

## **DEVELOPMENT MANAGEMENT COMMITTEE**

**10 MARCH 2016**

Present: Councillor G Derbyshire (Vice-Chair)  
Councillors S Bashir, S Johnson, A Rindl, I Sharpe, M Turmaine,  
M Whitman, S Williams and T Williams

Also present:

Officers: Development Management Section Head  
Major Cases and Enforcement Manager  
Committee and Scrutiny Support Officer

### **74 APOLOGIES FOR ABSENCE/COMMITTEE MEMBERSHIP**

There was a change of membership for this meeting Councillor Rindl replaced Councillor Martins and Councillor S Williams replaced Councillor Bell.

### **75 DISCLOSURE OF INTERESTS (IF ANY)**

Councillor Sharpe commented that as an Oxhey Ward Councillor it had been impossible to avoid discussions relating to agenda item 6, 15/00115/OUTM 8,10 & 12 Chalk Hill, which had continued over several years. However he had not expressed an opinion on the current application.

### **76 MINUTES**

The minutes of the meeting held on 18 February 2016 were submitted and signed.

### **77 14/00511/OUTM WATFORD HEALTH CAMPUS**

The Committee received the report of the Head of Development Management, including the relevant planning history of the site.

The Head of Development Management introduced the item, explaining that planning permission was granted in January 2015 for the development of Watford Health Campus. This permission was subject to a Section 106 (s106) planning obligation which sought to secure, *inter alia*, land to be utilised for an expansion of Laurance Haines School.

A Deed of Variation relating to the s106 agreement was now required to allow an extension to the time period in which Hertfordshire County Council was obliged

to advise the Council and the developer if the previously identified land was required for the expansion of the school.

In the absence of comments from Committee Members, the Chair moved the officer recommendation.

Councillors Turmaine and S Williams requested that it be noted they had abstained from the vote.

RESOLVED –

That a Deed of Variation to the Section 106 agreement associated with planning permission 14/00511/OUTM be granted to allow an extension of the time period from 31<sup>st</sup> March 2016 to 31<sup>st</sup> March 2017 in which the County Council are obliged to notify the Council and the Developer if previously identified land is required for the expansion of Laurance Haines School.

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### **15/01283/FULM HD HOUSE, IMPERIAL WAY**

The Committee received the report of the Head of Development Management, including the relevant planning history of the site and details of responses to the application.

The Development Management Team Leader introduced the item. He explained that the proposed development would demolish the existing office building, erect a new five storey office block, refurbish the existing warehouse and erect a new canopy over the rear servicing yard. The frontage would include a drop-off facility, parking spaces and a cycle store.

The Committee welcomed the application which was considered a positive development for the industrial area. It was noted that, although the height of the proposed office block exceeded that of the adjacent buildings, it was not out of keeping with other buildings in the surrounding estate.

RESOLVED –

That planning permission be granted subject to the following conditions:

#### 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:-

4739/2/01, 02, 03, 04, 05  
4739/3/06, 07, 08, 09, 10, 11, 12, 13  
1861/200A, 210A.

3. No construction works shall commence within the site until a Construction Environmental Management Plan has been submitted to and approved by the Local Planning Authority. The Plan shall include details of access for construction vehicles, contractors parking, the delivery and storage of materials, measures to mitigate noise and dust, wheel washing facilities, plant and equipment and a contact procedure for complaints. The Plan as approved shall be implemented throughout the relevant demolition and construction periods.
4. No impact piling shall take place 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.
5. No occupation of the office building or refurbished warehouse shall take place until the following documents have been submitted to and approved in writing by the Local Planning Authority:
  - i) Delivery and Servicing Management Plan.
  - ii) Workplace Travel Plan.

Both of these documents shall be based on the draft Plans contained in Appendices F and H respectively of the submitted Transport Statement dated February 2016 by TTP Consulting. These Plans shall be implemented as approved at all times during the occupation of the development.

### Informatives

1. Road Deposits: Best practical means shall be taken at all times to ensure that all vehicles leaving the development site during construction of the development are in condition such as not to emit dust or deposit mud, slurry or other debris on the highway.
2. The applicant is advised that storage of materials associated with the development should take place within the site and not extend into within the public highway without authorisation from the highway authority, Hertfordshire County Council. If necessary further details can be obtained from the County Council Highways via either the website <http://www.hertsdirect.org/services/transtreets/highways/> or telephone 0300 1234047 to arrange this.
3. The developer should be aware that the required standards regarding the maintenance of the public right of way and safety during the construction. The public rights of way along the carriageway and footways should

remain unobstructed by vehicles, machinery, materials and other aspects of construction works.

