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**LOCAL PLAN SUB-COMMITTEE****MINUTES**

Of a meeting held in the Penn Chamber, Three Rivers House, Rickmansworth, on Thursday 20 June 2019 between 7pm and 7.39pm.

**Councillors present:**

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|--|---------------|
| Sara Bedford                                   | Chris Lloyd   |
| Stephen Cox                                    | Reena Ranger  |
| Raj Khiroya (for Cllr Matthew Bedford)         | Alison Wall   |
| Sarah Nelmes (for Cllr Stephen Giles-Medhurst) | Phil Williams |
| Alison Scarth (for Cllr Alex Michaels)         |               |

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Also in attendance: Councillor Marilyn Butler.

Officers Present: Claire May, Head of Planning Policy and Projects  
Lauren McCullagh, Planning and Conservation Officer  
Sarah Haythorpe, Principal Committee Manager

**LPSC01/19 APPOINTMENT OF CHAIRMAN OF THE SUB-COMMITTEE**

Councillor Sarah Nelmes moved Councillor Sara Bedford to be Chairman, seconded by Councillor Chris Lloyd.

RESOLVED:

Councillor Sara Bedford appointed Chairman of the Local Plan sub-committee for 2019/20.

**COUNCILLOR SARA BEDFORD IN THE CHAIR****LPSC02/19 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Matthew Bedford, Stephen Giles-Medhurst and Alex Michaels with the substitute members being Councillors Raj Khiroya, Sarah Nelmes and Alison Scarth.

**LPSC03/19 MINUTES**

The Minutes of the Local Plan sub-committee meeting held on 28 March 2019 were confirmed as a correct record and were signed by the Chairman.

**LPSC04/19 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 for the following reasons:

**LOCAL PLAN – RETAIL AND LEISURE TOPIC PAPER**

To enable the Council to progress the work required for the Local Plan.

**LPSC05/19 DECLARATION OF INTERESTS**

None received.

**LPSC06/19 LOCAL PLAN – RETAIL AND LEISURE TOPIC PAPER**

The Committee received a report which summarised the findings of the South West Hertfordshire Retail & Leisure Study (2018), identified key issues which the new Local Plan needed to address and proposed policy wording and site allocations to be contained within the draft Local Plan.

Members noted that the study had looked at commercial leisure areas not open leisure spaces.

With regard to having an Article 4 Direction to stop offices/restaurants being converted into residential accommodation it was noted that it was not possible for the Council to do this. Within the National Planning Policy Framework (NPPF) the Government encouraged permitted development and stopping this was not in the control of the Council. Any refusal of a conversion could only be considered in accordance with the Council's planning policies. It was not possible to safeguard the mix of shops in a retail parade as this was too specific. There would always be residents that shopped in adjoining areas due to the fact that they had larger scale retail units whereas Three Rivers had smaller retail parades. The occupancy of the shopping parades within Three Rivers was healthy and empty units was at 4% whereas across the country it was 11%.

On being put to the Committee the recommendations were declared CARRIED by the Chairman the voting being unanimous.

RESOLVED:

Noted the contents of the report and recommended to the Policy & Resources Committee the Draft Retail and Leisure Policy as set out in Appendix 4.

**LPSC07/19 EXCLUSION OF THE PRESS AND PUBLIC**

The following motion was moved, duly seconded, and it was agreed:

that under Section 100A of the Local Government Act 1972 the press and public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined under paragraphs ( 2 and 3) of Part I of Schedule 12A to the Act. It has been decided by the Council that in all the circumstances, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

**LPSC08/19 PART II CONFIDENTIAL MINUTES – 28 MARCH 2019**

The Part II Confidential Minute of the Local Plan sub-committee meeting held on 28 March 2019 was confirmed as a correct record and were signed by the Chairman.

**LPSC09/19 LOCAL PLAN**

This report provided an update on the local plan.

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

**RESOLVED:**

Agreed recommendations to the Policy & Resources Committee on a Draft Local Plan;

That public access to the report be denied until the publication of the Draft Local Plan; and

That public access to the decision be denied until Council agenda publication / denied until Committee minutes publication.

**CHAIRMAN**