

PLANNING COMMITTEE

ADDENDUM REPORT TO APPLICATION 22/1945/FUL

22/1945/FUL: Hybrid application for the creation of a Film Hub to include detailed approval for demolition of a number of existing buildings including children's farm buildings and change of use of Langleybury House and Aisled Barn for filming and the construction of a cafe within the Walled Garden, new car parking area to north of site, alterations to existing access points along Langleybury Lane, change of use of the L Shaped Barn (to multi purpose use including cycle hub, showers and vehicle storage) and change of use of ground floor of the existing Laundry to reception facility, together with outline planning approval (matters reserved: Scale, Layout, Appearance and Landscaping) for change of use of site to a Film Hub to include Craft Workshop buildings, Sound Stages, Support Workshops, Production Offices, Backlots, Film and Television Training Facility Building, Offices, Ancillary Buildings, parking areas and relocation of Langleybury Children's Farm including new farm buildings. Alterations to existing cycle path and pedestrian network within the site, to include provision of a new pedestrian/cycle access within the site to the A41 at LAND TO THE EAST OF LANGLEYBURY LANE, INCLUDING LANGLEYBURY HOUSE ESTATE, LANGLEYBURY LANE

Parish: Abbots Langley

Ward: Gade Valley

Expiry of Statutory Period: 16 February 2023

Case Officer: Suzanne O'Brien

Extension agreed to 31 January 2025

Recommendation: That Planning Permission is Refused

Reason for consideration by the Committee: The application was called in to the Planning Committee by three Members of the Committee due to effect on Green Belt and traffic issues. In addition the proposal represents a departure from the Development Plan.

This is an addendum to the Committee Report (attached as **Appendix A** (Consultee Comments attached as Appendix 1)). The Committee Report has not been altered since its publication within the November 2024 Planning Committee Agenda. This addendum will discuss the National Policy changes as set out in the 2024 NPPF and how these changes affect the assessment of the application. The addendum also provides details, without prejudice as requested by Members at the November committee meeting, of planning conditions that would be recommended and Heads of Terms to be secured by a S106 Agreement should Members resolve that planning permission should be granted.

To view all documents forming part of this application please go to the following website:

<https://www3.threerivers.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RJZMS6QFLCB00>

1 National Planning Policy Changes

1.1 In December 2024 a revised National Planning Policy Framework was published and is a material planning consideration in the assessment and determination of the proposed development. In support of the application a briefing note has been submitted by the applicant and is publicly available to view. This sets out the applicant's opinion of the implications of the new NPPF on the assessment of this application. The main areas of the NPPF and relevant changes in considering this application are Chapters 6 Building a Strong, Competitive Economy and 13 Protecting Green Belt Land.

1.2 Paragraph 86 of the 2024 NPPF identifies that planning policies should:

'Set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to the national industrial strategy and any relevant Local Industrial Strategies and other local policies for economic development and regeneration;'

1.3 Footnote 43 of the NPPF states that the National Industrial Strategy identifies the creative industries as one of the priority sectors for growth and support in the UK.

1.4 Paragraph 87 of the NPPF also states:

'Planning policies and decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for:

a) clusters or networks of knowledge and data-driven, creative or high technology industries; and for new, expanded or upgraded facilities and infrastructure that are needed to support the growth of these industries (including data centres and grid connections);'

1.5 The 2023 NPPF included the requirement that policies and decisions should recognise and address locational requirements of different sectors including creative industries. The 2024 amendments expand on this making reference to new expanded or upgraded facilities.

1.6 The contents of paragraphs 8.21.15 to 8.21.25 of the Committee Report (Appendix A) identify the economic benefits associated with the proposed scheme and substantial weight is attributed to both the delivery of economic benefits and that the proposal would help to meet an existing demand. The Committee Report takes into consideration the NPPFs requirement that planning decisions should support the growth of creative industries. As substantial weight (the highest weight) was attributed to the economic merits of the scheme, it is not considered that the identification within the 2024 NPPF that the creative industries are considered a priority sector would change the weighting attributed or outweigh the identified harms of the development (as set out in the Committee Report).

1.7 In respect of changes at Chapter 13 (Green Belt) paragraph 155 identifies that the development of homes, commercial and other development in the Green Belt should not be regarded as inappropriate where the development would amongst other things, utilise grey belt land.

1.8 The revised NPPF includes a definition of Grey Belt:

'Grey belt: For the purposes of plan-making and decision-making, 'grey belt' is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. 'Grey belt' excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development'.

1.9 Footnote 7 includes policies related to designated heritage assets. In accordance with the definition for Grey Belt the land forming the application is excluded from Grey Belt because the application of the policies relating to the heritage assets continue to provide a strong reason for refusing development. The development is therefore still considered to represent inappropriate development.

1.10 The officers assessment that the public benefits do not outweigh the heritage harm and that very special circumstances do not exist, as set out in the Committee Report, have not changed following the publication of the 2024 NPPF. The officers reasons for refusal set out in the Committee Report are therefore unaltered by the 2024 NPPF.

2 Draft list of conditions

- 2.1 A comprehensive list of potential planning conditions broken into detailed, outline, and site wide requirements are set out in **Appendix B**.