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### **15/00115/OUTM 8, 10 AND 12 CHALK HILL**

The Committee received the report of the Head of Development Management, including the relevant planning history of the site and details of responses to the application.

The Development Management Team Leader introduced the item, explaining that outline planning permission was sought for the demolition of all existing buildings and the construction of up to 121 dwellings and a basement car park for residents of up to 197 spaces with a new access junction on Chalk Hill. All matters were reserved for future determination.

Attention was drawn to the update sheet, which included some amended conditions.

The Committee welcomed the proposed development of the site, which had been the subject of various applications. There was broad support for the change to residential use. However concerns were expressed about the scale of the proposed development, the access arrangements and the impact of increased traffic levels on surrounding roads. Committee members also underlined the need for sufficient affordable housing provision.

Councillor Sharpe observed that the ruling by the planning inspector in October 2010, which stated that the proposed new access junction over the site of 12 Chalk Hill was acceptable in principle, meant that the Committee could not refuse planning permission on access grounds.

In response to a question from the Chair, the Development Management Team Leader confirmed that although there had been scope to secure access via Aldenham Road when the adjacent site had been developed by Persimmon Homes this opportunity had been missed.

The Chair moved the officer recommendation.

RESOLVED –

- (A)** That planning permission be granted subject to the completion of a planning obligation under s.106 of the Town and Country Planning Act 1990 to secure the following provisions and subject to the conditions listed below:

#### Section 106 Heads of Terms

- i) To secure the provision of 35% of the dwellings as affordable dwellings, of which at least 65% are to be for affordable rent, at least 20% for social

rent and a maximum of 15% for intermediate tenures, in accordance with Policy HS3 of the Watford Local Plan Core Strategy 2006-31.

- ii) To secure the provision of necessary fire hydrants as required to serve the development.

### Conditions

1. Approval of the details of the access, appearance, landscaping, layout and scale (hereinafter called the 'reserved matters') shall be obtained from the Local Planning Authority before any development commences.
2. Application(s) for approval of the 'reserved matters' must be made not later than the expiration of three years from the date of this permission.

The development to which this permission relates must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last reserved matter to be approved.

3. The reserved matters submitted pursuant to Condition 1 shall include a detailed tree survey and arboricultural impact assessment for all trees preserved under Tree Preservation Order 33 that lie within the site and immediately adjoining the eastern and northern boundaries of the site, to include the following:
  - i) Details of all trees to be removed and retained.
  - ii) Details of any arboricultural works to be undertaken to retained trees.
  - iii) Details of canopy spread and root protection zones extending within the application site of all trees to be retained, both within and adjoining the site.
  - iv) Method statements for all works within the site to be undertaken within the canopy spread and root protection zone of any retained tree.
4. 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 unless agreed in writing by the Local Planning Authority.
5. i) No demolition works shall commence within the site until a Demolition Environmental Management Plan has been submitted to and approved by the Local Planning Authority. This Plan shall include details of the phasing of the development, access arrangements for demolition vehicles, a traffic plan for demolition vehicles, contractors' parking, the delivery and storage of materials, measures to mitigate noise and dust, wheel washing facilities, plant and equipment and a contact procedure for complaints. The Plan as approved shall be implemented throughout the construction period.

ii) No construction works shall commence within the site until a Construction Environmental Management Plan has been submitted to and approved by the Local Planning Authority. This Plan shall include details of the phasing of the development, access arrangements for construction vehicles, a traffic plan for construction vehicles, contractors' parking, the delivery and storage of materials, measures to mitigate noise and dust, wheel washing facilities, plant and equipment and a contact procedure for complaints. The Plan as approved shall be implemented throughout the construction period.

6. No development shall commence 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.

7. No occupation of any part of the 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.

8. No development shall commence 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, has been 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.
9. 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.
10. 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.
11. No piling or any other foundation designs using penetrative methods shall take place unless details have been submitted to and approved in writing by 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.
12. No demolition or development shall commence within the site until a detailed tree protection plan (showing all trees and hedges to be retained, the siting and type of protective fencing and the use and type of no-dig construction methods where appropriate) has been submitted to and approved in writing by the Local Planning Authority and all tree protection measures have been installed as approved. The development shall only be carried out in accordance with the approved details and all protective fencing shall be retained throughout the construction period.

