

DEVELOPMENT MANAGEMENT COMMITTEE

29 OCTOBER 2015

Present: Councillor G Derbyshire (Vice-Chair)
Councillors S Bashir, N Bell, S Johnson, T Rogers, I Sharpe,
M Turmaine, M Watkin and T Williams

Also present: Councillors J Brown, K Collett, K Crout, K Hastrick, M
Hofman, P Taylor and S Williams

Officers: Fiona Dunning
Major Cases Manager
Applications Case Work Manager
Committee and Scrutiny Support Officer (IM)

29 APOLOGIES FOR ABSENCE/COMMITTEE MEMBERSHIP

There were two changes of membership for this meeting: Councillor Watkin replaced Councillor Martins (for agenda items 7,8 and 9) and Councillor Rogers replaced Councillor Whitman.

30 DISCLOSURE OF INTERESTS (IF ANY)

Councillor Watkins declared an interest in agenda items 5 and 6, on which he had provided guidance to residents prior to agreeing to attend the meeting as a substitute for Councillor Martins. He was absent from the Council Chamber for discussions on both of these items.

31 MINUTES

The minutes of the meeting held on 10 October 2015 were submitted and signed.

32 15/01045/FUL THE PARADE HIGH STREET

Councillor Watkins was absent from the Council Chamber for discussions on this item.

The Committee received the report of the Senior Planning Officer, including the relevant planning history of the site and details of responses to the application.

The Application Case Work Manager provided a brief introduction, explaining that permission was sought for use of The Parade between Exchange Road

flyover and Clarendon Road for an annual Christmas Market between 19 November and 3 January. The proposed market would be positioned in the area currently occupied by casual market stalls for New Watford Market.

Councillors welcomed the application, which they felt would be a positive temporary development on the High Street and would be enjoyed by residents during the festive period around Christmas. Councillor Rogers suggested that it would enhance trade for the existing stall holders, rather than detract from them.

However there was general concern about the lack of adequate consultation with existing stall holders regarding the siting of the Christmas Market, which might have been better located closer to the Big Skate event at the top of The Parade, or further down the High Street. Acknowledging these concerns, Councillor Sharpe commented that the Christmas Market promoters had been in a strong position to determine their location.

The Chair moved the officer recommendation.

RESOLVED –

that planning permission be granted subject to the following conditions:

1. The development to which this permission relates shall be begun within a period of three years commencing on the date of this permission.
2. The annual Christmas Market use hereby approved shall not be operated outside the period 19th November – 3rd January and installation of the market stalls and ancillary equipment shall not commence before 9th November and shall be completely removed from the highway by 10th January, unless otherwise agreed in writing by the Local Planning Authority.
3. No market stalls shall be open to members of the public before 11am or after 10pm, unless otherwise agreed in writing by the Local Planning Authority.
4. The market stalls and ancillary equipment hereby approved shall not encroach any further onto public highway land other than that shown on drawing Nos. *WCM/1B and WCM/2/E*, unless otherwise agreed in writing by the Local Planning Authority.
5. The market stalls and ancillary equipment hereby approved shall be completely removable, freestanding, and not need any works to be carried out within the footpath in order to secure them.
6. There shall be no storage of refuse bins, waste materials, boxes or packing cases on the highway, unless otherwise agreed in writing by the Local Planning Authority.

7. The sound power level of the generators shall not exceed 69dB, unless otherwise agreed in writing by the Local Planning Authority.
8. The development shall be carried out in accordance with the details in the application form and following drawings, unless otherwise agreed in writing by the Local Planning Authority. The following drawings are hereby approved: Location plan; WCM/1B; and WCM/2/E.

Informatives:

1. A license is required under s115E of the Highways Act 1980, and this must be obtained from the Watford Borough Council licensing authority.
2. The storage of ancillary equipment in Wellstones will require a license from the Highway Authority. Further information is available via the website <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.

33

15/01207/FULH SOUTH LODGE, HEMPSTEAD ROAD

Councillor Watkins left the Council Chamber prior to discussions on this item, having declared an interest at the beginning of the meeting.

The Committee received the report of the Senior Planning Officer, including the relevant planning history of the site and details of responses to the application.

The Application Case Work Manager introduced this item, explaining that the application was to alter and extend a Listed Building II and as a consequence, it was necessary for the applicants to obtain both Planning Permission and Listed Building Consent. Listed Building Consent for the proposed works had been granted in July 2015 (15/00530/LBC).

The Chair invited Mrs Dawn Ayres, a local resident, to speak to the Committee in objection to the application.

Speaking on behalf of local residents, Mrs Ayres drew the Committee's attention to a covenant on the application site. She expressed the view that the provisions of the covenant overrode any planning considerations.

Local residents were concerned that the Council was failing to carry out its duty to protect and preserve a listed building. The planned alterations were too numerous and inappropriate, and would remove any access to the rear of the property. They were also concerned that the applicant had failed to comply with the conditions of the previous planning consent (15/00530/LBC).

In addition, residents were concerned that construction work would cause major disruption and that there was inadequate access to the site for construction deliveries.

The Chair thanked the speaker for her comments and drew the Committee's attention to a written submission from Councillor Topping, Nascot Ward Councillor, which had been emailed to members prior to the meeting. He then opened the debate to Committee members.

Councillor Sharpe observed that it was important to note that South Lodge was listed in 1983, prior to which there had been some alteration to the property. Some of these alterations had not been in keeping with the original character of the building and may have been unlawful. Looking at the current application, it was important to consider why the building had been listed and whether the proposals would damage or undermine the reasons for that listing.

Taking up this point, Councillor Bashir observed that the property was currently in a state of some disrepair. The planned alterations would improve and restore the appearance and he was supportive of the application.

