
LOCAL PLAN SUB-COMMITTEE**MINUTES**

of a meeting held in the Penn Chamber, Three Rivers House, Rickmansworth, on Thursday 8 August 2019 between 7pm and 8.48pm.

Councillors present:

Sara Bedford (Chairman)

Chris Lloyd

Steve Drury

Sarah Nelmes (for Cllr Giles-Medhurst)

Joan King (for Cllr Stephen Cox)

Reena Ranger

Matthew Bedford

Alison Wall

Phil Williams

Also in attendance: Councillors Marilyn Butler and Joanna Clemens.

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

LPSC27/19 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Stephen Cox and Stephen Giles-Medhurst, with the substitute members being Councillors Sarah Nelmes and Joan King.

LPSC28/19 MINUTES

The Minutes of the Local Plan sub-committee meeting held on 15 July 2019 were confirmed as a correct record and were signed by the Chairman.

LPSC29/19 NOTICE OF OTHER BUSINESS

None received.

LPSC30/19 DECLARATION OF INTERESTS

None received.

LPSC31/19 LOCAL PLAN TOPIC PAPER: WATERWAYS

This report set out the issues which the new Local Plan would need to address in relation to the Grand Union Canal and to a lesser extent development proposals adjacent to other waterways and proposes policy wording to be contained within the new Local Plan.

Members raised concerns regarding the residential moorings in Croxley Green and asked to what extent the policy would help the Council to ensure the minimum impact. In addition boats were able to moor temporarily which added additional pressure and increased the amount of waste. It was advised that this was the responsibility of the Canal and River Trust who should look into this.

These were temporary moorings and the boats should be moving on after the allowed time period had elapsed.

A Member asked that future planning permissions for new permanent moorings have some relevant conditions included.

A Member said they understood the rivers were chalk streams and wondered if reference could be made to this when consulting on the policy particularly with regard to Members of the Environmental Forum who may be able to add to this.

Members agreed the principle of the policy but wondered if it could be strengthened with regard to development next to the waterways in the future. The Head of Planning Policy and Projects would look into whether planning conditions could be included with regard to minimising the impact on existing residents, waste and protecting the waterways. With regard to waste this would be covered by the waste policy although flytipping was an issue outside of the policy.

RECOMMEND:

Noted the contents of the report and recommended to the Policy and Resources Committee the Draft Waterways Policy as set out in Appendix 1 of the report subject to Officers considering whether planning conditions could be included with regard to minimising impact on existing residents, waste and protecting the waterways.

LPSC32/19 LOCAL PLAN TOPIC PAPER: HERITAGE AND THE HISTORIC ENVIRONMENT

This report set out the issues which the new Local Plan will need to address in relation to heritage and the historic environment and proposes policy wording to be contained within the new Local Plan.

The Head of Planning Policy and Projects reported that there were 353 buildings and structures Listed in the District and 22 Conservation Areas. The policy would protect these structures where possible in the future and mitigate against any harm. Applicants submitting planning applications would be required to provide a heritage statement to show any impact there may be on a listed building or structure. With regard to the Conservation Areas they would be included in the Local Plan but it would not stop the Council introducing new areas. The policy would also help to protect buildings at risk and would provide protection for historic parks and gardens.

A Member raised concern the demolition/or substantial demolition of a building which was beyond repair or use could be undertaken in a Conservation Area. The Head of Planning Policy and Projects advised that being in a Conservation Area did not stop demolition.* The National Planning Policy Framework (NPPF) had changed since the last Local Plan and the policy made reference to replacement buildings being in keeping with the Conservation Area covered by point 11(e) of the policy which stated "Does not harm important views into, out of or within the Conservation Area. Historic England has been consulted."**

A Member thanked Officers for their work on this. They asked if a link could be provided in the policy to Historic England's list of historic buildings (this was provided below)

<https://historicengland.org.uk/listing/the-list/>

In addition, a weblink be included to the list of Conservation Areas in the District <https://www.threerivers.gov.uk/egcl-page/conservation-areas> and locally listed buildings. <https://www.threerivers.gov.uk/egcl-page/listed-buildings>

The Head of Planning Policy and Projects said when Officers did review locally listed buildings nominations could be put forward. There was a strict criteria for what can be locally listed and provided for limited protection of the buildings.

A Member said that some of the ancient walls by Batchworth Manor had been demolished. It was understood that the bricks dated back some 250 years and should have been listed. The Head of Planning Policy and Projects said that unless the wall was protected it could be demolished and would not require planning permission.***

RECOMMEND:

Noted the report and recommend to the Policy and Resources Committee the Draft Heritage and the Historic Environment Policy as set out in Appendix 1.

POST MEETING NOTE:

The following clarifications have been added to these minutes:

* Conservation Area designation does not stop demolition of a building, however planning permission is required.

** The draft policy states that 'The impact of development proposals on the significance of heritage assets and their settings will be considered in accordance with case law, legislation and the NPPF'. This covers development proposals outside of a conservation area and includes considerations such as the effect such development proposals may have on views into and out of a conservation area as well as on any heritage asset.

***The wall referred to is not nationally listed nor within a conservation area and therefore does not require planning permission.