13. No development shall commence within the site until details of the routing of all below ground services and cabling (electricity, gas, telephone, foul water, surface water, etc), including any temporary connections for site huts, showing depth, width and routing of all trenches, have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details.
14. No trees, scrub or hedges on the site shall be lopped, topped, felled, grubbed up or otherwise removed from the site between 1st March and 31st August in any year unless a suitably qualified ecologist has previously surveyed the trees, scrub or hedges and certified in writing to the Local Planning Authority that such works of removal are unlikely to harm any protected species.
15. The development permitted by this planning permission shall be carried out in accordance with the approved drainage strategy carried out by by jnp group, dated 25<sup>th</sup> of November 2015, project number C85264 and the following mitigation measures detailed within the drainage strategy:
  - i) Limiting the surface water run-off generated by the 1 in 100 year + climate change critical storm so that it will not exceed the rate of 5 l/s.
  - ii) Discharge into the Thames Water sewer network.
  - iii) Undertake the drainage to include permeable paving and attenuation tanks as indicated in Appendix E of the drainage strategy.
  - iv) Providing attenuation to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + climate change event.

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.

16. No development shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include:

- i) Detailed drainage plan showing the location, size and engineering details of the proposed SuDS, pipe runs, manholes etc.



- ii) Detailed surface water run-off and volume calculations for 1:100 year (+30% CC) are required within the surface water drainage assessment, which ensures that the site has the capacity to accommodate all rainfall events up to 1:100 year (+30% CC).
  - iii) Exploration of the feasibility of above ground SuDS measures in the western part of the site.
  - iv) Maintenance and adoption of all SuDS measures
17. 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. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.
18. All windows directly facing Chalk Hill and the railway viaduct to the west shall be non-opening and shall be retained as such at all times, unless otherwise agreed in writing by the Local Planning Authority.
19. No development shall commence until the specification of a mechanical air supply/extract system for each of the residential dwellings with windows directly facing Chalk Hill and the railway viaduct to the west 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 of the respective dwellings facing Chalk Hill and the railway viaduct being non-opening. The air delivered to the occupiers of the residential units through this system should have an annual mean nitrogen dioxide (NO<sub>2</sub>) concentration of 40ug/m<sup>3</sup> 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.
20. No development shall commence until a noise mitigation scheme for the proposed residential dwellings facing Chalk Hill and the railway viaduct to the west, to achieve the recommended interior noise levels in BS 8233:2014, 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.
21. The development shall be constructed at a datum level of 60.00 as shown on the approved drawings, unless otherwise agreed in writing by the Local Planning Authority.

22. The height of the buildings shall not exceed the heights shown on the indicative drawings.
23. No part of the development shall be occupied until details of an external lighting scheme for the site has been submitted to and approved in writing by the Local Planning Authority and the approved has been installed.
24. The approved soft landscaping scheme shall be carried out as approved not later than the first available planting and seeding season after completion of each phase 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.
25. Car parking provision for the development shall not exceed the maximum standards for development within Parking Zone 3 as set out in Appendix 2 of the Watford District Plan 2000, unless otherwise agreed in writing by the Local Planning Authority. No dwelling shall be occupied until the respective car parking spaces for the occupants and their visitors have been constructed, unless otherwise agreed in writing by the Local Planning Authority. These facilities shall be retained at all times and shall not be used for any other purpose.
26. Cycle parking provision for the development shall be provided at a ratio of 1 space per dwelling. The cycle parking provision shall be secure and weatherproof.
27. No works of demolition or construction shall commence on the site until documentary evidence has been submitted to and approved in writing by the Local Planning Authority to demonstrate that the access junction from Bushey Arches at the western corner of the site can lawfully be closed to vehicular traffic on completion of the development.
28. No part of the development shall be occupied until:
  - i) The new vehicular access from Chalk Hill has been laid out and constructed in accordance with the details shown in principle on drawing no. 2703/P15/GL1/G.
  - ii) The existing footpath in front of the site has been widened to a minimum width of 2m, as shown in principle on drawing no. 2703/P15/GL1/G.
  - iii) The existing access junction from Bushey Arches sited at the western corner of the site has been closed to vehicular traffic. Details of the measures to prevent use by vehicular traffic shall be submitted to and approved in writing by the Local Planning Authority and shall be installed as approved. These measures shall be retained at all times.

