
SPECIAL POLICY AND RESOURCES COMMITTEE**MINUTES**

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

Councillors present:

Sarah Nelmes (Chair)	Paul Rainbow (Economic Development and Transport)
Stephen Giles-Medhurst (Infrastructure and Planning Policy) (Vice Chair)	Reena Ranger
Stephen Cox	Ciarán Reed
Philip Hearn	Stephanie Singer (for Cllr P Williams)
Chris Lloyd (Leisure)	Raj Khiroya (for Cllr R Seabourne)
Keith Martin (Resources and Shared Services)	
Abbas Merali	

Other Councillors in attendance: Chris Mitchell, Debbie Morris, Andrea Fraser
Chorleywood Parish Councillors Jon Bishop and Diana Barber

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

PR25/22 APOLOGIES FOR ABSENCE

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

PR26/22 DECLARATION OF INTERESTS

None received.

PR27/22 TO RECEIVE THE RECOMMENDATIONS FROM THE LOCAL PLAN SUB-COMMITTEE ON THE ARTICLE 4 DIRECTION (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