building proportions, terrace and side elevations.

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

Councillor Sara Bedford advised the Moor Park Conservation Area had been completed in 2004 (approximately). Within an Article 4 Direction there were restrictions on the type of extensions permitted and the removal of permitted development rights.

Councillor Chris Lloyd asked if a condition could be added requiring a construction method statement to be added the wording to be circulated to Members for approval.

Councillor Peter Getkahn said further development should be restricted after this application.

Councillor Reena Ranger asked about permitted development and the means of enclosure which should be fences as defined in Article 4. Could a condition be added to remove permitted development with regard to outbuildings as defined under Class E. The Planning Officer advised that any single storey extension would require planning permission as well as any hardstanding. A condition could be added to remove permitted development rights in relation to Class E.

Batchworth Community Council asked that consideration be given to the materials, scale and diameter of the building, the glazing, the change of character, its architectural merit and the retention of the pre-1958 features. The 2016 appeal should also be a consideration.

Councillor Debbie Morris said although changes had been made since Members of the Committee had called in the application she still had concerns with the glazing at the rear of the property.

Councillor Peter Getkahn moved, seconded by Councillor David Major, that Planning Permission be Granted subject to Conditions, with an amendment to Condition C2 (plans) and additional conditions requiring construction method statement and removal of PD (Class E) the wording to be circulated to Members for approval.

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

RESOLVED:

That PLANNING PERMISSION BE GRANTED subject to the following conditions:

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

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

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

TRDC 001 (Location Plan), 4668-PL001 D, 4668-PL002 C, 4668-PL003 A, 4668-PL004, PL005 A, 4668-PL006 C, PL009 C

Reason: For the avoidance of doubt, in the proper interests of planning and the character and appearance of the Moor Park 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 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 Before the first occupation of the building/extension hereby permitted the proposed first floor windows in the 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).

- C6 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 approved scheme is the Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) dated 23/07/2018 and produced by Writtle Forest Consultancy (Ref: 180719).

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: This is a pre commencement condition to ensure that the protected trees are not affected during construction of the development hereby permitted, in the interests of visual amenity and in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

- 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 the above class shall be erected or undertaken on the site.

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 Conservation Area in general, in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM3 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- C8 No development 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 extension of the basement, can take place whilst retaining existing walls shown on approved plans 4668-PL001 D and 4668-PL002 C. 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).

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 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).

- 15 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 55/18 18/1036/FUL - Part single storey and part 2 storey rear extension and internal refurbishment and re-configuration. Roof-lights to front roof slope. New windows to side elevation at 3 EASTGLADE, NORTHWOOD, HA6 3LD

The Planning Officer reported to Members that there was a typo at Paragraph 7.2.7 of the report which should read: "To the west of the application site are garages and as such the proposed development would not result in an unacceptable impact to neighbouring amenity to this side of the site."

Councillor Chris Lloyd moved, seconded by Councillor Debbie Morris, that Planning Permission be Granted subject to conditions.

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

RESOLVED:

That PLANNING PERMISSION BE GRANTED subject to the following conditions:

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

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

C2 The development hereby permitted shall be carried out in accordance with the following approved plans: 215- 2PM- XX- XX- DR- A- 00101, 215- 2PM- XX- XX- DR- A- 00102, 215- 2PM- XX- GF- DR- A- 00201, 215- 2PM- XX- 01- DR- A- 00201, 215- 2PM- XX- RF- DR- A- 00201, 215- 2PM- XX- GF- DR- A- 10201 Rev 01, 215- 2PM- XX- 01- DR- A- 10201 Rev 01, 215- 2PM- XX- RF- DR- A- 10201 Rev 01, 215- 2PM- XX- XX- DR- A- 00401, 215- 2PM- XX- XX- DR- A- 00402, 215- 2PM- XX- XX- DR- A- 10401 Rev 01, 215- 2PM- XX- XX- DR- A- 10402 Rev 01.

Reason: For the avoidance of doubt and in the proper interests of planning in accordance with Policies CP1, CP9, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM6 and 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 Before the first occupation of the building/extension hereby permitted the first floor window in the eastern side 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

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 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 56/18 18/1072/FUL - Demolition of the existing dwelling and construction of a replacement dwelling with associated hard and soft landscaping at 29 BEDFORD ROAD, MOOR PARK, HA6 2AY

Councillors Reena Ranger and Alex Hayward left the meeting during the consideration of the application.