The existing access from Bushey Arches sited along the western boundary of the site shall only be used for pedestrian and cycle access and emergency vehicle access.

29. No part of the development shall be occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The approved Travel Plan shall be implemented 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 necessary fire hydrants to serve the development and the provision of 35% of the dwellings as affordable housing units.
  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.
- (B)** That, in the event that a planning obligation under s.106 of the Town and Country Planning Act 1990 is not completed by 29<sup>th</sup> April 2016, the Head of Development Management be authorised to refuse planning permission for this application for the following reasons:
1. The proposed development fails to make provision for affordable housing 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.

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#### **16/00076/VAR CHARTER PLACE SHOPPING CENTRE**

The Committee received the report of the Head of Development Management, including the relevant planning history of the site and details of responses to the application.

The Development Management Team Leader introduced the report, explaining that the current application proposed further changes to planning application 13/00972/FULM (granted planning permission in 5 February 2014) to accommodate the requirements of Debenhams, which would occupy the new

anchor store within the development. The changes would not alter the fundamental scale and nature of the proposal and would not have any significant additional impacts on adjacent properties or the wider town centre. All other aspects of the approved scheme remained unchanged.

Concluding his comments, the Development Management Team Leader drew attention to the update sheet, which included some amended conditions.

The Chair opened the debate to Committee Members.

Councillor S Williams raised concerns about the management of the covered market, and particularly whether this would compete with the New Watford Market. In response to a query from the Chair, the Development Management Team Leader advised that this was not a material planning consideration.

Following a further question from Councillor Turmaine, the Development Management Team Leader confirmed that some changes to the highway were included in the development.

The Chair moved the officer recommendation.

RESOLVED –

That conditional planning permission be granted subject to the conditions listed below:

Conditions

1. The development to which this permission relates shall be begun before 5<sup>th</sup> February 2018.
2. The development hereby permitted shall be carried out in accordance with the following approved drawings:-  
  
AP (02) 0999 P02, 1000 P02, 1001 P02, 1002 P01, 1003 P01, 1004 P01, 1150 P01, 1151 P01, 1010 P01, 1011 P01, 1012 P01, 1015 P01  
AP (04) 1152 P07, 0249 P05, 0250 P08, 0251 P08, 0252 P10, 0253 P12, 0254 P12, 0255 P12, 0256 P11, 0257 P11, 0268 P03, 0269 P01  
AP (05) 1600 P13, 1601 P07, 1602 P10, 1603 P05  
AP (06) 1700 P08, 1701 P02, 1702 P06, 1703 P06, 1704 P02
3. No demolition works or 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, unless otherwise agreed in writing by the Local Planning Authority. This shall exclude any internal fit-out works of the individual units by tenants.

4. The construction of the development shall be registered with the Considerate Constructors Scheme and shall be carried out in accordance with the requirements of this Scheme at all times.
5.
  - i) The demolition works shall be carried out in accordance with the Demolition Methodology by Keltbray (ref. 1120-MS-001 Rev.01 dated 15/10/15) approved under ref. 15/01487/DISCON. All deliveries and collections shall only be undertaken within the permitted hours, unless otherwise agreed with the Local Planning Authority.
  - ii) The construction works shall be carried out in accordance with the Construction Methodology and Phasing Plan Revision 03 (Laing O'Rourke, dated March 2016) and the Construction Sequencing Revision C (Laing O'Rourke, dated 08/03/16). All deliveries and collections shall only be undertaken within the permitted hours, unless otherwise agreed with the Local Planning Authority.
6.
  - i) The demolition works shall be carried out in accordance with the Site Waste Management Plan by Keltbray (ref. KBY-CP-SWMP-02 Rev.02 dated 17/12/15) approved under ref. 15/01487/DISCON.
  - ii) The construction works shall be carried out in accordance with the Site Waste Management Plan Version 1 by Laing O'Rourke (dated 19/01/16).
7. No above ground construction works shall commence until details of all the materials to be used for the external surfaces and finishes of each of the buildings within the development (new buildings and refurbished existing buildings), the existing Charter Palace car park elevations and the first floor walkways 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.
8. No construction works shall commence until a basement level plan detailing the siting and size of storage facilities for waste and recycling for all of the proposed units within the development has been submitted to and approved in writing by the Local Planning Authority. No unit shall be occupied until these facilities have been provided in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.
9. No unit within the development shall be occupied until a Delivery and Servicing Management Plan has been submitted to and approved in writing by the Local Planning Authority. The development shall be operated in accordance with the approved Plan at all times, unless otherwise agreed in writing by the Local Planning Authority.
10. The development shall be carried out in accordance with the BREEAM Interim Certificate – Design Stage achieving a rating of Very Good and BREEAM Fit Out Obligations Manual (Rev.C dated 11<sup>th</sup> August 2015) by Hoare Lea approved under ref. 15/01175/DISCON.

