



Title: Pre-planning amended application meeting
Location: Croxley Green Watercress Farm and Fisheries
Address: Rousebarn lane, Rickmansworth, Hertfordshire, WD3 3GG
Date: 9 January 2009
Version: 502 – application 08/1840/FUL

This document is to be read in conjunction with the whole planning application – specifically the following documents which are referenced in the text:

1 Introduction

Following a long period of consultation planning advice has been given on the following topics which have been applied to the main planning application:

1.1 Renewal of boundary fence and gate (in accordance with SI 95 permitted development Part 6 section A)

Within the Watford boundary no planning permission would be required for the following:

- 1 metre high fencing adjacent to the vehicle highway on Rousebarn lane
- 2 metre high fencing at all other boundaries, or set a couple of metres back from the boundary adjacent to the vehicle highway on Rousebarn lane

Within the Three Rivers Boundary

- A full planning application is required for all fencing in addition to consultation with the crime prevention officer and Hertfordshire wildlife

Note: the opinion of both the crime prevention officer and Hertfordshire wildlife is that the fencing is essential to protect the area from vandalism, and to maintain this environmental area. The opinion is that 2 metre high palisade fencing would be the first choice, but considering the cost that 2 mesh link may be a practical alternative.

1.2 Relocation of watercress processing plant (in accordance with PPS25, and in accordance with SI 95 permitted development Part 6 section A)

- 1.) To build a replacement timber processing building within the Watford boundary
 - To build a replacement timber building within the Watford boundary adjacent to the current car park.
 - To use materials sensitive to the environment which have an appropriate aesthetic look
 - To plant additional trees to obscure the appearance from Rousebarn lane.
 - To gain the opinion of the crime prevention officer with regards to the inclusion for onsite security

Note: the opinion of the crime prevention officer is that due to the lack of support from the local police and the remote nature of the farm that on site security would be absolutely essential for this site, and should be supported by various security technologies.

1.3 Part - retrospective application for the removal of asbestos cement and the replacement with timber for the water pump houses and processing plant (in accordance with SI 95 permitted development Part 6 section A)

Within the Watford boundary no planning permission would be required for the following:

- The asbestos cement would be removed and replaced with sustainable timber and would not lead to an increase in the size of the structure

The opinion of both Watford borough and Three Rivers with the regards to the addition of renewable energy sources for the buildings:

- A full planning application would be required for the addition of solar panels
- A full planning application would be required for the addition of wind turbines. Public feedback within Three Rivers is that there would be strong objection to even small wind turbines (less than 1kW) and the inclusion in the application should be seriously considered.

1.4 Retrospective application for the addition of watercress silt pits (in accordance with Section 85 of the Water Resources Act 1991 and in accordance with SI 95 permitted development Part 6 section A)

Within the Three Rivers Boundary

- A full planning application is required that should include the reason for the silt pits and a description of their operation and use.