The Planning Officer reported that 7 further comments had been received raising the following points:

- Objections to the fountain particularly on noise and also not being a common feature of the Conservation Area. Objection has also been raised to the removal of a small tree to accommodate the fountain.
- Objections to the loss of trees. The trees are generally of low amenity value of which Landscape have raised no objection and replacement planting is proposed within the frontage adj. to no.27.
- Objection to plot coverage.
- Objection to overlooking from balconies – a feature that has not changed since last scheme which was considered and a condition was added to that permission and will be to this one.
- Objection to colour of materials (being red and black) – samples required by condition.
- Objections to the increase in hard standing.

The Planning Officer reported the following updates in relation to the Conditions:

C7 relates to the provision of screening to the rear balconies. It is suggested that the condition be amended to require details of the screening to first be submitted to the LPA for approval.

Landscaping is illustrated on the site plan, however, further details are required and therefore for the avoidance of doubt, C8 (Landscaping) should be updated to include 'notwithstanding the submitted details'.

Councillor Debbie Morris noted the photographs being displayed of some water features in the front gardens in Moor Park. She was concerned that they were not in keeping with the Conservation Area and did not demonstrate that the proposal would be in keeping. She did not like the water feature proposed here, including the pedestal, water jet and the 3m diameter pool. Water fountains were not a common feature in Moor Park Conservation Area.

Councillor Chris Lloyd had concerns regarding the increased amount of hardstanding and would like to see this reduced to that proposed in the previous application.

The Planning Officer noted the comments made and clarified that the application was looking to change the layout and increase the hardstanding by 6sqm.

Councillor Debbie Morris said there was no justification for the increase in the hardstanding in the Conservation Area and they should comply with the Conservation Area appraisal.

Councillor Sarah Nelmes asked for clarification on the balcony sizes. The Planning Officer advised that they would be the same size as the previous application with screening details to be submitted.

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

Councillor Chris Lloyd moved, seconded by Councillor Sarah Nelmes, deferral of the application to allow Officers to seek amendments to the application in respect of the hardstanding, to be returned back to what was proposed in the previous application, to keep more of the trees, to seek amendments to the fountain and landscaping for further discussion by the Committee.

Councillor Sara Bedford shared the concerns raised and was minded to refuse the application if these points were not addressed.

Batchworth Community Council had concerns with regard to the removal of the trees, reducing the foliage around the house, the balconies, the area of hardstanding, the 3m fountain pool and proposed water jet.

Local Ward Councillor Joanna Clemens supported the concerns raised. She was only aware of one other fountain in Moor Park. The rebuilding of the house should be in keeping with the area and respect the original estate.

The Planning Officer advised that the applicant had already been granted planning permission for the redevelopment of the house. This application was about the landscaping and hardstanding details. The demolition of the house and construction of a replacement dwelling would essentially be the same.

Councillor Sara Bedford said she was not prepared to compromise on the points raised. The application should be returned to the Committee for the next meeting. The Planning Officer would make their best efforts to return the application to the next meeting.

Councillor Rupert Barnes could see little difference in the proposed demolition and previous approved application for the extensions.

Councillor Debbie Morris said a number of trees were proposed to be removed and replaced but this should be with semi mature trees.

On being put to the Committee the motion was declared CARRIED by the Chairman the voting being 8 For, 1 Against and 0 Abstentions.

RESOLVED:

That the Application be DEFERRED to allow Officers to seek amendments to the hardstanding, fountain, landscaping and the removal of the trees.

PC 57/18 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

The Planning Officer reported that since the publication of the report, an objection had been received from two Rickmansworth Town Ward Councillors. They stated that:

- Scotsbridge House is a landmark building in Rickmansworth, in a sound state, and it has not been demonstrated the loss will achieve substantial public benefits
- The applicants have not looked for any viable use through appropriate marketing that will enable its conservation
- Rickmansworth has already lost many employment sites to residential.
- An underground carpark could impact on flooding in the area and tip the balance of the chalk stream
- The existing entrance from Scots Hill is dangerous and a second entrance is unnecessary and will be especially dangerous in icy conditions.

In addition, an objection has been received from Batchworth Community Council, stating that the proposal would have an adverse effect on the commercial vitality of the town and its High Street, forcing a further 12 businesses to relocate away from the town at a time when Rickmansworth's growth is one of the lowest in the country. They also state the proposal would have a detrimental impact on the existing natural beauty of the Chess Valley and Flood Plain, and because Scotsbridge House is one of the few heritage buildings left in the area which should be protected and retained.