11. The development shall be carried out in accordance with the 'Details of a Surface Water Drainage Scheme' by Cundall (ref. RPT-021) approved under ref. 15/00830/DISCON.
12. 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. The development shall only be carried out in accordance with the approved details.
13. No shop front shall be installed on any retail unit within the development (new buildings or refurbished existing buildings), the cinema or the leisure unit until a detailed shop front design guide has been submitted to and approved in writing by the Local Planning Authority. The shop front design guide shall include details of materials, signage zones, lighting, windows and doors. All shop fronts to the retail units, cinema and leisure unit shall be installed in accordance with the approved design guide and shall be retained at all times, unless otherwise agreed in writing by the Local Planning Authority.
14. No shop front shall be installed on any restaurant unit within the development or any unit fronting on to High Street until the details of the design and materials of the shop front and the signage zone has been submitted to and approved in writing by the Local Planning Authority. The shop front shall only be installed in accordance with the approved details and shall be retained at all times, unless otherwise agreed in writing by the Local Planning Authority.
15. Within 12 months of the commencement of construction works, a hard landscaping and street furniture scheme for all areas within the public realm, based upon the Council's adopted Streetscape Design Guide, shall be submitted to the Local Planning Authority. This shall include samples of the materials to be used for all pedestrian routes, public squares and areas of public highway at ground and first floor level and details of all street furniture to be used. No hard landscaping works shall be carried out until a scheme has been approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved scheme.
16. Within 12 months of the commencement of construction works, a comprehensive lighting scheme for the development (to include the new and existing buildings, the existing car park elevations, the pedestrian routes at ground and first floor levels and the new public spaces), shall be submitted to the Local Planning Authority. No lighting works shall be carried out until a scheme has been approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved scheme.
17. No construction works shall commence until detailed drawings of each of the proposed new buildings have been submitted to and approved in

writing by the Local Planning Authority. These drawings shall show relevant extracts of each building at a scale of 1:20 of the detailing of the buildings (i.e. window reveals, treatment of gables and parapets, brickwork patterns, etc.). The development shall only be constructed in accordance with the approved details.

18. Within 12 months of the commencement of construction works, detailed drawings of the elevations to Grove Walk pedestrian walkway and the ground floor elevation to Beechen Grove (to include details of shop fronts and all other treatments to the elevations, and materials) and the underside of the roof of Grove Walk and the canopy on Beechen Grove (to include any cladding, materials and lighting), shall be submitted to the Local Planning Authority. No works shall be carried out until details have been approved in writing by the Local Planning Authority. The development shall only be constructed in accordance with the approved details.
19. Within 12 months of the commencement of construction works, details of the design and materials of the high level glazed canopy and its supporting structures shall be submitted to the Local Planning Authority. No works relating to the glazed canopy shall be carried out until details have been approved in writing by the Local Planning Authority. The development shall only be constructed in accordance with the approved details.
20. No part of the development shall be occupied until the existing Intu Watford Travel Plan has been updated, submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be implemented as approved at all times.
21. No construction works shall commence until ground level and basement level plans detailing the siting of the proposed cycle parking provision for employees and visitors within the site have been submitted to and approved in writing by the Local Planning Authority. This provision shall comprise a minimum of 40 spaces at ground level for visitors and a minimum of 82 spaces for employees.
22. No unit within the development shall be occupied until details of the design of the cycle parking facilities for employees and visitors have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be installed in accordance with the details approved pursuant to Condition 22.
23. No part of the development shall be occupied until the following highway improvement works, as shown in principle on drawing nos. 2013-1325-DWG-205B and 210A (ttp consulting), have been completed:-
  - i) Realignment of pedestrian crossing across bus lane on Beechen Grove.
  - ii) Improvements to pedestrian crossing on Beechen Grove.

