

**HERTSMERE BOROUGH COUNCIL**

**PLANNING COMMITTEE**

**Minutes of the meeting held in Council Chamber - Civic Offices and  
remotely - Online**

8 October 2020

**Present:**

**Voting Members:**

Councillors Silver (Chair), Quilty (Vice-Chair), Turner (Vice-Chair), Briski, Evans, Graham, S Hodgson-Jones, Lyon, Newmark, Rosehill and Spencer

**Officers:**

H Patterson	Head of Legal & Democratic Services
R Whear	Head of Planning & Economic Development
S Laban	Development Team Manager
K Humphries	Principal Planning Officer
P Haran	Senior Planning Officer
A Witherick	Democratic Services Officer

666. **MEMBERSHIP**

The Chair welcomed everyone to the meeting and announced that, following the changes to legislation, the meeting was being held online due to the COVID-19 lockdown restrictions. Councillors and Officers were participating online and the Press and Public were able to view the meeting live on the Council website.

The meeting would follow the usual format whilst accounting for the requirements of an online meeting.

The Chair held a roll call of Members to confirm that all were present.

There had been no changes in membership of the Committee.

667. **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.

All Members were present.

In addition, the Chair reported that Item 5B Application 19/0321/FUL, Land at Windsor Close, 1-15 Windsor Close and 80-104 Gateshead Road and 1-15 Stannington Path, Borehamwood had been withdrawn by the applicant from the agenda.

668. **DECLARATIONS OF INTEREST**

No Members had an interest to declare in relation to the agenda items for this meeting.

669. **MINUTES**

**RESOLVED** that the minutes of the meeting of the Planning Committee held on 10 September 2020 be approved and signed as a correct record on return to the Council offices.

670. **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.

670.1 **20/0316/FUL Lupa House, York Way, Borehamwood, WD6 1PX**

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

The Planning Officer provided a verbal update that the Environmental Health Officer had received additional information from the applicant with regards to air quality. As a result the Environmental Health Officer had removed their objection.

Mr B Bernstein of Horizon Place, Studio Way spoke against the application as a local resident.

Mr R Huteson spoke in favour of the application on behalf of the applicant.

Cllr R Challice as Community Advocate provided a statement in support of the application which was read out on their behalf in by the Head of Legal & Democratic Services.

Members recognised the desire to cluster retail and the need to protect different types of employment space, however the land was currently

derelict and the proposal would create new jobs. Other Members were concerned that retail development in an area designated for employment purposes represented a clear deviation from the local development plan. Officers responded that in general plans sought to keep retail in town centres, but there was nothing specific with regards to retail in employment areas.

Members of the Committee highlighted that planning permission had been given for a large new area of employment nearby. There had also been a shift in the number of residencies due to permitted developments and that there was a need to provide facilities in the local area. The land was currently derelict and this was the only proposal to increase employment opportunities.

Officers confirmed that the National Planning Policy Framework made a distinction between retail and employment land and that there was no direct link between the two. This safeguarded specific land usages in recognition that demand would fluctuate over economic cycles. The Committee were reminded that the provisions of the Local Plan were a material consideration.

Having debated the planning application it was proposed that the Officer recommendation to refuse be put to the vote. The vote was lost.

Councillor Briski proposed that the application be approved subject to appropriate safeguards being put in place and that there should be provision for electric charging points. Officers confirmed that the Planning Committee could provide delegated authority to the Head of Planning & Economic Development and the Chair of the Committee to ensure that appropriate conditions including a Section 106 agreement could be put in place. Councillor Spencer seconded the proposal.

**RESOLVED** that Planning permission to GRANT be delegated to the Head of Planning & Economic Development in consultation with the Chair of the Planning Committee subject to:

1. Completion of a satisfactory Section 106 agreement;
2. The agreement of reasonable planning conditions;
3. The provision of electric charging points.

670.2 **19/0321/FUL Land At Windsor Close 1-15 Windsor Close And 80-104 Gateshead Road And 1-15, Stannington Path, Borehamwood**

Prior to the start of the meeting, permission from the Chair of the Committee and the Head of Planning & Economic Development had been given for the applicant to withdraw the application from the agenda.

671. **PLANNING APPEALS: CURRENT POSITION**

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

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

There was none.

673. **DATE OF NEXT MEETING**

The next meeting was scheduled for Thursday 12 November 2020 at 6pm.

**CLOSURE: 7.18 pm**

**CHAIR**