

Name of decision maker:	Stephen Holmes
Portfolio:	Planning and Regeneration
Date of Portfolio Holder Decision:	4 March 2011

Title of Decision:	Maylands Local Development Order
---------------------------	---

Decision made and reasons: To commence public consultation on the draft Local Development Order (LDO) for Maylands Business Park which grants planning permission for the installation of included micro-renewable energy systems on any industrial, warehouse, business and commercial buildings within the Maylands Business Park.

To report the consultation response to Cabinet to consider adopting the LDO, subject to call-in by the Secretary of State.

Dacorum Borough Council has set high aspirations for developing green energy and in particular this is encapsulated in the Maylands Masterplan. DBC have commenced an innovative project with Renewables East and the Low Carbon Development Initiative (LCDI), to turn these aspirations into reality. The first phase of this is an electricity generation project to install PV panels at commercial premises across Maylands, the largest business park in the East of England.

To this end we wish to make the planning system simpler so that unnecessary bureaucracy does not act as an impediment to the desires of the Council and the wider community to achieve green energy facilities. Developing an LDO for this area, and in time potentially other locations within our Borough (including Hemel Hempstead Town Centre) will remove the need for planning permission but leave in important safeguards over the appearance of new PV installations. It offers the flexibility for review and amendment if needed.

Reports considered: (here reference can be made to specific documents)
Draft Local Development Order and Statement of Reasons (attached)

Officers/Councillors/Ward Councillors/Stakeholders Consulted:

James Doe – Assistant Director, Planning Development and Regeneration.
Becky Oblein – Regeneration Officer (Maylands), DBC
Paul Newton – Casework Team Leader, Planning and Regeneration, DBC
Nathalie Bateman – Spatial Planning Officer, Planning and Regeneration, DBC
Mark Brookes – Planning Solicitor, DBC
Allison King, Environmental Health Officer, DBC
Building Control, DBC
Peter Lee – Planning Advisor, Renewables East
Simone Sullivan – Maylands Project Manager, LCDI

Monitoring Officer comments:	No further comments to add to this report
Deputy S151 Officer comments:	To date very few planning applications have been received for the areas covered by the LDO, with total planning fees earned to date in this area being below £ 2 000. Although the LDO would result in the loss of this small income generating area the aims of the LDO support the greater goals of developing green energy and lowering carbon emissions. The loss in income may be partially offset by some developers continuing to request certificates for lawful development after applying the LDO. This LDO project is being specifically funded by a grant from PAS aimed at broadening the use of LDO's generally and as such no direct costs will be incurred and it will serve as a useful pilot project for the Borough.
Implications:	<p>If an LDO is adopted DBC will forego future planning fees for installations whilst the LDO is in force. However as this is a growth area there is little current income from such installations, so any effect on current income will be negligible.</p> <p>In this instance the objective of greening Maylands should take precedence over considerations of capturing more fee income. It is intended that we will monitor the level of development so that we can consider the implications for fees once the LDO expires.</p>
Risk:	Loss of planning fees
Value for Money:	The creation of this LDO and its consultation is being funded by a Grant from PAS.
Options Considered and reasons for rejection:	
Do nothing – See implications above	

Portfolio Holders Signature:
Date:
Details of any interests declared and any dispensations given by the Standards Committee:

For Member Support Officer use only	
Date Decision Record Sheet received from portfolio holder:	2 March 2011
Date Decision Published:	4 March 2011
	Decision No: PH/011/11
Date of Expiry of Call-In Period:	11 March 2011

Date any Call-In received or decision implemented:
--

BACKGROUND

This report seeks Portfolio Holder approval for public consultation on the draft Local Development Order (LDO).

1. A Local Development Order (LDO) is made by a planning authority in order to extend permitted development rights for certain forms of development within a defined area.
2. As part of their aspirations to create a green Maylands Business Park, Dacorum Borough Council has formed a partnership with Low Carbon Development Initiative (LCDI) to accelerate renewable and low carbon electricity and heat solutions in the business park. DBC wishes to make the planning system simpler so that it does not act as an obstacle to the aspirations of the Council and the wider community to deliver green energy facilities. The objective of the LDO is to remove the need for planning permission for certain micro renewable technologies, but retain important safeguards over the appearance of new installations. It offers the flexibility for review and amendment if needed. This LDO will enable DBC to demonstrate its leadership and commitment to the business park.
3. The LDO would implement saved Policy 1 (Sustainable Development Framework) and saved Policy 123 (Renewable Energy) of the Dacorum Borough Local Plan. The objectives of this LDO are in line with the Council's vision and objectives for the regeneration of East Hemel Hempstead, which includes Maylands, as set out in the draft Core Strategy (Policy CS34).
4. The draft LDO and supporting Statement of Reasons are annexed to this decision for approval.
5. The next stage in the preparation of the LDO is to undertake public consultation on the draft LDO with statutory consultees, occupants in Maylands Business Park and adjacent residential properties. Internal consultation has taken place with DBC officers in the Planning and Regeneration team, Legal Services, Building Control and Environmental Health, as well as with LCDI and Renewables East.
6. There will be a four week public consultation period (intended between 7th March 2011 and 4th April 2011), which will be followed by the preparation of a final draft LDO and supporting Statement of Reasons.
7. Final drafts of the LDO and supporting Statement of Reasons together with a summary of the consultation responses will be put to the DBC Cabinet for a decision regarding final adoption. Prior to adoption a copy will be sent to the Secretary of State for Communities and Local Government (CLG) to allow CLG to call-in the LDO for its own decision if it wishes to exercise this option.