

DEVELOPMENT MANAGEMENT COMMITTEE

25 JANUARY 2017

Present: Councillor R Martins (Chair)
Councillor
Councillors D Barks, S Bashir, N Bell, J Fahmy, A Joynes,
J Maestas, I Sharpe and M Watkin

Also present: Councillor Stephen Bolton, Councillor Jackie Connal and
Councillor Matt Turmaine

Officers: Deputy Managing Director - Place Shaping and Corporate
Performance
Development Management Section Head
Development Management Team Leader
Principal Planning Officer
Committee and Scrutiny Support Officer

51 APOLOGIES FOR ABSENCE/COMMITTEE MEMBERSHIP

There was a change of membership for this meeting: Councillor Fahmy replaced Councillor Johnson.

52 DISCLOSURE OF INTERESTS (IF ANY)

Councillor Sharpe advised that he knew various people connected with The Wellspring Church, but had not discussed the details of application 16/01611/FUL (The Wellspring Church Centre).

The Chair advised that, as a local ward councillor, he too had had dealings with individuals involved in The Wellspring Church, but had not discussed application 16/01611/FUL.

53 MINUTES

The minutes of the meeting held on 4 January 2017 were submitted and signed.

54 16/01310/FULM LAND OFF TOLPITS LANE

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

The Principal Planning Officer (MS) introduced the item, explaining that the application was for a residential development comprising 36 one and two bed flats and 40 short term accommodation units with associated landscape, parking and public realm improvements, incorporating a new highway junction onto Tolpits Lane and amendments to the existing cycle way. Two further letters of objection had been received by planning officers since the report had been published.

Application 16/01310/FULM had been considered by the committee on 14 December 2016, however a decision had been deferred. The Chair noted that the applicant was a new joint venture partnership between Watford Borough Council and Watford Community Housing Trust.

The Chair invited Gareth Lewis from Watford Community Housing Trust to speak in support of the application. Mr Lewis welcomed the revised report to the Development Management Committee, which had responded clearly to the reasons for deferral when the application was last considered on 14 December 2016.

Mr Lewis outlined the need to respond urgently to local housing pressures. Considering the residential housing mix in the application, he advised that whilst the current proposal was for one and two bedroom units, it was hoped that subsequent applications would address the need for three or more bedroom properties in the borough. At least 35% of the flats would be affordable in line with Watford Borough Council's agreed policy.

Numerous discussions had been held with residents, stake holders and officers to ensure that their concerns had been taken into account in the final design of the residential and temporary accommodation blocks. This had resulted in various improvements to *inter alia* the height of the blocks, their fenestration, layout and landscaping as well as practical concerns surrounding pedestrian access through and around the site. Mr Lewis advised that considerable care had also been taken to protect the local ecology.

The Chair invited Holywell Ward Councillor, Matt Turmaine, to speak to the committee. Councillor Turmaine outlined the strength of concern amongst local residents about the proposed development. Despite public consultation, there was a view that their voices had not been heard, particularly in regard to issues of access, disruption to residents during construction, local traffic management and environmental impacts on the site.

Councillor Turmaine reported that many of these concerns had been picked up in the report.

In a clarification by the Principal Planning Officer, the committee was advised that the new development would form a cul de sac with connection only to Tolpits Lane; there would be no access via Latimer Close. In addition, a construction environmental management plan would be put in place to mitigate any disturbance to local residents during the construction phase.

The Principal Planning Officer also confirmed that, whilst the report referred to the possibility that the industrial estate adjacent to the proposed development could be allocated as a waste site, this was not a current proposal. It would require a separate application to proceed.

Responding to questions about a possible bus route, the Head of Development Management advised that this was an aspiration by Hertfordshire County Council under its transport initiative. As such, there was provision in the planning application for the junction with Tolpits Lane to be arranged to accommodate buses.

The Chair invited comments from the committee.

Some members of the committee continued to express concerns about the application, particularly its location, design and impact on the local ecology and transport infrastructure. They also questioned whether it was acceptable to approve a development application sited only 22m from existing dwellings when the design guidance set out in the Residential Design Guide considered 27.5m to be desirable.

Commenting on the separation distances, the Principal Planning Officer advised that the Residential Design Guide recommended that in general a back to back separation distance of 27.5m should be maintained. However, in some cases 22m could be adequate. Additional planting had been proposed on the boundary of the site adjacent to the dwellings on Latimer Close. This would reduce overlooking and provide greater privacy to residents.