The Chair sought clarification from the Interim Development Management Section Head on the relative authority of a covenant over planning law. She advised that covenants sat outside planning law and therefore outside the remit of the Committee. In addition, she addressed residents' concerns about the lack of compliance, to date, with the conditions of the previous planning consent (15/00530/LBC), confirming that a period of three years was given to provide supplementary information. It would be a criminal offence for works to commence prior to the proper discharge of the relevant conditions.

The Chair moved the officer recommendation.

RESOLVED –

that planning permission be granted, subject to the following conditions:

- 1 The development to which this permission relates shall be begun within a period of three years commencing on the date of this permission.
- 2 Construction of the development hereby permitted shall not take place before 8am or after 6pm Mondays to Fridays, before 8am or after 1pm on Saturdays and not at all on Sundays and Public Holidays.
- 3 The development shall be carried out in accordance with the following drawings, unless otherwise approved in writing by the Local Planning Authority: 100 revision A, 102A, 111, 120, 200 revision C.
- 4 No work shall commence on site until full details of the materials listed as follows have been submitted to and approved in writing by the Local Planning Authority. Physical samples labelled with the manufacturer and model shall be submitted of the following: the rainwater goods, the roof tiles, the roofing zinc, the windows and window frames. Written details accompanied by colour photographs shall be submitted of the following: the render, the doors and door-frames. The development shall be carried out in accordance with the approved details.

Informatives:

- 1 In dealing with this application, Watford Borough Council has considered the proposal in a positive and proactive manner having regard to the policies of the development plan as well as paragraphs 186 and 187 of the National Planning Policy Framework and other material considerations, and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

34

15/01208/FUL SOUTH LODGE, HEMPSTEAD ROAD

Councillor Watkins had left the Council Chamber prior to discussions on this item, having declared an interest at the beginning of the meeting.

The Committee received the report of the Senior Planning Officer, including the relevant planning history of the site and details of responses to the application.

The Application Case Work Manager introduced this item, explaining that planning permission was sought for the erection of a new flat-roofed bungalow on land that was currently the end of the rear garden of a Grade II listed building. The plans included a “green” roof of sedum plants.

The Chair invited Mrs Dawn Ayres, a local resident, to speak to the Committee in objection to the application.

Mrs Ayres reiterated that she was speaking on behalf of residents, who had welcomed the withdrawal of a previous planning application (15/00529/FUL) for a two-storey building on the site. However concerns remained about the current application.

Mrs Ayres commented that she did not intend to cover the points raised in her previous representation to the Committee, but she wished for these to be borne in mind by members as they considered the current application.

Additional concerns had been expressed by residents about the overdevelopment of the site as well as the design of the bungalow, which, it was considered, was out of keeping with the character of South Lodge and would detract from the Grade II listed building. Moreover the proposed “green” roof was unsightly and impractical.

Local residents questioned the applicant’s access rights over the grass verge, which was understood to be the subject of a covenant protecting it from development.

On a practical level, there were concerns about adequate access during construction, in addition to considerations such as the storage of building materials.

Thanking the speaker for her comments, the Chair drew the Committee's attention once again to the written submission from Councillor Topping, Nascot Ward Councillor.

The Chair asked the Application Case Work Manager to clarify the issues surrounding access rights over the grass verge. He advised that the verge was part of the public highway and therefore the responsibility of Hertfordshire County Council (HCC). If permission were granted to put a crossover in place, the applicant would be required to cover the cost of the works which would be undertaken by HCC licensed contractors.

Councillor Hofman was invited to speak to the Committee as Ward Councillor for Nascot. He added his concerns about the proposed design of the bungalow, which would detract from the setting of the listed building. There were also issues about the potential loss of trees.

The Chair opened the debate to Committee members.

Councillors expressed misgivings about back garden developments, which were understood to require proper access and to be of good design, and the precedent that would be set if this application were approved. Despite these concerns, they were reminded by the Interim Development Management Section Head that planning rules did not preclude developments in the curtilage of a dwelling or back garden.

Councillor Johnson commented that the design of the proposed bungalow was poor and did not match that of other properties in the area – a sentiment echoed by Councillor Sharpe, who argued that the proposed location was sensitive and that it was important to get the design right.

Members considered that this provided reasonable grounds for refusal and Councillor Sharpe moved a motion to refuse planning permission on the grounds that the design – including the green roof – was poor, adversely impacted on a listed building and was out of keeping with the character of the surrounding area.

RESOLVED –

that planning permission be refused by reason of its poor design, incorporating a flat roof and sedum grass and lack of detailing that is considered to be out of character with the surrounding area and by reason of its location will have an adverse impact upon the setting of the Grade II listed building. In these regards the proposal is contrary to Policies UD1 and UD2 of The Watford Local Plan Core Strategy 2006-2031 adopted January 2013 and the provisions of the Watford Residential Design Guide adopted 2014 and against the advice given in National Planning Policy Framework 2012.

15/00948/FUL 26-30 ALDENHAM ROAD

The Committee received the report of the Major Cases Manager, including the relevant planning history of the site and details of responses to the application.

In his introduction to this item, the Major Cases Manager explained that the application involved the demolition of the existing commercial buildings and the erection of a new, three-storey building comprising a retail unit at ground floor and eight residential flats above. Six car parking spaces were provided at ground floor level, with access from Aldenham Road. The proposal has been amended since it was first submitted, following discussions with officers and the receipt of objections.

The Chair invited Mr Gary Hays, the Managing Director of Harp Windows, to speak in objection to the application.

Mr Hays advised that in 2002 he had taken a lease on 30 Aldenham Road, which was used as a business showroom. This now generated approximately 80% of his business. He expressed a range of objections to the proposed development:

1. future parking provision. Currently there was a flexible parking arrangement in place, whereby spaces were shared with neighbouring businesses. There were existing parking pressures in the area, particularly from commuters using Bushey station. The proposal would reduce the number of spaces available and present difficulties for deliveries to the retail outlets;
2. flooding. The car park was flooded regularly and this had impacted on the shops and adjoining properties. The Council had a duty to alleviate this problem;
3. light and privacy. The new development would reduce the amount of light reaching the rear of the buildings and there were issues about overlooking in surrounding buildings;
4. air quality. There were concerns about air quality in this area and the siting of the residential development was considered unsuitable;
5. design. The appearance of the building was not in keeping with the surrounding area; and
6. organisation of the flats, which looked cramped.

