|  |  |
| --- | --- |
|  | Three Rivers House  Northway  Rickmansworth  Herts WD3 1RL |

**LOCAL PLAN SUB-COMMITTEE**

**MINUTES**

Of a meeting held virtually on 26 January 2023 from 7pm to

|  |  |  |  |
| --- | --- | --- | --- |
| Members of the Local Plan Sub-Committee:  Councillors:  Stephen Giles-Medhurst (Chair)  Matthew Bedford (Vice Chair)  Stephen Cox  Rue Grewal  Other Councillors also in attendance:  Steve Drury, Andrea Fraser, Chris Mitchell, Chris Lloyd, Ciaran Reed, Kevin Raeburn, Jon Tankard | Philip Hearn  Sarah Nelmes  Reena Ranger  Raj Khiroya  Phil Williams | | |
| Officers in attendance:  Geof Muggeridge, Director of Community and Environmental Services  Marko Kalik, Head of Planning Policy and Conservation  Sujeet Sharma, Planning Policy Officer  Sarah Haythorpe, Principal Committee Manager  Lorna Attwood, Committee Manager | |  |
|  | | | |

## LPSC 49/22 APOLOGIES FOR ABSENCE

There were no apologies for absence.

**LPSC 50/22 MINUTES**

The Minutes of the meetings held on 7 December 2022 were confirmed as a correct record by the sub-committee and would be signed by the Chair.

## LPSC 51/22 NOTICE OF OTHER BUSINESS

There was no other business.

LPSC 52/22 DECLARATION OF INTERESTS

None received.

LPSC 53/22 LOCAL PLAN: CHANGES TO PREFERRED POLICY OPTIONS FOLLOWING REGULATION 18 CONSULTATION

The Chair announced that there had been submissions from the Joint Residents Association and a District Councillor which would be considered with anything said by the public speakers that evening.

This report proposed changes to some of the preferred policy options contained in the Draft Local Plan Regulation 18 Part 1: Preferred Policy Options document in response to changes to National Planning Policy Framework (NPPF) and comments received to the Regulation 18 consultation.

The Head of Planning Policy and Conservation introduced the report. The policies had been drafted and updated based on existing National Policy. The Local Housing Needs Assessment and Economic Study evidence base work will be updated this year where information would be fed back into the policy.

**APPENDIX 1 - CO2 EMISSIONS & ONSITE RENEWABLE ENERGY**

The Head of Planning Policy and Conservation commented that the Oxford City and the Bath and North East Somerset Local Plans went beyond Building Regulations. Bath and North East Somerset’s Local Plan had been adopted in the last few days. This policy had not gone beyond Building Regulations at this stage, but more work would need to be completed, and would come back to the February meeting. A key issue that had been raised was to go further than what was set out in the Building Regulations. The wording in policy had been strengthened with an added requirement of 25% for on-site renewable energy generation. The government would come forward with the future homes standards, which would have much higher targets for C02 Emissions. Members were in agreement that they were keen to go as far as possible with this policy in regards to C02 emissions.

RECOMMEND:

That Appendix 1 be noted with the intention to push for the best deal in respect of C02 emissions but to bring this back to the February sub –committee meeting.

**APPENDIX 2 – HOUSING MIX**

In accordance with Council Procedure Rule 35(b) a member of the public spoke on Appendices 5, 6 and 8.

The sub-committee noted the Joint Residents Association were against the proposed changes to Appendix 5 s 5.102 regarding exceptional circumstances and asked for it to be removed from the section or reworded.

With regard to the Parish Council comments not being included the comments had been included in the part II information but not in the main document and this was an error.

With regards to Appendix 8 and the proposed change to the vision, Officers would revise the text and consider the order of the objectives although it was noted they were not numbered in a rank order.

On Appendix 2 the Head of Planning Policy and Conservation advised that the bullet points were a bit confusing in section 1.3, and Officers would revise this. The key change from last time related to Members concerns on the housing mix the bedroom sizes and there being too much emphasis on larger homes. Officers had done some evidence-based work looking at housing completions and found there to be a large over delivery of larger homes. The housing mix had now been adjusted accordingly.

A Member discussed the table in 4.17 and number of bedrooms and considered the types of one-bedroom properties and if they were suitable for downsizers – The Head of Planning Policy and Conservation would take this away to consider.

RECOMMEND:

That the policy be noted and Officers to take into account Members comments provided above when completing further work on the policy.

**APPENDIX 5 – GREEN BELT**

The Head of Planning Policy and Conservation introduced the report and discussed section 5.102 which had been raised by the member of the public speaker. Officers would move this introductory paragraph to another section and re write the text to make it clearer regarding the exceptional circumstances. The policy had been updated to read easier and any out-of-date references had been taken out.

In response to the earlier public speaker, the Head of Planning Policy and Conservation advised that there would be some changes made to the policy and comments would be taken into account. It was agreed that 5.102 (relating to building in the Green Belt in exceptional circumstances) was not as clear as it could be and could be moved to the site allocations section with an explanation on the exceptional circumstances for altering Green Belt boundaries for site allocation.

A Member suggested this section being put aside until the Government updated the NPPF and to not discuss or agree the policy further and to revisit this when the government plans became clearer.

Councillor Matthew Bedford moved, duly seconded by Councillor Stephen Giles-Medhurst, for officers to amend section 5.102 but don’t adopt the policy and suspend consideration under clearer details were provided by the Government.

RECOMMEND:

That Appendix 5 be noted and revisited following new Government guidance.

**APPENDIX 8 – STRATEGIC OBJECTIVES**

The Head of Planning Policy and Conservation introduced the report and discussed the earlier comments made by the member of the public speaker. Officers would consider the objectives and the possibility of reordering them.

A Member also asked if Officers could consider changing the wording on Warner Brothers as they had been specifically mentioned in the policy and wondered if this should be changed. Officers would consider these comments when revisiting the policy.

RESOLVED:

That Appendix 8 be noted, and further work be completed on the objectives with the possibility of reordering them.

That the reference to Warner Bros be considered by officers when reviewing the policy.

**APPENDIX 9 – HOUSING DENSITY**

The Head of Planning Policy and Conservation introduced the policy and asked for Members views on the approach to Housing Density. Officers proposed the second option but requested a steer from Members before re considering the policy.

A Member raised a concern about garages being built with houses as it was felt these were not used for cars and we should look to spread the housing out more. The non-use of the garages for car parking was creating parking problems as they were not being used for the purpose intended. Councillor Matthew Bedford would like to discourage or disallow the building of garages with a development and moved this proposal for Officers to investigate and see whether this could be included in the policy. The Head of Planning Policy and Conservation would consider this but it may be looked at via the parking policy. The Director of Community and Environmental Services added that he felt that this was not something that would be accepted by the Inspector at examination and garages will have to be counted as parking spaces even if they are not used as such.

Councillor Stephen Giles-Medhurst proposed Option 1 with sites continuing to be assessed to reflect the local character. This was seconded by Councillor Matthew Bedford and also moved that work be undertaken with regard to the building of garages on new developments. On being put to the sub-committee the motion was declared CARRIED with a vote of 6 Members For and 3 Against Option 1.

Councillor Reena Ranger proposed Option 2. On being put to the sub-committee this was REFUSED with a vote of 3 For and 6 Against.

RECOMMEND:

Agreed to recommend Option 1.

**CHAIR**