
Policy and Resources Committee MINUTES

**Of a meeting held in the Penn Chamber, Three Rivers House, Rickmansworth, on
Thursday, 18 August 2022 from 7.52 - 7.54 pm**

Present: Councillor Sarah Nelmes (Chair) ,
Councillor Stephen Giles-Medhurst (Vice-Chair),
Councillor Paul Rainbow,
Councillor Stephen Cox,
Councillor Chris Lloyd,
Councillor Reena Ranger OBE,
Councillor Andrew Scarth,
Councillor Philip Hearn,
Councillor Keith Martin,
Councillor Abbas Merali,
Councillor Ciaran Reed,
Councillor Raj Khuroya
Councillor Stephanie Singer

Also in Attendance:

Councillor Andrea Fraser, Councillor Chris Mitchell and Councillor Debbie Morris

Officers in Attendance:

Marko Kalik, Head of Planning Policy and Conservation
Geof Muggerridge, Director of Community and Environmental Services
Sarah Haythorpe, Principal Committee Manager

External in Attendance:

Jon Bishop and Diana Barber, Chorleywood Parish Councillors

PR39 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Phil Williams and Roger Seabourne with the substitutes being Councillors Stephanie Singer and Raj Khuroya.

PR40 DECLARATIONS OF INTEREST

There were no declarations of interest

PR41 TO RECEIVE THE RECOMMENDATIONS FROM THE LOCAL PLAN SUB-COMMITTEE ON THE ARTICLE 4 DIRECTION (AGENDA ITEM 5 ON THE SUB-COMMITTEE AGENDA)

Councillor Sarah Nelmes proposed, seconded by Councillor Chris Lloyd the recommendation from the Local Plan sub-committee as follows:

- 1) Approve the preparation of non-immediate Article 4 Directions to withdraw permitted development rights for Use Class E (commercial, business and service use) to Use Class C3 (residential) on each of the three District's Employment Site Allocations at:
 - Croxley Business Park-site ref: E(a),
 - Tolpits Lane-site ref: E(b),
 - Maple Cross/Maple Lodge-site ref: E(d).
- 2) Approve the preparation, following on from the completion of the employment area Article 4 Directions, of non-immediate Article 4 Directions to withdraw permitted development rights for Use Class E (commercial, business and service use) to Use Class C3 (residential) in the District's primary shopping frontages as set out in the draft Regulation 18 version of the emerging Local Plan.
- 3) Note that the evidence work involved in preparing the non-immediate Article 4 Directions may influence whether the Article 4 Directions are made or result in changes to the boundaries of the Article 4 Directions.
- 4) Note the possibility that the Secretary of State may refuse all or part of an Article 4 Direction at these locations.
- 5) That delegated authority is given to the Director of Community & Environmental Services in consultation with the Leader and Lead Member for Infrastructure and Planning Policy to prepare the Article 4 Directions as outlined in recommendations 1 and 2 and to fastrack officers support to do this.

On being put to the Committee motion was declared CARRIED by the Chair the voting being by general assent

RESOLVED:

1. Approved the preparation of non-immediate Article 4 Directions to withdraw permitted development rights for Use Class E (commercial, business and service use) to Use Class C3 (residential) on each of the three District's Employment Site Allocations at:
 - Croxley Business Park-site ref: E(a),
 - Tolpits Lane-site ref: E(b),
 - Maple Cross/Maple Lodge-site ref: E(d).
2. Approved the preparation, following on from the completion of the employment area Article 4 Directions, of non-immediate Article 4 Directions to withdraw permitted development rights for Use Class E (commercial, business and service use) to Use Class C3 (residential) in the District's primary shopping frontages as set out in the draft Regulation 18 version of the emerging Local Plan.
3. Noted that the evidence work involved in preparing the non-immediate Article 4 Directions may influence whether the Article 4 Directions are made or result in changes to the boundaries of the Article 4 Directions.
4. Noted the possibility that the Secretary of State may refuse all or part of an Article 4 Direction at these locations.
5. That delegated authority is given to the Director of Community & Environmental Services in consultation with the Leader and Lead Member for Infrastructure and

Planning Policy to prepare the Article 4 Directions as outlined in recommendations 1 and 2 and to fastrack officers support to do this.

CHAIR