In addition, an amended Tree Protection Plan had been received to reflect the amended layout of the site with additional surface car parking spaces to the frontage and the new relocated exit point.

The applicant had submitted a letter via their solicitor which states that "if the current planning permission were to be refused, our client would then pursue an office to residential conversion of the property pursuant to Class O of the General Permitted Development Order".

The Environment Agency had responded to the additional information submitted by the applicant and had confirmed that they no longer object to the proposal. Therefore the fourth reason for refusal attached to the recommendation at para 8.1.4 can be removed.

Finally, a plan had been distributed to Members tonight as provided by the applicant, which shows the route a public footpath might take within the site alongside the River Chess.

Councillor Debbie Morris had concerns regarding the loss of employment space as evidence had not been provided that the office space was surplus space. Although the applicant had provided information this evening Officers and Members had not had time to read it.

Councillor Alex Hayward said without an Article 4 Direction in the area the applicant was able to convert the offices into residential accommodation under permitted development rights.

The Planning Officer stated this application was for the demolition and rebuild. Permitted development was a fall-back position. As detailed in the report under Paragraph 6.2 (Local plan) consideration and weight had been given to that. The proposed building would include sustainable features but converting under permitted development would provide for a smaller number of flats and not include the sustainable features.

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

Councillor Sara Bedford said if the building was converted under permitted development, the applicant would be limited on the number of flats and the size of the flats. The Planning Officer stated there were no restrictions on what the square foot of each of the flats should be. As stated in Paragraph 7.2.5 of the report the existing building occupies a footprint of approximately 1300 square metres, with three outbuildings (proposed to be demolished) having a combined footprint of approximately 188 square metres. The proposed building would have a footprint of approximately 1423 square metres. The application seeks approval of layout and access. The appearance and scale of the proposed building is shown on submitted illustrative drawings but is not for consideration as part of this application.

Councillor Sara Bedford said it was strange the applicant would be walking away from 60% profits if the application was refused and they converted the building under permitted development. Doing this would not provide this amount of profit. SMEs were moving away from town centres. The Herts Local Enterprise Partnership study on the conversion of commercial property into housing had indicated 8% conversion in Hertfordshire with -1% growth. Although Croxley Green Parish Council supported the application it went against their local plan with regard to the loss of commercial space and jobs.

The Chairman used her discretion under Council Procedural Rule 35 to allow Batchworth Community Council to speak supporting the refusal of the application although the application site was outside the Community Council Parish.

Councillor Paula Hiscocks said this was a historical and landmark building only five minutes from Rickmansworth Station/Town Centre. A more viable use of the building would be through marketing to other commercial operations. There was an oversupply of flats and there should be more affordable housing to encourage families to the area.

Councillor Sara Bedford said this was not a listed building and was not locally listed. The Government had given permission under permitted development to convert office buildings into dwellings making it impossible to pass an Article 4 direction. Converting the building under permitted development would not provide for quality housing or affordable housing needed in the area.

Councillor Peter Getkahn welcomed the unique design and the opening up of the footpath to the public, however the access to the site had highway safety concerns.

Councillor Rupert Barnes said the building was not a pretty building and this would be a quality development which had considered the objections made.

Councillor Chris Lloyd said having been on the site visit there had been concerns with regard to the access onto the highway and loss of office space for local businesses. The original building had some key features but the extensions to the building were not helpful.

Councillor Reena Ranger said this was a high quality building with the proposal to be replaced. There were some features which should be respected and she had concerns with the parking.

Councillor Sarah Nelmes said building something more sustainable would be better than trying to convert the existing building.

Councillor Peter Getkahn moved, seconded by Councillor Debbie Morris, the officers recommendation that Planning Permission be Refused.

On being put to the Committee the motion was declared CARRIED by the Chairman the voting being 6 For, 0 Against and 5 Abstentions.

