
FULL COUNCIL
Tuesday, 20 February 2024

**WRITTEN REPORTS FROM AND QUESTIONS TO CHAIRS OF AUDIT,
PLANNING, LICENSING, AND REGULATORY SERVICES COMMITTEES UNDER
COUNCIL PROCEDURE RULE 14**

Report from the Chair of the Planning Committee, Councillor Sara Bedford

The committee is continuing to work through a number of major planning applications. The pending applications due at committee in coming months are listed below.

Application No.	Site	Development	Target Committee (where known)
23/1897/FUL	Warner Bros. Studios Leavesden	Variation of Conditions 2, 4, 10, 13, 19 and 32 pursuant to planning permission 22/0491/FUL	March or April 2024 Outstanding statutory consultee points still to be addressed.
23/1797/FUL	Cedar House Sandy Lane, Northwood	Demolition of existing dwelling and buildings and erection of two storey detached dwelling to create 17 flats.	TBC. Officers in discussion with applicant regarding details of scheme.
23/1352/FUL	Margaret House Residential Home Parsonage Close, Abbots Langley	Demolition of existing building and redevelopment of the site to provide 27 residential units.	March or April 2024
22/1945/FUL	Land east of Langleybury Lane, including Langleybury House Estate	Hybrid application for the creation of a Film Hub etc.	February or March 2024
22/1764/FUL	World Of Water, Hempstead Road,	Demolition of existing building and erection of retail food store (Lidl).	February 2024. Deferred from November 2023 committee for highways report.

	Hunton Bridge		
22/0989/AOD	Scotsbridge House Scots Hill, Croxley Green	Approval of Details: Demolition of offices and erection of new development of 59 flats. Reserved matters application pursuant to Condition 1 attached to 21/1680/OUT).	TBC Waiting for further details. Call-in may be withdrawn.

As stated in my previous report, committee members and substitutes will be required to attend a training session to review how the committee operates and whether we can improve the collective quality of decision making. It is vital that the committee makes its decisions on firm planning reasons that are defensible at appeal, and the training will enable members to be clear what those reasons are.

I would also like training to reflect the use of conditions. Paragraph 56 of the NPPF states that '**planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects**'. Pre-commencement conditions to be agreed with an applicant before they are imposed. In addition, conditions cannot be imposed where the matter is governed by other legislation e.g. Highways Act (S278 and S32s); Building Act etc. There are a few matters which cross over to become material planning considerations, including noise and odours, and protected wildlife species, where mitigation can form part of the conditions.

Finally, I will not be volunteering to chair the committee in the next local government year, so I would like to place on record my thanks to all members of the planning team, in particular the three team leaders and our planning solicitor, for their knowledge, thoughtfulness and timely support.

Report from the Chair of Licensing and Regulatory Services Committee, Councillor Roger Seabourne

Members, and members of the public, have access to agendas and minutes of the meetings of the committees held and so any report of what business was conducted would just be duplication, superfluous and possibly lead to confusion if there were any inconsistencies, so I do not intend to make a further report on the committee meetings held.

Sub-committee meetings of the Licensing Committee are and have been held since the last Full Council meeting to hear applications for licences not delegated to officers. Details of all Licence applications and decisions are available on the Council's web site under Licensing - search results.

Question to the Chair of Licensing Committee and Regulatory Services Committee, Councillor Roger Seabourne, from Councillor Ciaran Reed

Three Rivers District Council was chaotic in its plans for pubs and bars to be allowed to show the women's football World Cup final. Premises had to apply at short notice for a licence to sell alcohol during this culturally significant sporting event. Unlike Broxbourne,

which provided a dedicated email for premises to register that they were going to sell during those hours, Three Rivers provided no such service for our businesses. Several events of significant public interest and national success are being held in unfavourable time zones, such as the T20 World Cups in the USA/West Indies and Bangladesh. Will Three Rivers District Council create a formal process for dealing with temporary changes to alcohol licences at short notice for sporting events where English or British athletes make it to finals to ensure we do not have a repeat of Three Rivers being more chaotic than other councils?

Written response:

Officers must work within the law as set out within the Licensing Act 2003. Unfortunately, the Act was not amended to enable premises the ability to open earlier to sell alcohol during the women's world cup final, unlike the Coronation in 2023. Notwithstanding this, it was not evident there was chaos in Three Rivers DC or more generally in the District.

On Thursday 17 August 2023, three days before the final, the Government sent a letter to all council leaders informing councils to take a proportionate approach to enforcement and where an application was rapidly being considered to allow a short extension to licensing hours, to enable that to happen. At that specific time, the licensing authority had no live applications to process nor were there any enquiries from premises regarding the event. In any event there was no legal mechanism to fast track applications for amendments to existing premises licences nor enough time to process temporary event notices (5 day process) to cover the hours required.

In this specific instance officers took a view that no action was required but the relevant departments such as the communications team, environmental health and planning were made aware of the Government's approach to the final.

If the situation arises again Officers have to work within the confines of the legislation or any further guidance from Central Government.