There was some discussion about the number of affordable units and the housing mix. Whilst the number of affordable units was compliant with Watford Borough Council's 35% affordable housing policy, this was considered disappointingly low by some committee members. They also expressed concern about the lack of family accommodation, for which there was acute need in the borough.

Other members of the committee welcomed the greater clarity provided by the current committee report, which showed a series of improvements which had been made to the application over time. Acknowledging the concerns and fears

of local residents, they underlined the presumption in favour of development and the desperate need for housing, including temporary accommodation, in Watford.

They considered the development to be in a sustainable location, with access to two existing bus routes and the prospect of the new Cassiobridge Station on Ascot Road (part of the Metropolitan Line extension project) only a 10 minute walk away. Shops and schools were also available within easy reach.

The Chair moved the officer recommendation, subject to an amendment to Condition 5 to address the negative impact of external lighting on the local ecology and neighbourhood amenity by the Head of Development Management.

It was noted that Councillors Bashir, Bell and Joynes abstained.

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 shall be carried out in accordance with the following drawings and documents, unless otherwise approved in writing by the Local Planning Authority:

Drawing 0453 PL 001
Drawing 0453 PL 010 revision C
Drawing 0453 PL 120 revision A
Drawing 0453 PL 150
Drawing 0453 PL 160
Drawing 0453 PL 170
Drawing 0453 PL 171
Drawing 0453 PL 200 revision B
Drawing 0453 PL 201 revision A
Drawing 0453 PL 250 revision B
Drawing 0453 PL 300 revision A
Drawing 0453 PL 700 revision A
Drawing 0453 PL 701 revision A
Drawing 0453 PL 702 revision A
Drawing 0453 PL 703
Drawing 0453 PL 704
Drawing CVW-ALA-00-ZZ-PL-0001 revision PL1
Drawing CVW-ALA-00-ZZ-PL-0002 revision PL1

Drawing CVW-ALA-00-ZZ-PL-0003 revision PL1
Drawing CVW-ALA-00-ZZ-PL-0004 revision PL1
Design and Access Statement including 2 page addendum document (rev A)
Noise Exposure Assessment Report 11555-NEA-01
Urban Wildlife Extended Phase I Survey
Outline Ecological Mitigation Recommendations report
Tree Survey - Opus B55837
Report on Ground Investigation
Flood Risk Assessment ref 1000003309-FRA
Sustainable Drainage Strategy Statement ref 1000003309-SUDS
Transport Statement
Affordable Housing Statement

- 3 No work shall commence above the level of the damp-course until full details of the bricks, the window frames and doors, and the roofing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 4 The development shall not be occupied until details of the design and paving of the street and the car parking areas has been submitted to and approved in writing by the Local Planning Authority.
- 5 No external lighting shall be installed unless it has been approved in writing by the Local Planning Authority. Any details submitted for approval shall include the position, height and angle of the lighting, the maximum level of illumination in candelas per square metre, and an assessment of its likely impacts on the safety of passing traffic and on the amenity of neighbouring premises and on the environment.
- 6 The development shall not be occupied until details of refuse and recycling stores, secure and weatherproof bicycle stores, and boundary treatments has been submitted to and approved in writing by the Local Planning Authority. No refuse or recycling bins shall be located in positions other than those approved by that scheme.
- 7 No part of the flat roof of the development hereby permitted shall be used as a terrace, balcony or other open amenity space.
- 8 No 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 in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

- 9 No development shall commence within the site until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. This Plan shall include details of temporary access for construction vehicles, contractors' parking, the delivery and storage of materials and equipment, measures to mitigate noise and dust, wheel washing facilities, and a contact procedure for complaints. The Plan as approved shall be implemented throughout the construction period.
- 10 No removal of hedgerows, trees or shrubs shall take place between 1 March and the 31 August inclusive, unless a report by a competent ecologist has been submitted to and approved in writing by the Local Planning Authority setting out details of any active birds' nests on site, and of what appropriate measures are proposed to protect nesting birds on site. Any removals of trees, shrubs or hedges during that period shall be carried out in accordance with the approved report.
- 11 No development shall commence on the site until a detailed mitigation strategy has been submitted to and approved in writing by the Local Planning Authority, setting out how protected species of wildlife are to be removed from the site, how and where they are to be resettled, and how they are to be discouraged from re-entering the site during construction works. Thereafter the development shall be carried out in accordance with the approved details.
- 12 No works which include the creation of trenches or culverts or the presence of pipes shall commence until measures to protect badgers from being trapped in open excavations and/or pipe culverts are submitted to and approved in writing by the local planning authority. The measures may include:
 - a) Creation of sloping escape ramps for badgers, which may be achieved by edge profiling of trenches/excavations or by using planks placed into them at the end of each working day.
 - b) Open pipework greater than 150mm outside diameter being blanked off at the end of each working day.