The Chair then invited Mr Peter Smith from Stephen Davy Peter Smith Architects, to speak to the Committee in support of the application.

Responding to the issues raised by Mr Hays, Mr Smith commented that the Committee needed to address material planning matters rather than the business concerns of the previous speaker.

A number of changes had been made to the proposal following representations made to planning officers. These included amendments to the number of flats, the design of the roof, air quality and privacy concerns. He was unaware of any flooding issues in the area.

Mr Smith reminded the Committee that Watford suffered from an acute lack of housing. This site was underdeveloped and could help to alleviate the problem.

The Chair thanked the speakers for their contributions and invited Councillor Taylor, Oxhey Ward Councillor, to speak.

Councillor Taylor drew the Committee's attention to congestion and parking issues in the Aldenham Road area. The development would exacerbate the problem with the loss of spaces serving the retail outlets. He questioned whether it would be possible to alter the works start time, particularly in regard to construction deliveries, should the Committee grant planning consent.

In addition, Councillor Taylor, highlighted local concerns about flooding in the area, which had led to adjacent properties to the development site being left empty.

The Chair asked the Major Cases Manager to clarify the issue of flooding on the proposed site. He confirmed that certain flooding was of major concern, for example from rivers. However in this case, where the land was higher than the river, the flooding appeared to be caused by poor drainage in the highway. It would not be possible to approve the application on the condition that the highways authority resolved the flooding issue, because this lay outside the applicant's control.

On the question of parking, the Major Cases Manager, stated that the site was in a highly sustainable location. It was a short distance from Bushey station and numerous bus routes. The number of parking spaces incorporated in the application was compliant with planning guidance. It was noted that proposals to introduce controlled parking zones in surrounding areas had been rejected by residents and businesses.

The Chair opened the debate to Committee members.

Councillors were sympathetic to the concerns raised by the objector, particularly in regard to parking and flooding. In addition, Councillor Bell expressed concerns about the overdevelopment of this area, which only exacerbated these problems.

Councillor Sharpe observed that this was a poor site for housing, but on paper fulfilled the objectives set out in central government policy. Whilst, as a ward Councillor, he shared local concerns about parking, and specifically the parking provision within the application, these were not grounds for refusal.

Following clarification from the Major Cases Manager, it was accepted that there were no issues about overlooking arising from the window angles.

Councillor Turmaine addressed the question of light loss to the rear of the shops and questioned whether the application met the required thresholds. The Major Cases Manager advised that guidelines applied to residential properties only and there were no minimum standards for retail outlets.

There followed a discussion about restricting the times construction traffic was able to access the site in order to alleviate traffic congestion at peak times. It was proposed that an appropriate construction management traffic plan be agreed with the applicant prior to work commencing on the site.

The Chair moved the officer recommendation.

RESOLVED –

that planning permission be granted subject to the following conditions:

1. The development to which this permission relates shall be begun within a period of three years commencing on the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved drawings:-

ALD-DS-00-00-DR-A-S001 P1, S002 P0, S003 P0

ALD-DS-00-01-DR-A-S004 P0

ALD-DS-00-02-DR-A-S005 P0

ALD-DS-00-ZZ-DR-A-S020 P0, S030 P0

ALD-DS-00-GF-DR-A-P100 P1

ALD-DS-00-01-DR-A-P101 P1

ALD-DS-00-02-DR-A-P102 P1

ALD-DS-00-03-DR-A-P103 P1

ALD-DS-00-ZZ-DR-A-P200 P1, P201 P1, P202 P1, P210 P1, P300 P1

3. No demolition or construction works shall take place before 8am or after 6pm Mondays to Fridays, before 8am or after 1pm on Saturdays, or at any time Sundays and Public Holidays.
4. No demolition or construction works shall commence within the site until an Environmental Management Plan has been submitted to and approved by the Local Planning Authority for the relevant demolition and construction phases. Each Plan shall include details of temporary access for demolition/construction vehicles, contractors parking, the delivery and storage of materials, measures to mitigate noise, measures to mitigate dust (as set out in the Air Quality Assessment by Arup dated 30 September 2015), wheel washing facilities, plant and equipment and a contact procedure for complaints. Each Plan as approved shall be implemented throughout the relevant demolition and construction periods.

5. No demolition works shall commence until a detailed method statement for the retention of the existing wall adjoining the boundary with 29-31, Chalk Hill has been submitted to and approved in writing by the Local Planning Authority. The demolition works shall only be undertaken in accordance with the approved method statement. The wall shall be retained at all times unless otherwise agreed in writing by the Local Planning Authority.
6. No construction works shall commence until details of the materials to be used for all the external finishes of the new building, including all external walls, roofs, doors, windows, balconies and privacy screens, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out only in accordance with the approved materials.
7. All windows at first and second floor levels on the front façade of the building facing Aldenham Road shall be non-opening and shall be retained as such at all times, unless otherwise agreed in writing by the Local Planning Authority.
8. No development shall commence until the specification of a mechanical air supply/extract system for each of the residential dwellings on the first and second floors of the premises has been submitted to and approved in writing by the Local Planning Authority. The system must be capable of providing background and rapid ventilation for cooling with the windows on the front elevation facing Aldenham Road being non-opening. The air delivered to the occupiers of the residential units through this system should have an annual mean nitrogen dioxide (NO₂) concentration of 40ug/m³ or less. The system must not compromise the sound insulation of the façades. Details of the siting of any air intake; extraction units; generators and other mechanical equipment serving this system that are likely to give rise to noise should be submitted, along with details of noise attenuation measures to be incorporated to ensure these units do not give rise to a noise nuisance. No dwelling shall be occupied until the approved mitigation measures have been installed in full, unless otherwise agreed in writing by the Local Planning Authority.
9. No development shall commence until a noise mitigation scheme for the proposed residential dwellings on the first and second floors, based upon the recommendations of the Noise Impact Assessment by Ardent Consulting Engineers dated July 2015 (Ref. No. X240-01; Project No. X240; July 2015) has been submitted to and approved by the Local Planning Authority. The scheme shall include the details and specifications of the sound reduction performance of all glazed and non-glazed elements of the building facades. No dwelling shall be occupied until the approved mitigation measures have been installed in full, unless otherwise agreed in writing by the Local Planning Authority.
10. No demolition or construction works shall commence until a detailed scheme to deal with the risks associated with contamination of the site