RESOLVED:

That PLANNING PERMISSION BE REFUSED for the following reasons:

- R1 The proposed development is considered to constitute the complete redevelopment of previously developed land which would have a greater impact on the openness of the Green Belt than the existing development. It would therefore constitute inappropriate development within the Green Belt. No Very Special Circumstances exist to outweigh the harm that would be caused by the proposed development by virtue of its inappropriateness and actual harm. The proposed development would therefore be contrary to Policies CP11 and CP12 of the Core Strategy (adopted October 2011), Policies DM2 and DM7 of the Development Management Policies LDD (adopted July 2013) and the NPPF.
- R2 The proposal would result in a loss of Use Class B1 (office) floor space. Insufficient information has been submitted to demonstrate that this loss would not harm the aims of CP6 to sustain parts of the District as attractive areas for business location and to release office space from employment use where this is expected to be surplus to employment needs as indicated by an up to date Employment Land Study. The proposal would result in an unacceptable loss of employment floorspace contrary to Policy CP6 of the Core Strategy (adopted October 2011).
- R3 Agreement regarding the level of affordable housing provision has not been reached at this time and the application has not demonstrated that it would not be viable to meet the Council's affordable housing policy requirement. Accordingly the development conflicts with the requirements of Policy CP4 of the Core Strategy (adopted October 2011) and SPD: Affordable Housing (approved June 2011).

PC 58/18 18/1126/FUL - Change of use of phone box to be used as an art gallery (Class D1) at CHORLEYWOOD TELEPHONE EXCHANGE, NEW PARADE, CHORLEYWOOD, RICKMANSWORTH, HERTFORDSHIRE, WD3 5NJ

Councillor Chris Lloyd moved, seconded by Councillor Stephen Cox, 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.

On being put to the Committee the motion was declared CARRIED by the Chairman 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: TRDC0001 (Location Plan)

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 and CP12 of the Core Strategy (adopted October 2011) and Policies DM6, DM12 and DM13 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.

I2 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.

I3 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.

I4 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.

- 15 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.
- 16 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.
- 17 Due to the presence of National Grid apparatus in proximity to the application site, the Applicant should contact National Grid before any works are carried out to ensure National Grid apparatus is not affected by any of the proposed works. Further 'Essential Guidance' can be found on the National Grid website at www.nationalgrid.com or by contacting National Grid on 0800688588.

PC 59/18 18/1139/FUL - Erection of detached garage at THE OLD HOUSE, 3 WATFORD ROAD, CROXLEY GREEN, WD3 3DL

The Planning Officer reported that additional comments had been received from the Conservation Officer. An amended plan (Rev C) had also been received to show that the garage door would be hinge opening to the sides rather than up and over door.

The Conservation Officer requested a more traditional timber door. This was requested and was shown on the amended plan received. The Conservation Officer had no other objections.

Councillor Peter Getkhan said this was an historic and very nice building in the area but was difficult to see from the road. There would be no damage to the historical building.

Councillor Peter Getkahn 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 unanimous.

RESOLVED:

That PLANNING PERMISSION BE GRANTED subject to the following conditions.

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

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

- C2 The development hereby permitted shall be carried out in accordance with the following approved plans: TRDC 001 (Location Plan) and 3758 2D
- Reason: For the avoidance of doubt and in the proper interests of planning and to safeguard the character and appearance of the Conservation Area, Locally Important Building and the residential amenity of neighbouring occupiers in accordance with Policies CP1, CP9, CP10 and CP12 of the Core Strategy (adopted October 2011), Policies DM1, DM3 DM6 and DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013) and the Croxley Green Conservation Area Appraisal (1996).
- C3 The detached garage hereby permitted shall be constructed using materials as stated within the submitted application form.
- Reason: To ensure that the external appearance of the development is satisfactory in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM3 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).
- C4 No operations (including tree felling, pruning, demolition works, soil moving, temporary access construction, or any other operation involving the use of motorised vehicles or construction machinery) shall commence on site in connection with the development hereby approved until the branch structure and trunks of all trees shown to be retained and all other trees not indicated as to be removed and their root systems have been protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.
- The protective measures, including fencing, shall be undertaken in accordance with the approved scheme before any equipment, machinery or materials are brought on to the site for the purposes of development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made. No fires shall be lit or liquids disposed of within 10.0m of an area designated as being fenced off or otherwise protected in the approved scheme.
- Reason: This condition is a pre commencement condition to prevent damage to trees during construction and to meet the requirements of Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).
- C5 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).

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.

PC 60/18

18/1207/FUL - Replacement play equipment and re-surfacing at THE PLAYGROUND, SKIDMORE WAY, RICKMANSWORTH, WD3 1TA

Councillor Chris Lloyd moved, seconded by Councillor Sara Bedford, that Planning Permission be Granted subject to Conditions.

