

HERTSMERE BOROUGH COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held in Council Chamber, Civic Offices, Elstree Way, Borehamwood, Herts, WD6 1WA

16 December 2019

Present:

Voting Members:

Councillors Silver (Chair), Quilty (Vice-Chair), Spencer (Vice-Chair), Briski, Evans, Graham, Gray, Lambert, Lyon, Newmark and Turner

Officers:

C Hayes	Principal Lawyer
A Waite	Head of Planning & Economic Development
K Humphries	Principal Planning Officer
R Marber	Principal Planning Officer
S Richards	Principal Planning Officer
W Clarke	Senior Planning Officer
M Sanders	Senior Planning Officer
A Witherick	Democratic Services Officer

341. **MEMBERSHIP**

Councillor D Lambert substituted for Councillor S Hodgson-Jones.

342. **COMMUNICATIONS AND APOLOGIES FOR ABSENCE**

Officers had tabled papers detailing amendments and additional information in connection with the applications on the agenda, copies of which had been made available to Members of the committee, the press and the public.

Apologies for absence had been received from Councillors S Hodgson-Jones. Councillor Newmark had given apologies for lateness in advance.

In addition, the Chair reported that since the publication of the agenda the applicants had withdrawn:

- Item 5B - 19/0989/FUL Lupa House, York Way, Borehamwood, WD6 1PX
- Item 5E - 19/1158/FUL 38 - 40 Watling Street, Radlett

These would not be debated.

The Chair confirmed that Items 5F 19/1042/FUL and 5G 19/1043/LBC both related to St Margarets School, Merry Hill Road, Bushey, WD23 1DT and would be heard together with a separate vote on the application and the listed building consent.

343. **DECLARATIONS OF INTEREST**

At the start of Item 5F, Councillor L Silver declared a non-pecuniary interest in Item 5F, 19/1042/FUL and Item 5G, 19/1043/FUL, both relating to St Margarets School, Merry Hill Road, Bushey, WD23 1DT as she lived close to the site.

344. **MINUTES**

RESOLVED that the minutes of the meeting of the Planning Committee held on 14 November 2019 be approved and signed as a correct record.

345. **PLANNING APPLICATIONS FOR DETERMINATION AT THE MEETING**

Consideration was given to the planning applications listed at Item 5 of the agenda and the amendments and additions sheet as tabled by Officers.

345.1 **18/2318/FUL Land at Coleridge Way, Borehamwood**

Noted the receipt of additional information as set out in the tabled addendum.

Mr M Lambert of PPML Consulting spoke in favour of the application as agent.

The Committee were pleased to see Section 106 Planning Obligation funding had been secured for delivering biodiversity offsetting.

A query was raised as to whether solar panels would be provided at the site and Officers confirmed that this was covered in Condition 17.

RESOLVED that planning permission be **GRANTED** subject to the conditions set out in the Officer's report and the tabled addendum.

345.2 **19/0989/FUL Lupa House, York Way, Borehamwood, WD6 1PX**

Note: Item 5b) 19/0989/FUL Lupa House, York Way, Borehamwood, WD6 1PX was **WITHDRAWN** by the applicant after the publication of the agenda and was not debated.

345.3 **19/1532/REM Former J Sainsbury Distribution Depot, York Crescent, Borehamwood, WD6 1SN**

Noted the receipt of additional information as set out in the tabled addendum.

Mr C Slack of Turley spoke in favour of the application as agent.

The Committee queried whether the acoustic fence on the Northern boundary would be maintained in perpetuity to reduce the leakage of sound from the site. Officers confirmed that this was mandated by Condition 9 of the outline planning permission that had already been granted.

The Committee queried whether the Highway Authority had objected in another application nearby to the creation of a new access from Elstree Way. Officers explained that such a proposal had indeed been objected to by the Highway Authority as regards an application at the adjacent site of Lupa House (19/0989/FUL). Officers clarified that in this application at the former Sainsbury's Depot site (unlike the application at Lupa House) the proposal was to use the existing access points on York Crescent and York Way, rather than to create a new access from Elstree Way.