has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- i) a preliminary risk assessment (PRA) which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site;
- ii) where the PRA in (i) above identifies the need for further investigation, a site investigation scheme to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site;
- iii) where a site investigation scheme referred to in (ii) above is required, the results of the site investigation and risk assessment and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken;
- iv) where a remediation strategy referred to in (iii) above is required, a verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

No changes to these components shall be undertaken without the written approval of the Local Planning Authority. All works shall be carried out in accordance with the approved details.

11. Where a remediation strategy has been approved pursuant to Condition 3, no construction works shall commence until a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation has been submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority. The long-term monitoring and maintenance plan shall be implemented as approved.
12. If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out

until the developer has submitted to, and obtained written approval from, the Local Planning Authority for a remediation strategy detailing how this unsuspected contamination is to be dealt with. All works shall be carried out in accordance with the approved details.

13. No part of the development shall be occupied until details of the new vehicular crossover on Aldenham Road to serve the residential car parking, as shown in principle on drawing no. ALD-DS-00-GF-DR-A-P100 P1, have been submitted to and approved in writing by the Local Planning Authority, and the access has been constructed in full. The details shall include the drainage of the parking area to ensure no surface water discharges onto the highway.
14. No part of the development shall be occupied until the existing vehicular crossover on Aldenham Road has been closed off and the adjacent footways and kerbs reinstated.
15. No gate shall be installed at the entrance to the residential car parking area except in accordance with such details and specifications of the gate, including the operating mechanism and noise levels during operation, as have been submitted to and approved in writing by the Local Planning Authority.
16. No part of the development shall be occupied until the 6 car parking spaces shown on the approved drawings (unless otherwise approved in writing by the Local Planning Authority) have been laid out and constructed in full. These spaces shall be retained at all times for the parking of cars of the residential occupiers only.
17. No part of the development shall be occupied until the bin stores for the commercial use and the residential flats have been provided in accordance with the approved drawings (unless otherwise approved in writing by the Local Planning Authority). The stores shall be retained at all times for bin storage only and shall not be used for any other purpose.
18. No part of the development shall be occupied until details of a shelter for the cycle storage shown on the approved drawings, for a minimum of 8 cycles and providing weather protection, has been submitted to and approved in writing by the Local Planning Authority and the shelter and cycle storage facilities have been provided in full. These shall be retained at all times.
19. No flat shall be occupied until the privacy screens at first and second floor level on the rear balconies have been installed, as shown on the approved drawings. These screens shall accord with the details approved under Condition 6 of this permission.
20. No part of the development shall be occupied until details of the green roof, including its long term maintenance, have been submitted to and approved in writing by the Local Planning Authority, and the green roof

has been installed as approved. It shall be maintained at all times in accordance with the approved maintenance plan.

21. The green roof, as shown on approved drawing no. ALD-DS-00-01-DR-A-P101 P1, shall not be accessible at any time to occupiers of the flats or the commercial unit. Access to the green roof shall only be for the purposes of maintenance or repair.
22. The ground floor commercial unit fronting Aldenham Road shall only be used for purposes within Class A1 (shops) or Class A2 (financial and professional services) of the Town and Country Planning (Use Classes) Order 1987 (as amended) unless otherwise agreed in writing by the Local Planning Authority.
23. No external plant or equipment shall be installed on the building unless details of the type, size, siting and noise levels of the plant or equipment have been submitted to and approved in writing by the Local Planning Authority. The plant or equipment shall only be installed in accordance with the approved details.
24. The windows on the north eastern elevation at first and second floor level shall be fixed shut and fitted with obscured glass at all times.

Informatives:

1. In dealing with this application, Watford Borough Council has considered the proposal in a positive and proactive manner having regard to the policies of the development plan as well as paragraphs 186 and 187 of the National Planning Policy Framework and other material considerations, and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2010, as amended. The Council also gave pre-application advice on the proposal prior to the submission of the application and undertook discussions with the applicant's agent during the application process.
2. Before commencing the development the applicant shall contact Hertfordshire County Council Highways (0300 123 4047) to obtain i) their permission/requirements regarding access for vehicles involved in the demolition of the existing building; ii) a condition survey of any adjacent highways which may be affected by construction vehicles together with an agreement with the highway authority that the developer will bear all costs in reinstating any damage to the highway.
3. Provisions should be made to remove all unwanted materials from site.
 - A licensed waste disposal company can be used to collect and dispose of waste.
 - Developers can only take waste to a licensed waste disposal site themselves if they have a licence to carry waste.
 - In both cases all Waste Transfer Notes must be retained.

- Waste can only be treated on site i.e. burnt if the developer has a licence to treat waste.

All of the mentioned licences are issued by the Environment Agency. If the developer does have a license to treat waste on site by burning then dark smoke cannot be omitted at any time - this is an offence. In addition if smoke from bonfires on site cause a statutory nuisance enforcement action will be taken.