LPSC33/19 LOCAL PLAN TOPIC PAPER: WASTE MANAGEMENT AND RECYCLING

The report set out the issues which the new Local Plan would need to address in relation to Waste Management and Recycling and proposed policy wording to be contained within the new Local Plan.

This policy required that future developments provide sufficient facilities for recycling and waste, suitable access arrangements and safe places for the storage of the bins. The policy also looked at the reuse and recycling of building materials in construction work and the requirement for developers to submit a Site Waste Management Plan.

RECOMMEND:

Noted the contents of this report and recommend to the Policy and Resources Committee the Draft Waste and Recycling Policy as set out in Appendix 1

LPSC34/19 LOCAL PLAN TOPIC PAPER: LOCAL DISTINCTIVENESS AND PLACE SHAPING

This report set out the issues which the new Local Plan would need to address in relation to local distinctiveness and place shaping and proposes policy wording to be contained within the new Local Plan.

The Head of Planning Policy and Projects said each development was different with its own individual design. With regard to gardens it was proposed that the space be reduced by a few metres although the standard would still be higher than other authorities. Details had now been included with regard to balcony depths. On the 45 degree rule and where the measurement was taken from, there had been no change to the policy it was just the diagram had been updated to show clearly where the measurements should be taken from.

In response to a Member question on room sizes the Head of Planning Policy and Projects said the Council would require the development to meet the minimum requirement. Officers would be looking to see if the London space standards, which were slightly better than the national standards, could be used. Officers would confirm details.

A Member said that parts of the District were quite hilly and wondered what controls there would be regarding heights of buildings. The Head of Planning Policy and Projects said that Council policies considered any adverse impact from overlooking as part of any planning application.

A Member emphasised the importance of Neighbourhood Plans (NP) to protect local communities and to not break them up as this could impact on people's wellbeing. A Member said Neighbourhood Plans did not form part of the Councils policies and were subservient to our Local Plan as was our Local Plan was subservient to the NPPF. We can only make reference to them.

Following a motion agreed at Full Council in 2017, a Member asked about space standards within mixed use areas which had both office and residential accommodation. The Head of Planning Policy and Projects advised this was covered in point A3.5 of the design criteria with non-residential being anything which was not a house. The privacy provided for residential properties was higher than that for offices.

A Member asked about the distances between buildings with it now being 22m (previously 28m). The Head of Planning Policy and Projects said 22m was larger distance than other local authorities. The Council was required to make this change in order that they could demonstrate they were looking to intensify development. On parking standards these would be reviewed separately. For one bedroom developments it was not a requirement to provide amenity space

RECOMMEND:

Noted the report and recommended to the Policy and Resources Committee:

LPSC35/19 LOCAL PLAN TOPIC PAPER: GROUND CONDITIONS, CONTAMINATION AND POLLUTION

This report set out the issues which the new Local Plan would need to address in relation to ground conditions, contamination and pollution and proposes policy wording to be contained within the new Local Plan.

In response to a Member question on noise from air conditioning units the Head of Planning Policy and Projects advised that policies were in place but it was considered under different standards and legislation.

RECOMMEND:

Noted the report and recommend to the Policy and Resources Committee the Draft Ground Conditions, Contamination and Pollution Policy as set out in Appendix 1.

LPSC36/19 LOCAL PLAN TOPIC PAPER: OVERARCHING POLICY ON SUSTAINABLE DEVELOPMENT

This report set out the issues which the new Local Plan would need to address in relation to the overarching policy on sustainable development and proposes policy wording to be contained within the new Local Plan.

RECOMMEND:

Noted the report and recommend to the Policy and Resources Committee the Draft Overarching Policy on Sustainable Development Policy as set out in Appendix 1

LPSC37/19 LOCAL PLAN TOPIC PAPER: ADAPTING TO CLIMATE CHANGE AND SUSTAINABLE CONSTRUCTION

This report set out the issues which the new Local Plan would need to address in relation to adapting to climate change and sustainable construction and proposes policy wording to be contained within the new Local Plan.

A Member asked if the provision for planting more trees could be added to the policy. The Head of Planning Policy and Projects said trees would be covered by a separate policy. A Member said trees could be included as part of landscaping to be in accordance with the landscaping plan but would need to be careful with regard to the type of tree to be planted.

RECOMMEND:

Noted the report and recommend to the Policy and Resources Committee the Draft Adapting to Climate Change and Sustainable Construction Policy as set out in Appendix 1.

LPSC38/19 LOCAL PLAN TOPIC PAPER: RENEWABLE AND LOW CARBON ENERGY DEVELOPMENTS

The report set out the issues which the new Local Plan would need to address in relation to large scale renewable and low carbon energy developments and proposes policy wording to be contained within the new Local Plan.

RECOMMEND:

Noted the report and recommend to the Policy and Resources Committee the Draft Renewable and Low Carbon Energy Policy as set out in Appendix 2

LPSC39/19 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.

LPSC40/19 LOCAL PLAN

The Committee received a report.

RECOMMEND:

That public access to the report, recommendation and minutes be denied until the publication of the Draft Local Plan.

CHAIRMAN