

NORTH HERTFORDSHIRE DISTRICT COUNCIL

HOUSING DEVELOPMENT GROUP

Minutes of the meeting held on 14th December 2009.

Present:

Andy Beavan

Debbie Ealand

Andrew Cavanagh

Rory Stracey

Nick Wright (NHH)*

Alan Davey

Martin Lawrence

David Charlton

* For item 1 NHH sites

Apologies:

Andy Godman

Copy to: Mary Caldwell, Tim Neill, Katie White

1. Site specific issues	
North Hertfordshire Homes Sites	
Milestone Road (Play Area) Hitchin - New scheme (disposal). Scheme completed and £30,000 capital grant claimed.	
Dark Lane, Sandon – New scheme (disposal). NHH in the process of buying the site from the council. There is an issue over the right of way to council owned land at the rear of the site being retained by the council. Nick needs a copy of the plan to identify the land in question to resolve the issue. David will pass on a copy. The track only goes as far as the sub station of which NHDC own freehold. Three options for the piece of land being retained by the council: 1. sell as garden extensions; 2. sell all of site to NHH including land locked part and 3. retain the site in council ownership. £180,000 capital grant from the council no longer required as NHH have secured capital funding from the HCA.	DC/NW
Radwell Planning application submitted, await outcome. NHH ready to exchange contracts in respect of land acquisition, subject to planning, although a price is still to be agreed. Debbie will continue to keep Cllr Young updated on proposals.	NW/DC DE

<p>Cade Close, LGC</p> <p>Planning permission received, subject to S106 Agreement, which is not yet signed. Start on site cannot commence until the S106 has been signed off.</p> <p>NHH have received extra funding in the sum of £900,000 to use Hemcrete in building the units.</p>	
<p>Limekiln Lane, Baldock</p> <p>Barratt's are on site and building out the private units. Not more than 50% of the private market dwellings can be occupied until the affordable units have been constructed to a standard as would enable immediate occupation by a tenant or lessee of the affordable housing units and transferred to an affordable housing provider.</p>	
<p>Woolgrove Road, (Tristram Road) Hitchin</p> <p>Planning application submitted. Scheme proposals include demolition of 2 x 3 bed houses in Tristram Road for access and provision of 7 x 1 bed flats; 8 x 2 bed houses, 1 x detached 2 bed bungalow and 1 x detached 5 bed house..</p>	MD
<p>Westmill, Hitchin</p> <p>Planning consent received. A meeting has been arranged to discuss the land transfer. The site will be developed in two halves over four phases. The community centre will be relocated if it is re-provided at all.</p> <p>NHH are to purchase 4 garages and 2 maisonettes to enable the development to proceed. May need a CPO for the garages as owners are requesting sums way above valuations. Debbie to discuss with Rory and respond accordingly to Keeley's letter.</p>	NW/AD/DC/ RS DE
<p>Probyn House, Kimpton</p> <p>Planning application imminent. NHH will exchange contracts on land purchase subject to receiving planning consent.</p>	DC/RS/NW
<p>Barkway</p> <p>NHH have commissioned Vincent & Gorbng who are pulling together some designs and will send a copy in due course.</p> <p>There are two sites at Windmill Close and Wheatsheaf Meadow. Looking at low density scheme of bungalows and houses including some convertible houses. The parish council would also like a village/community garden and a multi use games area (muga).</p>	NW
<p>Ashwell</p> <p>Howard Cottage and NHH are working in partnership with the parish council to deliver affordable housing on the two preferred sites; both on Station Road. Land owners are dithering so progress is slow. Planet Zogg have an option on one of the sites.</p>	HC/NHH
<p>Ivel Court regeneration/development</p> <p>Nick spoke to McCann Homes following the HDG meeting and they have agreed to write to Simon Ellis to withdraw the current application for Ivel</p>	NW

<p>Court. McCann homes are back on the scene but only as a contractor and NHH are considering a joint scheme with McCann's on that basis.</p> <p>The changing facilities at the Creamery site need re-provided/ refurbishing and this is likely to be undertaken using S106 monies. Possibility that the community centre could also be relocated to this site and due consideration will be given to future proposals.</p>	AD/PU
<p>Ashwell Common, Graveley</p> <p>To review potential scheme progression at a later date subject to availability of capital funding.</p>	DE
<p>NHH Cain Court, Royston – payment of commuted sum/grant request</p> <p>It was agreed subsequent to the last meeting that £130,000 be vired from the capital allocation for Crown Site Lilley, as this scheme is not proceeding, to NHH as half the £260,000 budget shortfall for Cain Court.</p> <p>The £130,000 was paid by telegraphic transfer on 9th November 2009</p>	
<p>Cooks Way, Hitchin</p> <p>Almost ready to submit planning application on this site.</p>	NW
<p>Icknield Way, Baldock</p> <p>Development proposals deferred till 2010 and outcome of land allocation consultation.</p>	AB/NW
<p>Former Cinema site, Royston</p> <p>NHH carried out public consultation on Extra Care scheme – need to reduce mass and re-design to a more Art deco mode.</p> <p>Sue Fox from Herts County Council has agreed ongoing revenue funding.</p>	NW
<p>Kings Walk & Heath House, Royston</p> <p>NHH will put in bid for proposals as builder has gone bust.</p>	NW
<p>Clothall Common disposal</p> <p>NHH original proposals for Clothall Common were for 23 houses. New plans are for a 26 units including 6 flats, 2 bungalows as well as 2, 3 and 4 bed houses. David would like to see details of new proposals. Subsequently new plans received for a 26 unit scheme which Debbie forwarded to David.</p>	NW/DC
<p>Sites with other RSLs/ unallocated</p>	
<p>Jubilee House</p> <p>Meeting 7th December; Patrick O'Sullivan from Aldwyck, Housing, Planning</p>	