4. In respect of Conditions 7, 8 and 9, any request by the applicant to vary these requirements must be accompanied by an air quality assessment based upon up-to-date site specific monitoring data. The methodology for this assessment and monitoring must be agreed with the Environmental Health and Licensing Service before the assessment/monitoring commences. The assessment must include details of alternative mitigation measures and demonstrate that they will not result in the future occupants of the residential units being exposed to air quality concentrations above the health related air quality objectives, as set down in UK legislation and guidance, or internal noise levels that exceed those set out in BS 8233:2014.

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15/00719/FULM 28-46 HEMMING WAY

The Committee received the report of the Major Cases Manager, including the relevant planning history of the site and details of responses to the application.

Introducing the item, the Major Cases Manager explained that the application involved several elements: the demolition of the existing 10 bungalows; the erection of two L-shaped, three storey blocks; the widening and improvement of the pedestrian entrance to the recreation ground; the closure and stopping up of the highway in front of the bungalows and incorporation of land into a public open space in front of the flats; and the provision of new car parking.

The Major Cases Manager also drew the Committee's attention to the update sheet which included a number of amendments to the report.

The Chair invited Mrs Jane Owen of Save the Bungalows to speak in objection to the application.

Mrs Owen stated that she was speaking on behalf of the Leavesden Green community, the majority of whom were opposed to the application. 517 people had signed a petition against the proposed development, which they considered to be hideous and quite out of keeping with the character of the existing buildings.

The proposed flats were thought to be too high (98% higher than the bungalows and 30% higher than the existing houses) and would have the effect of making the area feel cramped and overdeveloped. There were concerns about a loss of privacy.

Residents also had issues about the loss of green space and the encroachment the development would make onto the children's play area. This would set a precedent for other developments.

There were significant concerns about the proposal to close part of Hemming Way and the detrimental impact the development would have on parking in the area. The accuracy of the parking survey was questioned.

Local residents also expressed doubts about the ability of the local sewerage system, as well as local schools and doctors surgeries, to cope should the development be approved.

The Chair then invited Mrs Lisa Cathro from Watford Community Housing Trust (WCHT) to speak for the application.

Mrs Cathro outlined the benefits of the proposed development, which, using an exchange of land with Watford Borough Council, represented a new vision for the Leavesden Green estate.

The development would provide a net gain of 22 affordable homes, a new entrance to the park and a restructuring of the local roads to connect residents to the recreation area. The design was of high quality and unit sizes would be above minimum standards.

The Trust had undertaken a series of consultations with local residents, whose views had been taken on board. As a consequence, a number of changes had been made to the parking arrangements, to the appearance of the buildings and to security.

Responding to criticism of the treatment of bungalow residents, Mrs Cathro underlined the Trust's sympathy with the upheaval moving represented. She highlighted the positive feedback received from some of those affected. However, it was important to focus on the material planning issues of the application.

The Chair thanked the speakers for their contributions and then invited Councillor Crout, Stanborough Ward Councillor, to speak to the Committee.

Whilst sympathetic to the need for affordable housing in Watford, Councillor Crout considered the application to be the wrong building in the wrong place. It would dwarf surrounding buildings and would fail to meet the needs of existing residents, both in terms of future affordability due to a lack of social rented units and, particularly for the bungalow owners, community support networks.

Older residents would be less likely to volunteer to downsize their housing accommodation as their needs changed if they felt that alternative provision would leave them feeling socially isolated. This would serve to fuel future housing shortages.

The Chair asked the Major Cases Manager to clarify two points: first how the parking survey had been undertaken and second the proportion of social rented units proposed in the application.

The Major Cases Manager explained that the parking survey was carried out using a respected and widely adopted methodology. It included a range of separate surveys to assess demand. Although the development would result in a net increase in the number of cars in the area, it was anticipated that there would be sufficient car parking capacity to meet this.

In regard to social housing provision, the Major Cases Manager highlighted WCHT's financial constraints in the development following the government's announcement on rent levels. This would mean that, from April 2016, the Trust's rental income stream would be reduced by 1% year on year. As a consequence, providing additional social rented units within the scheme was not a viable option.

Councillor Williams expressed sympathy with the large number of residents who had voiced their concerns about the proposed development. Two of their key concerns: car parking and the loss of the bungalows, however, did not provide grounds for planning refusal.

The Committee had greater scope on the question of design and Councillor Williams criticised the "soviet style" blocks included in the application. He considered that Leavesden Green required special attention and the current proposal did not meet that need.

Councillor Turmaine echoed these comments, in addition querying transport links to the area with the Major Cases Manager. These were confirmed to be poor, with most transport routes going around, rather than through the estate.

Councillor Sharpe took up criticism of the design aspects of the application. Whilst design was a subjective matter, he considered that the proposed flats were out of keeping in bulk and scale. A better designed scheme might be possible, but the current one had little merit.

Drawing discussions to a conclusion, the Chair commented that Councillors appeared to be widely critical of the design aspects of the application. He invited Councillor Williams to move a motion to refuse planning permission on the grounds that it would fail to provide a high standard of design and would be out of character with the residential aspects of the area, having the appearance of being overdeveloped.

RESOLVED –

that planning permission be refused on the grounds that it would fail to provide a high standard of design and would be out of character with the residential aspects of the area, having the appearance of being overdeveloped, contrary to the provisions of the Residential Design Guide

15/00919/FULM CENTRAL MERIDEN ESTATE, THE GOSSAMERS

The Committee received the report of the Major Cases Manager, including the relevant planning history of the site and details of responses to the application.

The Chair invited Sue Gordon from Friends of the Meriden to speak in objection to the application.

Speaking on behalf of residents, Mrs Gordon expressed significant concern at the application, which was considered out of scale and overbearing. Whilst the need for more housing was widely understood, these plans would remove over 70% of the green space in the central area.

