



HERTSMERE BOROUGH COUNCIL

Planning Committee Agenda

THURSDAY, 16 JANUARY 2020 AT 6.00 PM

COUNCIL CHAMBER, CIVIC OFFICES, ELSTREE WAY, BOREHAMWOOD, HERTS, WD6 1WA

Membership

Councillor Silver (Chair)

Councillor Briski
Councillor Graham
Councillor S Hodgson-Jones
Councillor Newmark

Councillors Quilty (Vice-Chair) and Spencer (Vice-Chair)

Councillor Evans
Councillor Gray
Councillor Lyon
Councillor Turner

Enquiries about this Agenda to:
Allan Siao Ming Witherick

Phone: 020 8207 7806
Email: allan.witherick@hertsmere.gov.uk

You can look at a paper copy of the non-confidential committee agenda and reports of officers at least five working days before the meeting at:

- The Civic Offices, Elstree Way, Borehamwood, Hertfordshire, WD6 1WA

You can look at an electronic version of the non-confidential committee agenda and reports of officers at least five working days before the meeting at:

- The Council's Bushey Area Office at Citizens Advice Bureau, 8 Rudolph Road, Bushey, WD23 3DU
- The Council's Potters Bar Area Office at The Wyllyotts Centre, Darkes Lane, Potters Bar, EN6 2HN
- Aldenham Parish Council Offices, Aldenham Avenue, Radlett, WD7 8HL

Background papers used to prepare reports can be inspected at the Civic Offices, on request.

The unconfirmed Minutes of meetings are usually available to look at seven working days after the meeting.

Please be aware that Planning Committee meetings are broadcast live on the internet and recorded as a webcast. Webcasts of committee meetings stay on Hertsmere's website for a period of six months after the meeting:

<https://hertsmere.public-i.tv/>

For directions to the meeting venue, please visit www.hertsmere.gov.uk/Contact-Us.aspx

Please see overleaf for details of how to register to speak at Planning Committee meetings.

Contact Democratic Services on 020 8207 7806 for any further information.

Interim Managing Director

Civic Offices, Elstree Way, Borehamwood, Hertfordshire, WD6 1WA

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SPECIAL NOTICE FOR MEMBERS OF THE PUBLIC

You may speak to the Committee for three minutes on any planning application shown in these papers to be determined at the meeting.

Please note that the order is indicative only and may be varied on the night by the Chair.

RING 020 8207 7550 BETWEEN 10am AND 4pm ON THE DAY OF THE MEETING

We will need to know:

The application on which you wish to speak

Your full name

Your address

Your telephone number

Whether you are in favour of or against the application

Whether you also represent anyone else

Whether we can pass your details on to any other caller with a similar point of view

This procedure allows for **ONE** person to speak in support of the application and **ONE** against the application. The applicant will be given first refusal and all other requests to speak shall be dealt with on a "first come, first served" basis. Therefore, if you have registered to speak, we ask if we may pass your details onto anyone else who phones with a similar point of view. This is so that you may take into account any issues they would have liked to raise. Only if you give your consent will we put others in touch with you prior to the meeting.

Each person making representations will be allowed a maximum period of three minutes in which to speak **[advice on how to comment on proposals is overleaf]**. If you are speaking on behalf of others, for example, neighbours, you will need to provide a letter (or similar) signed by them authorising you to do so.

You are only permitted to speak. You are not permitted to circulate material, including photographs, to the Committee Members. All requests to circulate material will be refused.

Councillors who are not members of the committee may speak as **Community Advocates** for up to 5 minutes on behalf of others. They are required to ring the telephone line above between 10am and 4pm on the day of the meeting and shall also be limited to one speaker in support and one in objection.

AT THE MEETING

- (a) The Planning Officer will present the application with the aid of slides;
- (b) The Chair will call upon the person representing objectors to speak for a maximum of 3 minutes;
- (c) The Chair will call upon the person representing supporters to speak for a maximum of 3 minutes;
- (d) The Chair will call upon the Community Advocate to speak in objection for a maximum of 5 minutes;
- (e) The Chair will call upon the Community Advocate to speak in support for a maximum of 5 minutes;
- (f) The Planning Officer will be invited to comment on any views expressed during the earlier stages;
- (g) Members will debate the application;
- (h) Officers will sum up the issues if this is necessary;
- (i) Members will reach their decision.

