

MINUTES

CABINET

19 JANUARY 2020

Councillors:	Andrew Williams	Leader of the Council
	Margaret Griffiths	Portfolio Holder for Housing
	Graeme Elliot	Portfolio Holder for Finance & Resources
	Julie Banks	Portfolio Holder for Community & Regulatory Services
	Alan Anderson	Portfolio Holder for Environmental Services
	Graham Sutton	Portfolio Holder for Planning & Infrastructure

Also attended: Councillor Tindall, Arslan, Stevens, Birnie

Officers:	C Hamilton	Chief Executive
	J Deane	Corporate Director (Finance & Operations)
	M Gaynor	Corporate Director (Housing & Regeneration)
	N Howcutt	Assistant Director (Finance & Resources)
	L Roberts	Assistant Director (Performance, People & Innovation)
	M Brookes	Assistant Director (Corporate & Contracted Services)
	J Doe	Assistant Director (Planning, Development & Regeneration)
	F Williamson	Assistant Director (Housing)
	N Bateman	Strategic Planning & Regeneration Team Leader
	A Robinson	Strategic Planning Manager
	D Barret	Group Manager – Housing Development
	I Charie	Programme Director – Hemel Gardens Communities
	C Covington	Strategic Planning & Regeneration Officer
	O Harper	Urban Design Officer
	C O'Neil	Corporate Support Team Leader (minutes)

The meeting began at 6.35 pm

CA/001/21 MINUTES

The minutes of the meeting held on 15 December 2020 were agreed by Members present.

CA/002/21 APOLOGIES FOR ABSENCE

The Chair apologised that Cllr Sutton was not able to connect to the meeting due to ICT issues and was therefore absent.

CA/003/21 DECLARATIONS OF INTEREST

There were no declarations of interest.

CA/004/21 PUBLIC PARTICIPATION

There was no public participation.

CA/005/21 REFERRALS TO CABINET

There were no referrals to Cabinet.

CA/006/21 FORWARD PLAN

Cllr Griffiths moved HRA Business Plan from February to March.

MGaynor moved Climate Change from February to March

MBrookes moved Independent Remuneration Panel Report from February to March.

JDeane – added Strategic Risk Register to February.

Agreed and noted.

CA/007/21 HEMEL GARDEN COMMUNITIES SPATIAL VISION

Decision

1. That the Hemel Garden Communities Spatial Vision for use by the Hemel Garden Communities Programme, Dacorum Borough Council and other stakeholders as set out in 2.5 be endorsed.
2. That authority be delegated to the Assistant Director – Planning, Development and Regeneration in consultation with the Programme Director Hemel Garden Communities and the Portfolio Holder for Planning and Infrastructure to agree minor amendments to the draft Spatial Vision arising from the multi-Authority approvals process.

Monitoring Officer

The Spatial Vision, whilst not a statutory document, provides a framework for future development within the Garden Communities area and the transformation of the wider town of Hemel Hempstead and connecting routes.

The statutory implementation of the vision will come through local plan policy and supplementary planning documents and therefore a material planning consideration in applications.

Deputy S.151 Officer

No further comments to add to the report

Advice

Cllr Sutton was not able to connect to the meeting, therefore ICharie (Programme Director – Hemel Gardens Communities) introduced the report and invited questions.

Cllr Banks thanked ICharie and expressed interest in integrated neighbourhoods, referring to a new development visited in Harlow as an example of how communities could be brought about in relationship to a new town setting. One of the things noted was how isolated it was

in relation to the new town of Harlow. She therefore asked; how are we going to go about integrating a new community?

ICharie responded that is indeed a challenge which we seek to overcome by providing connectivity. The special vision document is very high level so some linkages by foot/cycle are aspirational over a long period of time, some refer to existing paths and rights of way but there will be a lot of adjustment to make that a continuous path or route. Having the aspiration from the start helps achieve those physical connections.

JDoe added that the whole essence of the project is about transforming the whole town, making those links with existing neighbourhood centres and the town is crucial. Have been talking to the Crown Estate about the plan to map out what those connections will be. Do not want to end up with a smart new development on the edge of Hemel, but one that integrates.

Cllr Banks expressed thanks for the response and observed and appreciated we are trying to establish hubs and routes and footpaths, but stressed that she is keen to know if we are building into that design at these early stages, things around community such as open spaces being shared across wards/new divisions and how easily accessible sports will be.

JDoe responded that the Spatial Vision aims to set out that principal. Will be carrying out more detailed pieces of work with the land owners. There is a transport strategy for the whole of Hemel Hempstead that will look at movement across the whole town.

Cllr Anderson gave his support to the report but stressed his concern that in terms of transport, this needs to fit into the wider Borough, not just in Hemel; don't want to create a transport 'wall' around Hemel Hempstead.