<p>and Conservation.</p> <p>Jubilee House has locally listed status and therefore scheme proposals require keeping the front building and re-modelling. This has issues in that a reduced number of units will affect value of the land/building.</p> <p>Await scheme proposals from Patrick with costings and then the council need to review/consider the available options.</p>	<p>PO'S</p>
<p>2. Strategic planning update</p>	
<p>West of the A1 (M)</p> <p>Still no decision from the Secretary of State. Developers are still trying to tie up the Unilateral Undertakings before the general election. Affordable housing provision is being re-negotiated which will be more in the council's favour.</p>	<p>AB</p>
<p>Regional Spatial Strategy</p> <p>The East of England Plan development scenarios to 2031 consultation ended on 24th November 2009. It is currently expected that a Draft Plan will be agreed for public consultation in March 2010. This will be followed later in the year by an Independent examination with publication by the Government anticipated in 2011.</p> <p>EERA disappears at the end of March. After that time, a new Local Authority Leaders' Board and the Regional Development Agency will have joint responsibility for developing a Single Regional Strategy for the East of England.</p> <p>Local authority leaders have agreed to form an East of England Local Government Association from 1 April 2010.</p> <p>East of Luton</p> <p>Luton Borough Council (LBC) is in turmoil over their draft Core Strategy Preferred Options including 5,500 units east of Luton (in North Herts area). The ruling labour group at LBC have thrown it out but Central Beds Council want the development to the East of Luton to go ahead.</p> <p>It isn't likely to proceed with 5,500 units in North Herts in any event. Bloor Homes submitted a planning application on 11th December for 1,000 units which will be refused.</p>	<p>AB</p> <p>AB</p> <p>KA/SE</p>
<p>Gypsy's and Traveller's site – provision.</p> <p>NHDC still to provide 15 extra pitches by 2011. Planning are considering where in the SNAP area the pitches could be provided.</p> <p>Central Beds are about to publish another document with their preferred option for Gypsy and Traveller sites following a review of their requirements. in the newly formed Unitary Authority.</p>	<p>AB</p>

<p>Local Development Framework</p> <p>The water cycle study working party have received the final report.</p> <p>David Couttie has quoted a price of £4,975 for a 2 year desktop update to the Strategic Housing Market Assessment (SHMA).</p> <p>Planning inspector advised in August to go out with preferred options after consultation on SNAP. The first draft of SNAP is out and comments are due back by the 18th December. Consultation on SNAP should be completed by February/March 2010 and consultation on the Core Strategy should be completed by September 2010.</p> <p>If Conservatives win the next election they have already said that the ERRA numbers will be disregarded and that local authorities will be left to determine numbers.</p>	<p>AB/AD</p>
<p>3. Strategic housing update</p>	
<p>Capital Programme</p> <p>Affordable Housing Spreadsheet circulated with the agenda. The Crown site Lilley will not be progressing at this current time and future progression remains unknown. There is a capital allocation in 2009/10 budget of £224,000 which will not now be spent. It was agreed subsequent to the last meeting that £130,000 be vired from the capital allocation for Crown Site Lilley to NHH as half the £260,000 budget shortfall for Cain Court.</p> <p>The £130,000 was paid by telegraphic transfer on 9th November 2009.</p> <p>NHH have secured funding from the Homes and Communities Agency (HCA) for their scheme at Dark Lane, Sandon and the capital allocation of £180,000 (£144K 2009/2010 & £36K 2010/11) from the council is therefore no longer required.</p> <p>In view of this NHH asked the council to consider switching the £180,000 capital grant funding allocated to Dark Lane another rural scheme at Radwell Lane, Radwell.</p> <p>This was agreed and in addition the £144,000 capital grant funding in 2009/2010 be rolled forward to next financial year 2010/2011. Debbie will notify NHH and Dean Fury accordingly.</p>	<p>DE</p>
<p>Affordable housing Land Contributions</p> <p>A programme of land disposals is to be agreed to ensure capital receipts for the council. Sites currently being sold/ considered include Dark Lane Sandon, Radwell Lane Radwell, Windmill Close Barkway, land in Kimpton and Clothall Common.</p> <p>Debbie circulated a draft template for consideration on information required for site disposals. Comments were made that the gathering of such extensive information could be time consuming particularly in legal as teams were generally very busy.</p> <p>It was noted that planning and building control feed into Accolaid which gives</p>	

history of sites and Andy B asked Alan to circulate the work James Brown did some time ago.	AD
<p>London Commuter Belt</p> <p>Big issue around viability and negotiation of S106 in current market. Land prices have halved, but interest rates have increased for developers and marketing and build costs have increased.</p> <p>EERA Housing Market Conditions questionnaire survey results report has been circulated. Looking at next survey as on quarterly basis.</p>	
<p>Homes & Communities Agency (HCA)</p> <p>NHH secured HCA grant funding in the sum of £300,000 for scheme at Dark Lane, Sandon and have had confirmation of additional funding for the scheme at Cade Close (see note above).</p> <p>Delivery issues and target completions will not be met as a great number of schemes have slipped for various different reasons.</p> <p>Single conversation letter, if not already received, will be sent either to CEO or head of Planning. There is a 16 page booklet covering items LAs should have considered/looked at prior to single conversation meeting including Investment Plans.</p> <p>All 16/17 year old teenage parent accommodation provision should provide support services not just accommodation.</p>	
4. Any Other Business	
None	
<p>5. Next meeting date</p> <p>Agreed to continue with quarterly meeting dates in 2010. Debbie to book some dates in outlook calendars.</p>	DE