- iii) Improvements to exits from basement and Charter Palace car park.
24. (a) Works of demolition or construction shall only take place in accordance with the programme of archaeological works set out in the Written Scheme of Investigation for Archaeological Building Recording (Final Draft, 6<sup>th</sup> January 2016) (Waterman) and the Written Scheme of Investigation for an Archaeological Watching Brief (AOC Project No. 32772, January 2016) (AOC) approved under ref. 15/01761/DISCON.
- (b) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under (a) above and the provision made for analysis and publication where appropriate.
25. No unit within the development shall be occupied until details of all externally mounted air handling plant serving that unit, including its acoustic performance, have been submitted to and approved in writing by the Local Planning Authority. All such plant, including any associated mitigation measures, shall achieve the noise levels set out in the Environmental Noise Survey Report, reference 19403/ENS1 Revision 2 dated September 2013, unless otherwise agreed in writing by the Local Planning Authority. Before any unit is opened to the public, the plant and any associated mitigation measures shall be installed, and thereafter shall be maintained, in accordance with the details approved by the Local Planning Authority. For the purposes of this condition, a unit shall be construed as including any part of any building to which the public are admitted and that is capable of being occupied independently of any other part and, for the avoidance of doubt, shall include any part used as a restaurant, shop or for leisure purposes.
26. No common parts of the development shall be occupied until details of all externally mounted air handling plant serving those parts, including its acoustic performance, have been submitted to and approved in writing by the Local Planning Authority. All such plant, including any associated mitigation measures, shall achieve the noise levels set out in the Environmental Noise Survey Report, reference 19403/ENS1 Revision 2 dated September 2013, unless otherwise agreed in writing by the Local Planning Authority. Before any of the common parts of the development are opened to the public, the plant and any associated mitigation measures relating to that part shall be installed, and thereafter shall be maintained, in accordance with the details approved by the Local Planning Authority. For the purposes of this condition, the common parts of the development shall be construed as including any part of the development to which the public are admitted which do not fall within the definition of "unit" in Condition 26.
27. No construction works shall commence until details of the acoustic performance of the building fabric of the cinema and leisure units have been submitted to and approved in writing by the Local Planning



Authority, demonstrating compliance with the requirements set out in the Environmental Noise Survey Report, reference 19403/ENS1 Revision 2 dated September 2013, unless otherwise agreed in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

28. Before any restaurant unit is occupied, details of the equipment to be provided for the extraction and filtration of fumes and/or odours produced by cooking and food preparation shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, no fume extraction equipment shall be externally mounted on the vertical facades of any part of the development. Before any restaurant unit is opened to the public, such equipment shall be installed as approved, and thereafter maintained in full working order at all times, in accordance with the details approved by the Local Planning Authority.
29. Palace Charter car park shall open for use by the public at all times during which any retail unit, restaurant unit, the cinema or the leisure unit are open and it shall not be closed to the public until at least one hour after the closure of the last unit within the development.
30. The development shall be carried out in accordance with the Project Remediation Strategy by Laing O'Rourke dated 14<sup>th</sup> January 2016.
31. 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 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 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.
32. 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.
33. No infiltration of surface water drainage into the ground 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.

34. Upon opening of the development to the public, the pedestrian route shown on the approved drawings between High Street and Beechen Grove, via the realigned Meeting Alley and Grove Walk, shall be made available and kept open to members of the public to pass and repass on foot and shall not be gated or closed off by any means, either temporarily or permanently, to prevent the passage of pedestrians unless required in connection with temporary maintenance, improvement or emergency works.
35. No works of any nature shall be carried out to the listed building until a detailed scheme for the refurbishment and restoration of the front façade of the building, to include the removal of the existing exterior paint and the reinstatement of the original design of the ground floor windows, has been submitted to and approved in writing by the Local Planning Authority. The works to the building shall only 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 2010, as amended.
2. The approved Sewer Impact Study by Thames Water Asset management (ref. X4503-719, SMG 1589, v2.0 Feb 2015) concludes that no improvements are required to the foul sewer network arising from the development.

Chair

The Meeting started at 7.30 pm  
and finished at 8.10 pm