Your details, excluding your telephone number, may be given at the meeting to the Members of the Committee, the Press and any other members of the public present.

The number to ring is 020 8207 7550

The line will be open between 10am and 4pm on meeting days only - if the line is busy, please call back. Requests under these arrangements are dealt with only on this number on the day of the meeting.

SOME ADVICE ON COMMENTING ON PROPOSALS

The Council must pay particular attention to the Development Plan for the area when considering planning applications. For applications validated on or after 17 January 2013 this comprises:

- the Hertsmere Local Plan Core Strategy Development Plan Document (adopted January 2013)
- saved policies in the Hertsmere Local Plan (adopted 2003) which have not been replaced by policies within the Hertsmere Core Strategy
- the draft Site Allocations and Development Management Policies 2015 (approved for interim use in the determination of planning applications)
- the Waste Core Strategy and Development Management Policies Development Plan Document prepared by Hertfordshire County Council (adopted November 2012)
- the Hertfordshire Minerals Local Plan Review prepared by Hertfordshire County Council (adopted March 2007 and saved March 2010)

The Council also produces additional guidance in the form of Supplementary Planning Documents (SPDs). Whilst these do not have Development Plan status they have been subject to public consultation and are taken into account as material considerations in dealing with planning applications.

Before deciding whether or not you wish to make representations to the Committee, we strongly advise you to read the officers' report on the application which is available on the council website.

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Background papers used to prepare reports (including the application forms and plans) are public documents and can be inspected at the Civic Offices, on request.

Planning permission can be refused only if there are sound planning reasons for doing so. Problems are sometimes resolved without refusing planning permission. The Council often discusses problems with the applicant concerned, and amendments may be made to an application. One other way the Council addresses problems, is by granting planning permission subject to conditions. Your views are important and assist the Council in focusing on those aspects of an application that are not satisfactory. The following checklist may help you:

- *If the application is for a change of use, do you think the proposed use is a suitable one for this locality?*
- *Is the general appearance of the development, including its height and design, acceptable?*
- *Will the development affect you unreasonably because of over dominance, loss of day light or loss of privacy?*
- *Do you think the development will cause a nuisance [noise or fumes] to an unreasonable extent?*
- *Do you think that the development will give rise to unacceptable traffic congestion or traffic hazards?*
- *Do you think that the development will have any other unacceptable impact on the area?*

Please remember, that objections raised on non-planning grounds cannot be taken into account by the Committee when they determine a planning application. Examples of such reasons are that property values will be reduced; trade lost if a new business sets up; or that a familiar view will be lost. The Council cannot, and does not, involve itself in boundary disputes.

We hope you find this information useful.

URGENT LATE BUSINESS

Members are requested to notify the Democratic Services Officer of any additional urgent business which they wish to be discussed by the Committee following the matters set out on either the Part I or Part II Agenda, so that their request can be raised with the Chair. Under the Access to Information Act 1985, Members must state the special circumstances which they consider justify the additional business being considered as a matter of urgency.

1. MEMBERSHIP

To receive details of any change in Membership of this Committee notified since the agenda was printed.

2. COMMUNICATIONS AND APOLOGIES FOR ABSENCE

- (a) Communications (if any) relating to business on the agenda.
- (b) Apologies for absence.

3. DECLARATIONS OF INTEREST

Members are required to declare any disclosable pecuniary interests they or their spouse/partner have in any matter which is to be considered at this meeting. Members must also declare any other pecuniary or non-pecuniary interests they have in any matter to be considered at this meeting. The responsibility for declaring an interest rests solely with the member concerned.

Members must clearly state to the meeting the existence and nature of any disclosable pecuniary interest, other pecuniary interest or non-pecuniary interest and the agenda item(s) to which it/they apply.