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

RESOLVED:

That PLANNING PERMISSION BE GRANTED subject to the following conditions

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

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

- C2 The development hereby permitted shall be carried out in accordance with the following approved plans: 1001-PL1 (Location Plan), 1002-PL1 (Block Plan), 2002-PL1, 2003-PL1 and Q-19962-M0K8-C-REV 9B.

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 residential amenity of neighbouring occupiers, in accordance with Policies CP1, CP9, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policies DM6, DM11 and DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013).

- C3: The development shall not be erected other than in the materials as have been approved in writing by the Local Planning Authority as detailed on the application form and shown on Drawing Numbers 2002-PL1, 2003-PL1 and Q-19962-M0K8-C-REV 9B and no external materials shall be used other than those approved.

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

- C4: The soft landscaping measures shall be undertaken in accordance with the details approved on drawing number Q-19962-M0K8-C-REV 9B, the approved tree details and the proposed planting scheme. All soft landscaping works hereby approved 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 of five years from the date of the approved scheme was completed.

Reason: To safeguard the adjacent 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) - 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-built 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 development maintains/improves the economic, social and environmental conditions of the District.

13 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.

PC61/18 18/1296/OUT - Outline Application: Erection of up to 70 dwellings (Use Class C3) and a 75 bed care home (Use Class C2), with associated new access (appearance, landscaping, layout and scale reserved) at FORMER LITTLE FURZE JUNIOR MIXED INFANTS SCHOOL, GOSFORTH LANE, SOUTH OXHEY, WATFORD, HERTFORDSHIRE, WD19 7RE

The Planning Officer reported that Hertfordshire Ecology raised no objection. They had provided lengthy comments which were available to view online and would be provided in full when an updated report is returned to Committee. In summary, the site had been subject to a number of ecological surveys and they

were satisfied that these provide an adequate assessment of the site to establish the principle of development at outline stage.

Councillor Chris Lloyd said that the site was within the current Local Plan which was confirmed by the Planning Officer. He proposed that Members agree to go on a site visit, seconded by Councillor Sara Bedford, as it was difficult to appreciate the gradient of the site and the site access.

Councillor Stephen Cox knew the site which had been derelict since the school closed. The topography of the site flattened out and if planning permission was granted flooding concerns needed to be considered as the site was constantly flooding including the nearby woodlands. A large number of houses and a care home were proposed but it would not be getting the infrastructure required. Members needed to be realistic about the site. He noted that 21 affordable houses were proposed, 15 for social rent and 6 affordable rent. The present flooding must be overcome along with better infrastructure for the development.

Councillor Debbie Morris said the proposal for 70 dwellings and 75 bed care home should be considered against the indicative capacity for the site and what was allocated in the Local Plan. Two and three storey buildings would create overlooking issues which needed to be addressed. The reduction in the parking provision as the site was within zone 3 was a concern. Where would staff working at the care home park particularly as they would be working different shifts and also what consideration had been given to public access.

Councillor Andrew Scarth said the application was within the Oxhey Hall and Hayling ward. He had concerns if the care home was built other local care homes would close losing around 105 beds and with an ageing population this was a concern. There should be focus on social/affordable rented properties. The flooding on the site needed to be managed very carefully.

(Post meeting note it has been confirmed the site is within the South Oxhey Ward).

Councillor Reena Ranger said the infrastructure for the site needed to be considered carefully including GPs, convenience stores etc.

In accordance with Council Procedure Rule 35(b) Mr Cox spoke against the application.

The Planning Officer noted the comments made, this was an outline application and was not seeking approval of prescriptive details.

Councillor Peter Getkahn said the housing mix was very important. The percentage of 1 bedroom units was also important and urged the developer to look at the development mix again.

Councillor Alex Hayward noted that 73 trees were to be felled which would increase the flooding issues on the site and this should be counteracted.

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

RESOLVED:

Member noted there was no recommendation for approval or refusal at this stage, noted the report, and made the general comments listed in the Minute above with regard to the material planning issues raised by the application including in relation to:

- Proposed access.
- Quantum of development with reference to the Site Allocation and indicative capacity.
- Housing mix.
- Affordable housing.
- Impact on wildlife and biodiversity.
- Impact on trees.

The application is to be returned to a future Committee meeting for determination.

That Members make a site visit.

CHAIRMAN