Nearby residents in Elstree House, which had been converted from office use to residential in an employment area, had raised concerns about possible disturbance from the movement of commercial vehicles, and they had reported incidents of inconsiderate parking and antisocial behaviour outside the site on York Crescent in the past. Officers commented that vehicle movements related to commercial activities in an employment area was considered normal, whilst the reports of anti-social behaviour had already been passed on by officers to raised with parking enforcement and the police.

RESOLVED that planning permission be **GRANTED** subject to the conditions set out in the Officer's report and the tabled addendum.

[At 6.33 pm Councillor J Newmark joined the meeting prior to the next item.]

345.4 **19/1271/FUL Organ Hall Farm, Theobald Street, Borehamwood, WD6 4PH**

Noted the receipt of additional information as set out in the tabled addendum.

Mr S Warner of Fisher German spoke in favour of the application as agent.

The Committee queried the development in the green belt and whether the threshold for Very Special Circumstances had been met. Officers confirmed that there was a series of sequential tests to be met for development to be allowed and that this had shown a shortfall in the type of office space being proposed. The proposals overall had a smaller footprint than the current buildings which already existed on site and the gap between settlements would be unchanged.

The Committee recognised that the proposals represented an opportunity to enhance employment land however concerns were raised about the potential traffic impacts and the quality of the assessments undertaken by the Highways Authority. Officers reassured the Committee that the proposals included a shuttle bus for the life of the development and that the planning conditions included provisions for a travel plan. It was recognised that to refuse an application on traffic grounds the Committee would need to provide evidence of how it would create a significant adverse impact.

RESOLVED that planning permission be **GRANTED** subject to approval from the Secretary of State, a flood authority report, the conditions set out in the Officer's report and the tabled addendum.

345.5 **19/1158/FUL 38 - 40 Watling Street, Radlett**

Note: Item 5E) 19/1158/FUL 38 - 40 Watling Street, Radlett was **WITHDRAWN** by the applicant after the publication of the agenda and was not debated.

345.6 **19/1042/FUL St Margarets School, Merry Hill Road, Bushey, WD23 1DT**

Noted the receipt of additional information as set out in the tabled addendum and a late representation from Waste services having been received and giving no objection.

At the start of this item, and linked to the next, Councillor L Silver declared a non-pecuniary interest as she lived close to the site.

A joint presentation covering this application, 19/1042/FUL and the next item, 19/1043/LBC, was received by the Committee.

Mr G Cooper of Merry Hill Road spoke against the application on behalf of his father, a local resident.

The Committee raised concerns that there had been a loss of vegetation at the site. Officers confirmed that there were no Tree Preservation Orders (TPOs) in place and no consents were required. Condition 6 was highlighted as requiring a landscaping plan to be approved. Members asked that this be strengthened through the

requirement of a clear arboricultural statement and an informative to minimise the visual impacts of the developments.

Members queried whether the proposed development was in keeping with the existing buildings and those which had already been granted planning permission. Officer confirmed that the design had been reviewed and input provided by the conservation team.

Officers confirmed that any concerns around asbestos due to the age of the building for removal was covered by other Health & Safety legislation and no additional condition or informative was required.

RESOLVED that planning permission be **GRANTED** subject to the conditions set out in the Officer's report, the tabled addendum, the inclusion of a condition requiring that a Tree Protection Plan and arboricultural method statement prior to commencement and an informative that, as part of Condition 6 additional screening is provided to reduce the visual impact of the developments.

345.7 **19/1043/LBC St Margarets School, Merry Hill Road, Bushey, WD23 1DT**

Noted the receipt of additional information as set out in the tabled addendum and as linked to the main planning application, Item 5F, 19/1042/FUL St Margarets School, Merry Hill Road, Bushey, WD23 1DT.

The Committee, having debated their areas of concern on the site as a whole during their deliberations on Item 5F, 19/1042/FUL St Margarets School, agreed that the listed building consent to support the application be granted.

RESOLVED that listed building consent be **GRANTED** subject to the conditions set out in the Officer's report and the tabled addendum.

346. **PLANNING APPEALS: CURRENT POSITION**

Noted the current planning appeals and appeal decisions as set out at Item 6 of the agenda.

347. **ANY OTHER BUSINESS THAT THE CHAIR CONSIDERS URGENT**

There was none.

348. **DATE OF NEXT MEETING**

The next meeting was scheduled for Thursday 16 January 2020 at 6pm.

CLOSURE: 7.55 pm

CHAIR