The development would produce a major increase in parking and rat running problems on the estate. Residents were concerned that the traffic surveys had not adequately recorded and predicted these impacts, exacerbating other concerns about the proposed shared surface area, which was considered hazardous.

The redevelopment would destroy the community feel of the area, uprooting people to re-house them in soulless tower blocks.

Residents were also concerned about the impact of the redevelopment on local amenities. The Meriden Estate was not well served by public transport and local people relied on the shops on the estate.

The Chair then invited Mr Garreth Lewis from WCHT to speak in support of the application.

Mr Lewis reported that this application sought to re-establish a vibrant community in Meriden, using the assets of the area to make a positive contribution to the current housing shortage in Watford. The 74 affordable homes proposed exceeded the Council's declared target by a considerable margin. The application also included an important specialist accommodation block.

Residents had been widely consulted by the Trust. This had led to a number of changes to the application, including the introduction of some bungalows, greater variation in the roof lines, proposals to keep certain community groups together and assistance for existing retailers.

The result was a major scheme which met or exceeded Council requirements in all areas.

The Chair then invited the Major Cases Manager to provide an overview for the Committee. He explained that the application would involve the demolition of all

existing buildings within the application site and the erection of 11 new blocks. This would provide 133 new dwellings, including a 50 bed extra care scheme and new shops. Associated work would be undertaken to the landscape, parking and service access roads.

Following his introduction, the Major Cases Manager drew the Committee's attention to the update sheet, which contained some additional consultation comments from Environmental Health. In the light of these comments, two further conditions had been proposed.

The Chair thanked the speakers and invited Councillor Hastrick, Meriden Ward Councillor, to speak to the Committee.

Councillor Hastrick commented that she had previously been on the board of the WCHT, but was no longer the Council's representative on this body.

She acknowledged the need for more affordable housing in Watford, but had grave concerns about the density and design of the proposed development.

Residents loved the estate's openness and green space. The large blocks had been made less obtrusive by their angling and green verges and trees had obscured many of the buildings. An ecology report from HCC concurred with residents' concerns about the loss of this green infrastructure.

There were additional concerns about the obscuring of sight lines in parts of the estate as a result of the redevelopment, as well as issues with the shared surface junction, which would be dangerous.

Traffic issues persisted on the estate and would be exacerbated by the proposals.

The Chair thanked all the speakers for their contributions. He then drew the Committee's attention to a late written representation from the Friends of the Meriden. The Interim Development Management Section Head expressed the view that this did not raise any new issues for consideration by the Committee.

In answer to a query from the Chair, the Major Cases Manager confirmed the validity of the traffic survey, which had used accepted best practice. The surveys had been undertaken at various times during the day and at weekends, and the results had not been questioned by HCC.

The Chair asked for comments from the Committee.

Councillor Turmaine acknowledged the important and good work that had been undertaken by WCHT to provide more accommodation in the Borough. However, he questioned the limited provision of bungalows in the application as well as the number of social housing units. There were also issues about future shop provision and the siting of the care home.

The Major Cases Manager clarified that the Trust had not been required to replace the bungalows in its proposal, but had done so in response to residents' concerns. Social rented housing was increasingly difficult to provide following proposed changes to government rules on rent levels. In the current proposal, the Trust had sought to produce the best mix of tenures and unit sizes. 67% of the accommodation would be affordable housing, which greatly exceeded the Council's target of 35%.

He went on to confirm that the management of the public house (in response to the siting of the care home) and the question of affordable rents for the new shops were not material planning issues and were therefore outside the remit of this Committee.

Councillor Bell raised the question of the loss of green space. Whilst there was a clear need for some modernisation of the estate and the development provided an opportunity for more housing provision, this was being achieved at the expense of a large part of the green space. It was an overdevelopment of the site.

Responding to this issue, the Major Cases Manager reported that whilst a large amount of green space would be lost, a significant area would remain. Adjacent to the redevelopment site, there was a sizeable recreation area, incorporating a sports zone, children's play area and open grassland. This recreation area was larger than the total size of the redevelopment site.

Councillor Sharpe reviewed the range of issues already raised, including the loss of green space, traffic and parking concerns. Despite the strength of feeling on these issues, he advised that they did not provide grounds for the Committee to refuse planning permission.

Councillor Johnson sought clarification of the proximity of the flats to the shops. It was confirmed that the distances conformed to minimum standards and there were therefore no issues about overlooking or loss of light.

In a supplementary question, Councillor Johnson queried residents' concerns about deliveries to the shops, both in terms of timings and the size of vehicles permitted. The Major Cases Manager reported that this point had been taken up in condition 29 to the officer recommendation at the end of the report. This required a detailed Delivery and Servicing Management Plan to be submitted to the Council at least four months prior to the occupation of any commercial units.

Councillor Watkin took up residents' concerns about the planned shared surface area. The Major Cases Manager advised that the Hertfordshire Design Guide included proposals for shared surfaces. Condition 20 to the officer recommendation at the end of the report required a Stage 2 Road Safety Audit for the proposed highway improvements and access junctions to be submitted to the Council prior to commencement of the development. It was possible that this might result in some changes to the current plans, subject to the views of HCC and the Highways Authority.

Following a question by the Chair, Councillor Bell moved a motion to refuse the application on the grounds that it was an overdevelopment of the site and too great a loss of open space.

On being put to the Committee, the motion was LOST.

The Chair then moved the officer recommendation.

RESOLVED –

- (A) That planning permission be granted, subject to the completion of a planning obligation under section 106 of the Town and Country Planning Act 1990 (as amended) as set out below, and subject to the following conditions:

Section 106 Heads of Terms

- i) To secure the provision of fire hydrants as required by the County Council in accordance with Policy H10 of the Watford District Plan 2000.
- ii) To secure a minimum of 89 dwellings as affordable housing comprising 9 social rented and 80 affordable rented units. The remaining 44 dwellings to be provided as social rented, affordable rented or private rented units.

