

THREE RIVERS DISTRICT COUNCIL

Minutes of a meeting of the **South Oxhey Steering Committee** held in the Penn Chamber, Three Rivers House, Rickmansworth, on Monday 14 September 2015 from 7.30pm to 8.20pm.

Present: Councillors Ann Shaw OBE (Chairman), Stephen Cox, Len Tippen, Martin Trevett

Councillor Joan King - Herts County Council
Councillor Pam King - Watford Rural Parish Council.

Officers in attendance:

Steven Halls - Chief Executive
Alan Head - Head of Major Projects
Mike Simpson - Committee & Web Officer

Also in attendance: Councillors Marie-Louise Nolan, Alison Scarth, Andrew Scarth and Parish Councillor Stephen King

An apology for absence was received from Councillor Ty Harris.

SO01/15 MINUTES

The Minutes of the meeting of the South Oxhey Steering Committee held on 20 April 2015 were confirmed as a correct record.

SO02/15 PROGRESS REPORT

The Committee received an on-screen progress report on the South Oxhey Initiative from the Head of Major Projects.

He recapped that the successful bidders to undertake the project were Countryside Properties, with the Home Group Housing Association. The work would comprise five phases, from initial demolition of garages through to eventual completion.

The Head of Major Projects stated that Home Group possessed housing stock within South Oxhey which was an option for rehousing tenants during the regeneration process if necessary.

Affordable housing needs were being addressed by Home Group to accommodate people in the North and South blocks according to their current situation, and feedback from those affected had been good, as the provision of new accommodation at current rent levels had obvious appeal.

The Home Group had furthermore expressed a willingness to take over the estate management of all residential buildings from Countryside Properties on completion.

The building which Barclays Bank used to occupy would be returned to the Council, and the Head of Major Projects stated that he was in dialogue with Barclays' property division regarding the retention of a financial services facility within the new plan, although nothing was yet confirmed.

A Councillor expressed concerns about the viability and number of shops in Station Approach and elsewhere within the plans. The Head of Major Projects said he would be assessing the sequencing of shop relocations, and confirmed

there will be fewer retail outlets in total in the new development although the entire provision was for 60,000 square feet – approximately 20-30 shops depending on their size. He added that the brief is very much aimed at keeping existing retailers in the final scheme.

The Head of Major Projects had been in regular dialogue with the South Oxhey Shopkeepers' Association and would be meeting representatives of the shopkeepers on Wednesday 16 September 2015 to clarify the plans.

A Councillor asked about the likelihood of excessive noise from the site, particularly from any pubs, and especially from smokers outside such premises. The Head of Major Projects acknowledged such input as being valuable, and as the project is still in its very early stages the concerns would be fed back for consideration under the design and development plans

A question was asked regarding the existing wind tunnel effect in South Oxhey, and whether the new development would be better. The Head of Major Projects responded that the matter would be considered at detailed design stage.

Concerns were raised about the potential for excessive speeding and consequent safety issues, and it was confirmed that this issue would also be dealt with at detailed design stage by the highway engineers.

The Head of Major Projects said it was hoped that the Policy and Resources Committee would approve the development agreement in November, after which a public consultation would take place.

The project's pre-application was likely to be submitted within the next month, with the full application in early January 2016.

Plans were then expected to go before the Planning Committee in March 2016

The Head of Major Projects stated that members of the Policy and Resources Committee and South Oxhey Steering were invited to visit a Countryside Properties development on 10 October 2015 in South Acton. In addition, two retailers which had tendered to operate a large food store were to present their plans for the site on 21 October 2015, and that members of the South Oxhey Steering Committee were invited to attend.

RESOLVED:-

The information provided during the presentation was noted, and there were no further questions.

SO03/15 MEETING SCHEDULE

Dates of next meetings:
Monday 18 January 2016
Monday 7 March 2016

SO04/15 ANY OTHER BUSINESS

There was no other business.

CHAIRMAN