3 Heads of Terms

- 3.1 The Heads of Terms (HOT) are attached as **Appendix C**. Those HOT are briefly summarised as follows:

Education Facility (EF):

- No less than 1600sq.m to be provided with two x 371sq.m of sound stage to be provided;
- Requirement to operate the EF in accordance with a Training and Monitoring Plan (TMP) to be agreed by the Council. The TMP will set out how the EF will deliver the paid placements and work experience opportunities (see Appendix C for details of the numbers p.a.) referred to by the applicant in its Social Values Briefing Note, dated 14th June 2024, and includes details of how those placements will be made available via the University of Hertfordshire, the Hertfordshire LEP Film and Screen Advisory Board, before being offered to alternative education facilities/providers;
- The HOT will require the EF to be occupied and operated in accordance with TMP;
- Annual monitoring reports setting out how many placements have been delivered are to be submitted to the LPA. If the targets have not been met there will be a requirement for a remedial action plan to be submitted so as to secure compliance in the following year. This process will be repeated annually with recourse to an Expert if necessary if targets (students gaining placements) has not been met;
- The Propellor Stage building to be completed within 3 years of the first use of the site in connection with this permission and in any event prior to first occupation of the craft zone buildings, support space, studios and backlot (any development outside of that secured by delivery of development obligation).

Delivery of Development: The following must be provided and completed and buildings ready for first use prior to first occupation or first use of the site, Mansion House, Stable Building and Aisled Barn for filming in connection with this planning permission:

- Demolition and removal of all materials from site of the existing buildings associated with the use of the existing Childrens Farm;
- Demolition and removal of all materials from the site of the existing School Buildings and temporary structures;
- Construction and completion of Café (building reference 08-01);
- Laundry Building conversion works to be completed, fitted out and ready for first use;
- L-shaped Barn conversion works to be completed, fitted out and ready for first use;
- Construction and completion of Childrens Farm, fitted out and provision of access and associated Childrens Farm Fields;

- Implementation of the School and Farm Parking Area and associated access (sited on land to the north of the Childrens Farm, hereby permitted) and ready for first use.

Listed Building Consents: Ensures that the works proposed under the listed building applications which include improvements to the listed buildings, curtilage listed buildings, gardens and structures are carried out and completed prior to first operation or first use of the site, Mansion House, Stable Building and Aisled Barn for filming in connection with this planning permission (Excluding the occupation of the Childrens farm).

Education and Skills Plan: Requires an Education and Skills Plan to be submitted for approval which will secure employment, training and apprenticeship opportunities created by the development during construction phase and operational phase and submission of the results to monitor the success of the plan. There is a separate £20,000 monitoring fee for the future monitoring of this plan.

Public Access Strategy:

- Requires the delivery of the publicly accessible open space, footpaths and cycle path on occupation of the development (excluding the Childrens farm and car park) and use of the site, Mansion House, Stable Building and Aisled Barn for filming in connection with the planning permission.
- Requires the submission of a public access strategy for the public access to the historic buildings to be submitted to the LPA for approval. Public access will be made available for a minimum of 12 days a year.
- Restriction of use of the on site café to not be used by members of the public.

Café and Walled Garden Facilities: Requires Sunnyside Trust (or alternative charity) to operate and manage the Café and Walled Garden in accordance with a service level agreement to be submitted to the LPA.

Parking Monitoring and Management Plan: Requires a pre and post development monitoring plan to be submitted to the LPA for approval. The plan will identify pre and post development monitoring of parking along Langleybury Lane to observe any overspill of parking that results from the development. The monitoring results are to be submitted to the LPA for review.

Traffic Regulation Orders: Two traffic regulation orders are proposed. One is to facilitate the inclusion of traffic regulation order by St Pauls School following the first use of the car park to encourage use of the car park and prevent parking on the highway near to the school; surveys have already been carried out and contribution is capped at £5,000.

The second TRO obligation requires a monetary contribution to the LPA, capped at £10,000, to cover the publication and carrying out a TRO if the parking monitoring surveys identify that the development has resulted in overspill parking elsewhere along Langleybury Lane.

Active Travel: Secures the delivery of on site facilities that will encourage active travel to be provided prior to first occupation of the development and use of the site, Mansion House, Stable Building and Aisled Barn for filming in connection with the planning permission.

Highway Works: Requires the offsite improvements required under a Highways S278 agreement to be carried out prior to occupation of the development to ensure the development encourages a sustainable development from occupation.

Transport Contribution: Secures a HCC Highways monetary contribution of £861,360; £502,699 towards cycle way improvements and £358,661 towards local bus service improvements.

Environmental Enhancements Contribution: A £25,000 monetary contribution secured to be used within the Parish areas of Abbots Langley and Sarratt for environmental enhancements.

Offsite Wayfinding and Offsite Bike Hire Scheme: It has been agreed that a monetary contribution will be secured to facilitate off site wayfinding and bike hire scheme to encourage walking and cycling to the site. Members will be verbally updated of the agreed contributions.

Notification Requirement: Developer is required to notify the Local Planning Authority of when they intend to use the site in connection with the planning permission. This will identify when the permanent use of the site for filming has commenced.

Monitoring Fee: Members will be updated of monitoring fees that will be secured to cover BNG monitoring and the long term monitoring of the training and monitoring plan, Conservation Management Plan, parking and traffic monitoring.