Conditions

1. The development to which this permission relates shall be begun within a period of 3 years commencing on the date of this permission.
2. The development shall only be constructed in accordance with the following approved drawings, unless otherwise agreed in writing by the Local Planning Authority:

101_PL_011A, 002B, 003D, 004A, 005A, 006B, 007A, 008A, 009A, 010A, 011A, 012A, 013B, 014A, 015B, 016B, 017B, 018B, 019B, 020A, 021A, 022A, 025C, 026C, 027E, 028E, 029D, 030C, 031D, 032B, 033B, 034B, 035C, 036C, 037A, 038A, 039B, 040B.
3. Construction of the development hereby permitted shall not take place before 8am or after 6pm Mondays to Fridays, or at any time on Saturdays, Sundays and Public Holidays.
4. No development shall commence until the scheme has been registered with the Considerate Constructors Scheme and a certificate of registration has been submitted to the Local Planning Authority. The construction shall be carried out in accordance with the requirements of this scheme.
5. No development shall commence until a Development Phasing Plan has been submitted to and approved in writing by the Local Planning

Authority. This Plan shall include for each phase a site plan delineating the following works to be undertaken in that phase:

- i) the dwellings to be constructed;
- ii) the parking spaces to be constructed;
- iii) the improvement works to be undertaken within the highway;
- iv) the footpath improvement works to be undertaken.

No dwelling shall be occupied in any given phase until all works within that phase and each preceding phase have been completed in full, unless otherwise agreed in writing by the Local Planning Authority.

6. No development shall commence within any phase as approved in the Development Phasing Plan until an Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority for that phase. This Plan shall include details of contractors' parking, arrangements for the delivery and storage of materials, any temporary access/egress points to adjoining highways, measures to mitigate noise and dust, and wheel washing facilities. The Plan as approved shall be implemented throughout the demolition/construction period for each phase.
7. No development shall commence within any phase as approved in the Development Phasing Plan until a Site Waste Management Plan has been submitted to and approved in writing by the Local Planning Authority for that phase. This Plan shall include demolition and construction works within each phase. The Plan as approved shall be implemented throughout the demolition/construction period for each phase.
8. No development shall commence within any phase until fencing of a style, height and in a position to be agreed in writing by the Local Planning Authority shall have been erected to protect all trees which are to be retained. No materials, vehicles, fuel or any other items shall be stored or buildings erected or works carried out inside this fencing and no changes in ground level shall be made within the spread of any tree or shrubs (including hedges) without the prior written approval of the Local Planning Authority.
9. No construction works shall commence until full details and samples of the materials to be used for the external surfaces of the buildings (including walls, roofs, windows, doors, balconies and solar panels) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved materials.
10. No construction works shall commence until details of a lighting scheme for the development have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be installed as approved prior to the first occupation of each phase of the development to which it relates.

11. No removal of trees, scrub or hedges shall be carried out on the site between 1st March and 31st August in any year unless a suitably qualified ecologist has previously searched the trees, scrub or hedges and certified in writing to the Local Planning Authority that such works of removal may proceed.
12. No development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:
 - 1) A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.
 - 2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 - 3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 - 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the Local Planning Authority. The scheme shall be implemented as approved.
13. No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan.

The long-term monitoring and maintenance plan shall be implemented as approved.

14. No development should take place until a long-term monitoring and maintenance plan in respect of contamination including a timetable of monitoring and submission of reports to the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to and approved in writing by the Local Planning Authority. Any necessary contingency measures shall be carried out in accordance with the details in the approved reports. On completion of the monitoring specified in the plan a final report demonstrating that all long-term remediation works have been carried out and confirming that remedial targets have been achieved shall be submitted to and approved in writing by the Local Planning Authority.
15. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.
16. No infiltration of surface water drainage into the ground at this site is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.
17. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.
18. No development shall commence until a drainage strategy, detailing any on and/or off site drainage works, has been submitted to and approved by, the Local Planning Authority. The proposed foul water discharge rates to every connection point must be included in the drainage strategy. If initial investigations conclude that the existing sewer network is unlikely to be able to support the demand anticipated from this development, an Impact Study must be undertaken to inform the drainage strategy. No discharge of foul or surface water from the site shall be accepted into the public system until all works referred to in the approved drainage strategy have been completed in full.

19. No impact piling shall take place within the site until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement.
20. No development shall commence until a Stage 2 Road Safety Audit for the proposed highway improvements and access junctions has been submitted to and approved in writing by the Local Planning Authority. The development shall only be constructed in accordance with the approved works.
21. No demolition or construction works shall not commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan. The Construction Traffic Management Plan shall include details of:
 - a) Construction vehicle numbers, type, routing;
 - b) Traffic management requirements;
 - c) Construction and storage compounds (including areas designated for car parking);
 - d) Siting and details of wheel washing facilities;
 - e) Cleaning of site entrances, site tracks and the adjacent public highway;
 - f) Timing of construction activities to avoid school pick up/drop off times;
 - g) Provision of sufficient on-site parking prior to commencement of construction activities;
 - h) Post construction restoration/reinstatement of the working areas and temporary access to the public highway.
22. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment carried out by Conisbee Engineers dated 24 August 2015 (Revision 1.2, reference 150340/TG), drawing no.C103 and the response letter to the LLFA received on the 10 September 2015 and the following mitigation measures detailed within the FRA:
 - i) Limiting the surface water run-off generated by the 1 in 100 year + 30% for climate change critical storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.
 - ii) Restricting the surface water run-off rates to each discharge point into the existing sewer network in accordance with Table 6.1 within the FRA.
 - iii) Implement a range of SuDS measures in accordance with the FRA

including permeable paving, swales, rain gardens and tanks.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

