

**LOCAL PLAN SUB-COMMITTEE**

**MINUTES**

of a meeting held in the Penn Chamber, Three Rivers House, Rickmansworth, on Thursday 22 August 2019 between 7pm and 7.30pm.

Councillors present:

Chris Lloyd (Chairman for the meeting)	Joanna Clemens (for Cllr Reena Ranger)
Steve Drury	Raj Khiroya (for Matthew Bedford)
Sarah Nelmes (for Cllr Giles-Medhurst)	Alison Wall
Stephen Cox	Phil Williams
Andrew Scarth (for Cllr Sara Bedford)	

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Also in attendance: Councillors

Officers Present: Claire May, Head of Planning Policy and Projects  
Sarah Haythorpe, Principal Committee Manager  
Jo Welton, Committee Manager

**LPSC41/19 CHAIRMAN OF THE MEETING**

It was proposed and duly seconded, that Councillor Chris Lloyd be appointed Chairman of the meeting.

RESOLVED:

Councillor Chris Lloyd to Chair the meeting.

**COUNCILLOR CHRIS LLOYD IN THE CHAIR**

**LPSC42/19 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Sara Bedford, Matthew Bedford, Stephen Giles-Medhurst and Reena Ranger with the substitute Members being Councillors Sarah Nelmes, Raj Khiroya, Andrew Scarth and Joanna Clemens.

**LPSC43/19 MINUTES**

The Minutes of the Local Plan sub-committee meeting held on 8 August 2019 were confirmed as a correct record and were signed by the Chairman.

Post Meeting notes/points of clarification had been added to Minute 32/19 which had been agreed by the Chairman of the sub-committee.

The Chairman of the meeting advised that all the policies approved would go out to public consultation and that they were only draft proposals at this stage.

**LPSC44/19 NOTICE OF OTHER BUSINESS**

The Chairman ruled that the following item of business had not been available 5 clear working days before the meeting:

Deliveries, Servicing and Construction  
Housing Density

but were both of sufficient urgency for the following reason: to enable the Council to progress the work required for the Local Plan.

#### **LPSC45/19 DECLARATION OF INTERESTS**

None received.

#### **LPSC46/19 LOCAL PLAN TOPIC PAPER: DELIVERIES, SERVICING AND CONSTRUCTION**

This topic paper set out the issues which the new Local Plan would need to address in relation to deliveries, servicing and construction and proposed policy wording to be contained within the new Local Plan.

A Member said there had been problems on certain larger sites as they did not have wheel wash facilities. With the building of the new school off Baldwins Lane there had been problems with mud on the road and they had used a hose to clean the road but this had not solved the problem. The Planning department had visited the site and had asked that the mud be cleared from the road which had now happened. A proper mechanical wheel washer should be included in the policy for all future large scale developments.

The Head of Planning Policy and Projects said that it could be possible to include some wording in the Deliveries, Servicing and Construction chapter that wheel washing facilities be included for larger scale developments.

A Member asked if a penalty could be imposed if a developer did not comply. The Head of Planning Policy and Projects responded that it could be a condition of the planning permission.

A Member agreed that there was a problem with larger sites not having wheel washing facilities. It had been an issue with the HS2 site with implications on neighbouring properties. It was an important point and should be addressed.

A Member said if a developer was depositing debris in the road should they not be responsible for clearing it up. The Head of Planning Policy and Projects said they could look to include in one of the planning conditions that for sites of 10+ dwellings wheel washing facilities be provided.

A Member asked if something could be included when applications are agreed at the Planning Committee as part of the conditions on the responsibility for the grass verges etc. The Head of Planning Policy and Projects agreed to send the comments to the Head of Regulatory Services for consideration as planning conditions for future applications.

The Chairman of the meeting moved, seconded by Councillor Steve Drury, that the draft policy be recommended and that the suggestions on the planning conditions be brought to the attention of the Head of Regulatory Services.

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

RESOLVED:

That the contents of this report be noted and recommend to the Policy and Resources Committee the Draft Deliveries.

That the suggestions on the planning conditions be brought to the attention of the Head of Regulatory Services.

## **LPSC47/19 LOCAL PLAN TOPIC PAPER: HOUSING DENSITY**

This topic paper sets out the issues which the new Local Plan will need to address in relation to housing densities and proposes policy wording to be contained within the new Local Plan.

Members congratulated the Head of Planning Policy and Projects and the team on the report. It was asked that for sites which were well serviced by public transport could we justify the frequency and type of transport. Looking at the development in Nascot Road (although outside the District it was very close) there was no public transport, and the Member felt we needed something included in the policy.

The Head of Planning Policy and Projects said when the parking standards were considered they would look at distances from the stations which would be linked to our parking standards. When the new parking standards were set measurements would be taken from the main points of transport (stations and buses) along with the consideration of the frequency of the journeys.

A Member said there was nothing in the policy about the minimum number of units per hectare. It discussed 52 units as a minimum in Rickmansworth Town Centre but it did not say that there were areas that we could not possibly put 52 because of there being no transport/infrastructure in place. The Member was not sure you could justify having 52 as a minimum in rural areas when there was no infrastructure in place. The Head of Planning Policy and Projects said Members would need to consider how much development could be built on the each individual site along with consideration for local infrastructure and distances from local transport.

A Member asked if a ward by ward break down of housing density could be provided, as in certain area's they designate housing specifically for local people and wondered if for future developments housing could be prioritised just for local people as a lot of people had to move outside the District as they could not afford to live here. The Head of Planning Policy and Projects said it would be difficult to give a report on a ward by ward basis but would look at Government statistics. With regards to housing being specific for local people that would be looked at under the Affordable Housing policy.

A Member said on the point of housing for local people she was aware in her Ward that 27 new properties were built and were all social and affordable housing and all went to local people as a priority.

A Member asked what the maximum number of dwellings could go in a hectare and would flats be included. The Head of Planning Policy and Projects said it came down to the design of the site and the housing mix and what the individual site could accommodate and what was acceptable.

### **RESOLVED:**

That contents of the report be noted and recommend to the Policy and Resources Committee the Draft Housing Density Policy as set out in Appendix 1.

**LPSC48/19 EXCLUSION OF THE PRESS AND PUBLIC**

The Chairman moved the following motion, 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.

**LPSC49/19 PART II CONFIDENTIAL MINUTES – 8 AUGUST 2019**

The Part II Confidential Minutes of the Local Plan sub-committee meeting held on 8 August 2019 were confirmed as a correct record and were signed by the Chairman.

**CHAIRMAN**