

**REPORT OF THE NEIGHBOURHOOD DEVELOPMENT PLAN ADVISORY COMMITTEE
HELD ON 20th May 2019**

MEMBERSHIP & ATTENDANCE

Chairman: Vivien Lantree (VL)

Councillors * Steve Watkins (SW)
* Jackie Worrall (JW)

Committee Members

* Jon Bishop (JB)
* Gareth Hunt (GH)
* Robert Mann (RM)
Alan Manson (AM)
* Richard Dwyer (RD)

* Denotes members present

Officers present Yvonne Merritt – Clerk (YM)

Action Points and updated Draft Plans are issued with each set of minutes.
In the absence of the Chairman, Jackie Worrall took the Chair.

19/01 APOLOGIES FOR ABSENCE

There were apologies for absence from, Vivien Lantree, and Alan Manson.

19/02 APPROVAL OF THE MINUTES

The minutes of the meeting dated 25th February 2019 were approved as a true and correct record.

19/03 MATTERS ARISING FROM THE MINUTES

There were no matters arising

19/04 SEA AND HRA UPDATE

The Clerk updated members about the progress with the screening assessments and confirmed that TRDC had arranged for the SEA and HRA assessments to be carried out and agreed to pay the fee. It was likely that the results of the screening would be available in the few weeks.

19/05 FEEDBACK FROM THE DRAFT PLAN

The Plan

Members has forwarded their comments on amendments for the policies in advance went through the recommendations from the independent consultant and agreed generally to the recommendations.

The draft plan was critiqued on a page by page basis and a number of small amendments were made.

The main areas of concern were policies 4,5 and 7.

Discussions took place and the final wording for the policies were agreed.

Policy 4 Development designed to meet the population

4.1 In areas characterised by groups of bungalows, there will be a presumption against approval of planning applications related to either the conversion or replacement of an existing bungalow into a multi-level dwelling.

4.2 Planning applications for the construction of units for elderly and disabled persons including specialist housing and /or housing meeting lifetime home standards will be supported subject to their compliance with other NDP policies.

4.3 Sites of 10 or more dwellings should include dwellings suitable for elderly or disabled persons or smaller dwellings suitable for first time buyers or downsizers.

4.4 Sites for 50 or more dwellings must include at least 40% dwellings suitable for elderly or disabled persons or smaller dwellings suitable for first time buyers or downsizers.

Policy 5 Flatted Development

5.1 Flatted and higher density developments would be accepted if built in close proximity to public transport or main arterial roads.

5.2 Flatted developments should be limited to three storeys and be consistent with policies 1 & 2

Policy 7 Transport

7.1 Larger developments which for purposes of 10 dwellings must include a transport assessment which demonstrates that the development is or could be practicably made accessible to Chorleywood Village Centre or Rickmansworth Town Centre by safe pedestrian and cycle routes.

It was agreed via a vote that the definition of a larger development would be 10 or more dwellings throughout the plan.

It was agreed that JB would write an update for the criteria on policy 7 and add the SW Herts Stats for evidence of required dwelling sizes.

19/06 THE NEXT STEPS

It was agreed that the Clerk would write up the policies as shown in the minutes and circulate to all members. These would be shared with the members of the Planning Committee with a view of them making a recommendation to Full Council which will meet on the 25th June 2019. In the interim the policy would again be forwarded to TRDC for comment before going out for consultation which will include the screening results from the SEA and HRA assessments.

The Chair asked members if they were happy for the draft document to be shared with the CPRE (Campaign to Protect Rural England). It was agreed that as the drafts were on the website and it was a public documents that this could be shared.

19/07 CLOSURE

The meeting having commenced at 8.00 pm closed at 9.10 pm.

Signed These minutes have not been approved..... Date

These minutes were agreed as a true and correct record and signed by the Chairman.

Signed..... Date.....