

EAST HERTS COUNCIL

COUNCIL – 5 MARCH 2019

REPORT BY LEADER OF THE COUNCIL

EXECUTIVE REPORT – 26 FEBRUARY 2019

WARD(S) AFFECTED: All

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### **Purpose/Summary of Report**

- This report details the recommendations made by the Executive at its meeting held on 26 February 2019.

#### **1.0 Background**

1.1 Since the last Council meeting, the Executive has considered and supported a number of recommendations on the following items:

- Retail Frontages, Design and Signage – supplementary planning document
- Land West of Hertford (South of Welwyn road / West of Thieves Lane) Masterplanning Framework
- Harlow and Gilston Garden Town Transport Strategy
- Disposal of Leasehold land and Buildings
- Old River Lane, Bishop's Stortford – Approval of Preferred Developer

The full reports can be viewed at:

[Executive - 26 February 2019](#)

#### **2.0 Agenda Item 11A – Retail Frontages, Design and Signage – supplementary planning document**

2.1 The Executive considered a report regarding the draft Retail

Frontages, Design and Signage Supplementary Planning Document (SPD) for public consultation. The Executive is recommending that Council authorise the publication of the draft Retail Frontages, Design and Signage Supplementary Planning Document (SPD) for public consultation. Members are also being asked to agree that a Strategic Environmental Assessment (SEA) of the emerging Retail Frontages, Design and Signage Supplementary Planning Document (SPD) is not required.

<b><u>RECOMMENDATIONS FOR COUNCIL</u> that:</b>	
<b>(A)</b>	<b>The draft Retail Frontages, Design and Signage Supplementary Planning Document (SPD), as set out in Essential Reference Paper 'A', be agreed and published for a six-week period of public consultation; and</b>
<b>(B)</b>	<b>In accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 it has been determined that a Strategic Environmental Assessment of the emerging Retail Frontages, Design and Signage Supplementary Planning Document (SPD) is not required as it is unlikely to have significant environmental effects.</b>

**3.0 Agenda Item 11B - Land West of Hertford (South of Welwyn Road / West of Thieves Lane) Master Planning Framework**

3.1 The Executive considered the Master Planning Framework for Land West of Hertford (South of Welwyn Road / West of Thieves Lane) Master Planning Framework.

3.2 The Executive supported the following recommendation to Council:

<b><u>RECOMMENDATION FOR COUNCIL</u> that:</b>
<b>The Masterplanning Framework for Land West of Hertford (South of Welwyn Road/West of Thieves Lane) (HERT3), as</b>

**detailed at Essential Reference Paper 'B' to this report, be agreed as a material consideration for Development Management purposes.**

**4.0 Agenda Item 11C - Harlow and Gilston Town Transport Strategy**

4.1 The Executive considered a report and recommended that the draft Harlow and Gilston Garden Town Transport Strategy be published for a six-week period of public consultation following the May elections.

4.2 The Executive also recommended that, following consultation and any subsequent revisions to the document, it is intended that the final Transport Strategy will be agreed as a material planning consideration for the preparation of masterplans, the preparation of the Gilston Area Charter, pre-application advice, assessing planning applications and any other development management purposes.

**RECOMMENDATION FOR COUNCIL that:**

<b>(A)</b>	<b>The draft Harlow and Gilston Garden Town Transport Strategy, as detailed in Essential Reference 'C' to this report, be published for a six-week period of public consultation following the May elections; and</b>
<b>(B)</b>	<b>It is noted, that following consultation and any subsequent revisions to the document, it is intended that the final Transport Strategy will be agreed as a material planning consideration for the preparation of masterplans, the preparation of the Gilston Area Charter, pre-application advice, assessing planning applications and any other development management purposes.</b>

5.0 **Agenda Item 11D – Disposal of a long leasehold interest and adjoining land**

5.1 The Executive considered an exempt report in respect of the disposal of a long leasehold interest and adjoining land for approval by Council.

5.2 The Executive supported the following recommendation to Council:

<b><u>RECOMMENDATION FOR COUNCIL:</u> That:</b>	
<b>(A)</b>	<b>The Council grants a 150 year ground lease of Meade House, Ware and adjacent land to General Practice Investment Corporation Ltd on the terms negotiated and set out in the report.</b>

6.0 **Agenda Item 11E – Old River Lane**

6.1 The Executive approved the recommended developer for Old River Lane and made the following recommendation to Council in respect of capital and revenue budgets for approval to Council:

<b><u>RECOMMENDATION FOR COUNCIL:</u> That:</b>	
<b>(A)</b>	<b>With reference to the Proposed Capital Funding Package, set out at Exempt ERPD and the Financial Business Case for the new arts centre, set out at Exempt ERP G, the Executive recommends to Council that:</b>  <b>(i) a capital allocation of £30m to fund the arts centre is made in the Council’s capital programme</b>  <b>(ii) a revenue allocation of £250,000 to fund the East Herts’ share of the arts centre running costs be made in the Medium Term Financial Plan from 2022 onwards</b>

	<p><b>(iii) a provisional revenue allocation of £468,000 be made to cover the required borrowing costs once all other funding bids/strategies have been exhausted.</b></p>
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## 7.0 Executive Decisions

7.1 Other matters determined by the Executive are detailed in the Minutes of the meeting included for information at **Essential Reference Paper 'A'** to this report.

### Background Papers

The full agendas for the Executive meetings can be viewed at:  
[Executive - 26 February 2019](#)

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