
LOCAL PLAN SUB-COMMITTEE

MINUTES

Of a meeting held virtually on 5 September 2022 from 7pm to 8.15pm

Members of the Local Plan Sub-Committee:

Councillors:	Rue Grewal
Stephen Giles-Medhurst (Chair)	Philip Hearn
Matthew Bedford (Vice Chair)	Reena Ranger
Sarah Nelmes	Jon Tankard
Stephen Cox	Phil Williams

Other Councillors also in attendance:

Debbie Morris, Chris Mitchell

Officers in attendance:

Geof Muggeridge, Director of Community & Environmental Services
Marko Kalik, Head of Planning Policy and Conservation
Sarah Haythorpe, Principal Committee Manager
Lorna Attwood, Committee Manager

LPSC 24/22 APOLOGIES FOR ABSENCE

There were no apologies for absence.

LPSC 25/22 MINUTES

It was confirmed that the Minutes of the Local Plan sub-committee meeting held on 18 August 2022 were a correct record and would be signed by the Chair.

LPSC 26/22 NOTICE OF OTHER BUSINESS

There was no other business.

Councillor Debbie Morris made a statement regarding the last meeting of the Sub-committee on 18 August:

Without prejudice, at the last meeting of the Local Plan Sub-committee on 18 August, comments were made which were withdrawn by email after the meeting. Councillor Morris confirmed that those comments remained withdrawn and apologised for any upset caused.

LPSC 27/22 DECLARATION OF INTERESTS

None were received under Procedure Rule 30.

**LPSC 28/22 LOCAL PLAN: CHANGES TO PREFERRED POLICY OPTIONS
FOLLOWING REGULATION 18 CONSULTATION**

The Chairman introduced the meeting and outlined the future programme that this meeting and the November meeting to be held on 9th, would deal with the remaining changes to the Policy documents. The December meeting would most likely deal with reports on those new sites suggested by land owners for inclusion in proposals for possible allocation and the January meeting changes proposed by land owners to existing sites. These last two meetings would most likely be in Part II. The Chairman expressed a hope that by December there might be clear clarification from the government if there was to be changes to the National Planning Policy Framework and any housing numbers it would allocate to Three Rivers.

The Head of Planning Policy and Conservation introduced the reports. There were five updated policies to be considered by Members. As with previous meetings, the new text that had been added was in red, and any deleted text was struck through. The remainder was the same as in the Regulation 18 consultation.

Appendix 1 – Preferred Policy Option 22 Open Space, Play Space, Sport and Recreation

A number of changes had been made to this policy following statutory consultee comments in particular from Sport England and Natural England. The open space areas had been split for clarity. The Head of Planning Policy and Conservation clarified a few of the points that had been removed/changed.

A Member wished to clarify the following points:

- With regards to 7i) and the developments of 25 or more dwellings, they wanted to know if this was a Council standard or a prescribed one.
- Were the Sports England standards more or less generous than the ones that were in the Council's previous Local Plan?

The Head of Planning Policy and Conservation could not confirm and would come back to the next meeting with this information.

A Member asked about how a designated open space was defined. The Head of Planning Policy stated that there was a list in the Regulation 18 draft plan and in the current Local Plan of areas of open space which were designated, including a map of sites around the District. This could be sent to Members if required.

RESOLVED:

It was agreed that the Head of Planning Policy and Conservation would re-visit Appendix 1 (Preferred Policy Option 22 Open Space, Play Space, Sport and Recreation) and consider the following suggestions made by Members and return to the next meeting with amended wording:

- To add to 1) the words "in exceptional circumstances"
- Open spaces that are built as part of a development would be open to all and not closed off to be used only by those who reside on the development

Appendix 3 – Preferred Policy Option 11 Health and Wellbeing

Changes had been made to the policy following statutory consultee comments, notably Sports England and Hertfordshire County Council. The main changes referenced healthy eating and food growing and the policy had been strengthened with regards to health impact assessments.

RECOMMEND:

Appendix 3 – Preferred Policy Option 11 Health and Wellbeing be agreed.

Appendix 5 – Ground Conditions, Contamination and Pollution

The main points amended in this section were regarding light pollution, and there would be potential to add at end of paragraph g), in the lighting section that the hours of illumination to be controlled.

The rest of the additions were explanatory text based on policy and guidance. The original policy did not have much explanation, therefore supporting text had been added to enable a better understanding.

A Member asked questions regarding the Air Quality measuring system and the comments made by the Highways Agency regarding acoustic barriers. The Head of Planning Policy and Conservation would consider these and come back to the next meeting with further details.

Members expressed concern over lighting times and what would be classed as unacceptable as there were businesses that had illuminations all evening such as estate agents. The Head of Planning Policy and Conservation would consider if something could be added into the policy on this and consideration as to how it could be enforced.

RECOMMEND:

Appendix 5 – Ground Conditions, Contamination and Pollution be agreed with further wording to be considered around section G lighting.

Appendix 7 – Waste Management and Recycling

The Head of Planning Policy and Conservation advised that the main addition was in reference to modern methods of construction as supported by Hertfordshire County Council and a requirement for a circular economy statement to be submitted with regard to new developments.

A Member asked about section 2e and what would be classed as a “relevant project” and wondered if this could be made clearer. The Head of Planning Policy and Conservation agreed to look at this again to make the wording clearer and easier to understand.

RECOMMEND:

Appendix 7 – Waste Management and Recycling be agreed subject to section 2e wording being made clearer.

Appendix 9 - Renewable and Low Carbon Energy Developments

The Head of Planning Policy and Conservation advised that this appendix had very minor changes which were to remove the words “large scale” in order that the policy would apply to all renewable energy developments rather than just large scale ones. A reference was also added which included the wording “not limited to Combined Heat and Power systems”.

Concerns were raised on how the Council stood with regard to solar farms, the NPPF and future development and wondered if this appendix needed further clarification. The Head of Planning Policy and Conservation agreed to look at this as there may need to be a caveat in the policy or some wording amended.

There was some concern about the Council possibly opening ourselves inadvertently to development within the Green Belt. The Director of Community and Environmental Services suggested that the wording in paragraph 1 line 4 could be changed from “will be supported” to “may be supported.”

The Head of Planning Policy and Conservation agreed that this change could be made.

RECOMMEND:

Agreed Appendix 9 - Renewable and Low Carbon Energy Developments subject to the amendment at Paragraph 1, line 4.

CHAIR