23. No individual dwelling in any given block of houses or flats, as identified on the approved drawings, shall be occupied until a detailed soft landscaping scheme for all the land within and adjoining the respective part of the site, has been submitted to and approved in writing by the Local Planning Authority. This shall include the retention of existing trees and hedging where possible and measures to enhance the ecological biodiversity of the site. The approved landscaping scheme shall be carried out not later than the first available planting and seeding season after completion of the respective block forming part of the development. Any trees or plants whether new or existing which within a period of five years die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, or in accordance with details approved by the Local Planning Authority.
24. No individual dwelling in any given block of houses or flats, as identified on the approved drawings, shall be occupied until a detailed hard landscaping scheme for all the land within and adjoining the respective part of the site, including details of all site boundary treatments and internal plot boundaries, has been submitted to and approved in writing by the Local Planning Authority, and the works have been carried out in accordance with the approved details.
25. No individual dwelling in any given block of houses or flats, as identified on the approved drawings, shall be occupied until the respective refuse and recycling facilities and cycle storage facilities to serve the dwellings, as shown on the approved drawings, have been constructed. These facilities shall be retained as approved at all times.
26. No individual dwelling in any given block of houses or flats, as identified on the approved drawings, shall be occupied until the respective vehicle parking accommodation, as shown on the approved Development Phasing Plan has been provided and made available for use. This parking accommodation shall be permanently retained and shall not be used for any other purpose than the parking of vehicles of occupants of the development or visitors to the site.
27. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015, no development permitted under Schedule 2, Part 1, Classes A, B, C, D, E, F of the Order shall be carried out to the houses hereby approved without the prior written permission of the Local Planning Authority.

28. At least four months prior to the first occupation of the development, details of the proposed Travel Plan for the residential elements of the development shall be submitted to and approved in writing by the Local Planning Authority.
29. At least four months prior to the occupation of any commercial unit, details of a Delivery and Servicing Management Plan for the development shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of the size of delivery vehicles, the locations for parking delivery vehicles and the times during which deliveries shall take place.
30. No access shall be brought into use until it has been laid out and constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
31. No plant or equipment associated with the commercial uses in Blocks E1, E2 and E3 or the communal kitchen in Block D shall be sited on the external elevations of the buildings unless details of the plant or equipment has been submitted to and approved in writing by the Local Planning Authority. The details shall include size, appearance, siting and technical specifications relating to noise and odour control as appropriate.
32. The commercial units within the development shall only be used for the following uses within the Town and Country Planning (Use Classes) Order 1987 (as amended), unless otherwise agreed in writing by the Local Planning Authority:
 - a) The unit labelled as 'hairdresser' in Block D shall only be used for purposes within Class A1 (Shops).
 - b) The unit labelled as 'café' in Block E1 shall only be used as a café within Class A3 (Restaurants and cafes) or for purposes within Class A1 (Shops).
 - c) Units 1-8 in Block E2 shall only be used for purposes within Class A1 (Shops) with the exception of one unit which may be used as a launderette (Sui generis), one unit which may be used for purposes within Class A2 (Financial and professional offices) and two units which may be used for purposes within Class A5 (Hot food takeaways).
 - d) Unit 9 in Block E3 shall only be used for purposes within Class A1 (Shops).
33. No commercial unit within Blocks E1, E2 and E3 shall be open to the public before 0700 hours or after 2200 hours on any day.
34. No construction works shall commence to Block D, Block E2 or Block F1 until an acoustic report, assessing any noise impacts on the proposed dwellings from the adjacent existing electricity sub-stations and proposing any necessary mitigation measures, has been submitted to and approved in writing by the Local Planning Authority. No dwelling in these blocks

shall be occupied until any respective mitigation measures have been installed in full. These measures shall be retained at all times.

35. No construction works shall commence on Block D until measures to prevent overheating of the dwellings in this block facing south have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the approved mitigation measures have been implemented in full. These measures shall be retained at all times.

Informatives:

1. This planning permission is accompanied by a unilateral undertaking under Section 106 of the Town and Country Planning Act 1990 to secure the provision of a minimum of 89 affordable housing units and the necessary fire hydrants to serve the development.
2. In dealing with this application, Watford Borough Council has considered the proposal in a positive and proactive manner having regard to the policies of the development plan as well as paragraphs 186 and 187 of the National Planning Policy Framework and other material considerations, and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2010, as amended. The Council also gave pre-application advice on the proposal prior to the submission of the application and undertook discussions with the applicant's agent during the application process.
3. Before commencing the development the applicant shall contact Hertfordshire County Council Highways (0300 123 4047) to obtain i) their permission/requirements regarding access for vehicles involved in the demolition of the existing building; ii) a condition survey of any adjacent highways which may be affected by construction vehicles together with an agreement with the highway authority that the developer will bear all costs in reinstating any damage to the highway.
4. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer.

Drawing numbers

101_PL_011A, 002B, 003D, 004A, 005A, 006B, 007A, 008A, 009A, 010A, 011A, 012A, 013B, 014A, 015B, 016B, 017B, 018B, 019B, 020A, 021A, 022A, 025C, 026C, 027E, 028E, 029D, 030C, 031D, 032B, 033B, 034B, 035C, 036C, 037A, 038A, 039B, 040B.

- (B) In the event that an acceptable planning obligation under Section 106 of the Town and Country Planning Act 1990 has not been completed by 30th October 2015 in respect of the Heads of Terms set out above, the Development Management Section Head be authorised to refuse planning permission for the application for the following reasons:
1. The proposal fails to make provision for affordable housing on-site and as such is contrary to Policy HS3 of the Watford Local Plan Core Strategy 2006-31.
 2. The proposal fails to make provision for fire hydrants to serve the development and as such is contrary to Policy INF1 of the Watford Local Plan Core Strategy 2006-31 and saved Policy H10 of the Watford District Plan 2000.

Chair

The Meeting started at 7.30 pm
and finished at 10.55 pm