Disclosable Pecuniary Interests are prescribed by the Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012 as follows;

Employment, office, trade, profession or vocation	Any employment, office, trade, profession or vocation carried on for profit or gain.
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Sponsorship	Any payment or provision of any other financial benefit (other than from the relevant authority) made or provided within the relevant period in respect of any expenses incurred by a member in carrying out duties as a member, or towards your election expenses. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation)
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Act 1992.

Contracts	Any contract which is made between the relevant person (or a body in which the relevant person has a beneficial interest) and the relevant authority— (a) under which goods or services are to be provided or works are to be executed; and (b) which has not been fully discharged.
Land	Any beneficial interest in land which is within the area of the relevant authority.
Licences	Any licence (alone or jointly with others) to occupy land in the area of the relevant authority for a month or longer.
Corporate tenancies	Any tenancy where (to the member's knowledge) - (a) the landlord is the relevant authority; and (b) the tenant is a body in which the relevant person has a beneficial interest.
Securities	Any beneficial interest in securities of a body where - (a) that body (to the member's knowledge) has a place of business or land in the area of the relevant authority; and (b) either (i) the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body; or (ii) if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which the relevant person has a beneficial interest exceeds one hundredth of the total issued share capital of that class.

In cases of disclosable pecuniary interest, Members must withdraw from the meeting room while the matter is being considered.

Predetermination

A Member who has publicly expressed a final view on a planning matter, prior to the meeting at which a decision or formal recommendation is to be made, **should withdraw from the meeting for the item concerned**. *For more details see the Code of Conduct for Members and Officers dealing with Planning Matters (Section 5.7 of the Constitution).*

4. MINUTES

To approve and sign the **ATTACHED** minutes of the meeting of the Planning Committee held on 16 December 2019. (Pages 9 - 14)

In accordance with the Constitution no discussion shall take place upon the minutes, except upon their accuracy.

5. PLANNING APPLICATIONS FOR DETERMINATION AT THE MEETING

NOTE

(Pages 15 - 17)

All the recommendations set out in the reports on this agenda have been endorsed by a Development Team Manager.

If a Committee is minded to reverse an Officer's recommendation contrary to the provisions of the Hertsmere Local Plan, the application shall be referred to the Planning Referrals Committee for determination.

Report of officers on planning applications.

5.A **19/1737/REM UNITS 3 & 4, FORMER J SAINSBURY DISTRIBUTION DEPOT, YORK CRESCENT, BOREHAMWOOD, HERTFORDSHIRE, WD6 1SN** (Pages 18 - 51)

5.B **19/1275/FUL ELSTREE FILM AND TV STUDIOS, SHENLEY ROAD, BOREHAMWOOD, HERTFORDSHIRE, WD6 1JG** (Pages 52 - 73)

5.C **19/1704/FUL LITTLE DELROW, SUMMERHOUSE LANE, ALDENHAM, WD25 8DL** (Pages 74 - 85)

5.D **18/1273/FUL BOREHAMWOOD FOOTBALL CLUB, MEADOW PARK, BROUGHINGE ROAD, BOREHAMWOOD, HERTFORDSHIRE, WD6 5AL** (Pages 86 - 100)

6. PLANNING APPEALS: CURRENT POSITION

To receive the attached lists for information. (Pages 101 - 114)

7. ANY OTHER BUSINESS THAT THE CHAIR CONSIDERS URGENT

In accordance with Section 100B(4) of the Local Government Act 1972, amended by the Access to Information Act of 1985, no urgent business may be raised unless it has been approved by the Chair. The item and reason for urgency must be announced

at the start of the meeting.

8. DATE OF NEXT MEETING

Future meetings are scheduled to take place at 6pm at the Civic Offices, Elstree Way, Borehamwood, as follows:

- 20 February 2020 (rescheduled from 13 February 2020 due to a local by-election)
- 19 March 2020
- 23 April 2020
- 21 May 2020

Civic Offices,
Elstree Way
Borehamwood
HERTS WD6 1WA

08 January 2020