JDoe responded to reassure the Cllr that these matters are being picked up in the Local Plan work. Working County Council and Highways England on wider picture of serving the whole Borough, advising that as the Local Plan develops we will come back to this point.

ICharie added that the HGC transport work does cover the full programme area; the town as well as the growth area. No danger of any of the studies being looked at in isolation away from the town.

Cllr Birnie asked which Councillor were part of the visioning group? He also raised a second point for clarification asking; do either of you any idea of how often we should call this in to SPAE OSC again, or is it too premature?

JDoe responded with regard SPAE OSC and advised this is a very complex project, the document before us tonight is one document of many. Would suggest the use of their regular meetings to determine the scrutiny work programme, reviewing what's coming forward and making sure all the relevant studies can find their way through scrutiny.

ICharie responded to the query regarding the Councillors who took part in the visioning group as being; Cllr G Sutton, Cllr Tindall, Cllr Bhinder, Cllr Uttley and Cllr R Sutton.

Cllr Tindall followed on from Cllr Banks comments regarding a joined up town asking; has any thought be given to when we will start to talk to bus companies and the County Council

with a view to how the bus network will fit in with the development and its connections with town?

ICharie responded that there are ongoing discussions with the County Council and upcoming framework plan work which will tie down the connectivity issues, which will include speaking more specifically to the County Council about this. With regard bus companies, we have a transport sub group which will be an opportunity to bring in the bus companies etc.

NBateman advised there will be 5 stakeholder workshops starting in February which will involve the bus providers.

Recommendations agreed.

CA/008/21 DACORUM STRATEGIC DESIGN GUIDE SUPPLEMENTARY PLANNING DOCUMENT

Decision

RESOLVED TO RECOMMEND:

1. **That the draft SPD be adopted.**
2. That authority to make changes to the draft SPD documents, including any necessary to reflect Cabinet's discussions and decision, be delegated to the Assistant Director (Planning, Development & Regeneration) in consultation with the Portfolio Holder for Planning and Infrastructure.

Deputy Monitoring Officer:

The process of adopting supplementary planning documents is set out in the Town and Country Planning (Local Planning) (England) Regulations 2012. Furthermore the Council is required to comply with its Statement of Community Involvement (SCI) during this process.

Adoption of the draft SPD will raise the design standards of development proposals that are submitted to the Council for determination and will help guide planning decisions made on these.

Deputy S151 Officer

There are no financial implications arising from this report.

Advice

JDoe introduced the report and invited questions.

Cllr Birnie commented that when this was considered at SPAE OSC the public consultation responses were not available. Having now been able to view, he referred specifically to response 20 on pg 260; a consultee noted that the SPD is not specific enough about Dacorum and reads as a general document about design. Cllr Birnie commented that having looked in more depth following this comment he agrees the document may not be specific enough, noting that only 4 of the design examples used in the report were local.

ARobinson acknowledged the point made by Cllr Birnie and commented that of the responses received they were overwhelmingly supportive of the design guide. Officers were reluctant about putting too many Dacorum examples in the document due to concern that developers may come in with a lazy approach and copy what has already been done. This guide aims to take developers through the process of what a good development would look like and seek innovative new design.

JDoe added a further comment that this is a long term document and designs will change over time. He reinforced what had been said by ARobinson that it is important that there is scope of creativity and innovation while reflecting local character.

Cllr Tindall referred to the design examples, commenting that we are looking to gradually have all our developments climate change compliant. With all the various innovations that come about to get our carbon target down, it might be inappropriate to take a lead from some of our designs where some of these were built many years ago before climate change was a consideration.

Recommendations agreed.

CA/009/21 APPROPRIATION BY THE HOUSING REVENUE ACCOUNT OF GENERAL FUND LAND FOR HOUSING DEVELOPMENT PURPOSES

Decision

That the appropriation of the General Fund land, set out in Part II of the report, to the Housing Revenue Account (HRA) be approved, to enable the development of Council new build homes.

Monitoring Officer

Pursuant to section 122 of the Local Government Act 1972, a local authority may appropriate land it owns held one for purpose to another purpose, if the land is no longer required for its existing purpose. In reaching this decision, the Council must consider the public need within the area for the existing use.

The purpose for which the local authority is appropriating the land must be authorised by statute. Further to section 17(1)(a) of the Housing Act 1985, a local housing authority may acquire land for housing purposes.

S.151 Officer

The transfer values are consistent with an external Red Book Valuation, and are in line with the HRA Business Plan budget.

Advice

Cllr Griffiths introduced the report and referred to Dion road, requesting it be noted an error appears, in that it refers to there being 3x two bed properties, it should be just 2x. Therefore, within the Part 2 documentation it should be a total of 12x properties, not 13x.

Cllr Birnie asked; are these houses intended to be affordable?

Cllr Griffiths responded that they will be affordable rents.

Recommendations agreed.

The meeting ended at 19.15