- 13 No construction work shall commence on site until a Site Waste Management Plan has been submitted to and approved in writing by the Local Planning Authority.
- 14 The landscaping proposals that are set out on the following drawings shall be implemented, as shown, in the first available planting season following the completion of the development. The drawings are: CVW-ALA-00-ZZ-PL-0001 revision PL1 and CVW-ALA-00-ZZ-PL-0002 revision PL1 and CVW-ALA-00-ZZ-PL-0003 revision PL1 and CVW-ALA-00-ZZ-PL-0004 revision PL1. 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.
- 15 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 1 in 100 year + 40% for climate change 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 engineered drawings of proposed SuDS features.
- (ii) Provision of a fully detailed drainage plan showing pipe diameters, pipe runs, outlet points and location of SuDS features and supporting calculations.
- (iii) Details of how the scheme shall be maintained and managed after completion.

Informatives

- 1 For details of how the Local Planning Authority has reached its decision on this application please refer to the planning officer's report, which can be obtained from the Council's website www.watford.gov.uk, where it is appended to the agenda of the Development Management Committee meeting of 14 December 2016; and also to the minutes of that meeting.

- 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 2015.
- 3 This permission does not remove the need to obtain any separate consent, which may be required under the Buildings Act 1984 or other building control legislation. Nor does it override any private rights which any person may have relating to the land affected by this decision. To find more information and for advice as to whether a Building Regulations application will be required please visit www.watfordbuildingcontrol.com.
- 4 You are advised of the need to comply with the provisions of The Control of Pollution Act 1974, The Health and Safety at Work Act 1974, The Clean Air Act 1993 and The Environmental Protection Act 1990. In order to minimise impact of noise, any works associated with the development which are audible at the site boundary should be restricted to the following hours: Monday to Friday 8am to 6pm, Saturdays 8am to 1pm. Noisy work is prohibited on Sundays and bank holidays. Instructions should be given to ensure that vehicles and plant entering and leaving the site comply with the stated hours of work. Further details for both the applicant and those potentially affected by construction noise can be found on the Council's website at:
https://www.watford.gov.uk/info/20010/your_environment/188/neighbour_complaints_%E2%80%93_construction_noise
- 5 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. Thames Water would expect the developer to demonstrate what measures they will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.
- 6 The applicant is reminded that, in addition to the need to comply with the conditions of this planning permission, it is a legal requirement that a licence be obtained from Natural England before disturbing protected species of wildlife.

- 7 All new units granted planning permission and to be constructed require naming or numbering under the Public Health Act 1925. You must contact Watford Borough Council Street Naming and Numbering department as early as possible prior to commencement on streetnamenumbers@watford.gov.uk or 01923 278458. A numbering notification will be issued by the council, following which Royal Mail will assign a postcode which will make up the official address. It is also the responsibility of the developer to inform Street Naming and Numbering when properties are ready for occupancy.

55

16/01611/FUL THE WELLSPRING CHURCH CENTRE 1 WELLSPRING WAY

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

The Principal Planning Officer (MS) introduced this item. He explained that the application was for the erection of a two storey wrap-around extension with a new entrance. This was a change to the previously approved phase 2 scheme (with reference 09/00315), the planning permission for which remained extant.

The Chair invited Reverend Helen Roberts of the Wellspring Church Centre to speak for the application. Rev Roberts described the work of the church in the local community and the need to amend the previous phase 2 scheme in the light of greater familiarity with the new church building and its day to day usage.

Rev Roberts advised that the church had sought to be a good neighbour to residents in Dyson Court, who had been vocal in their concerns about the proposed development. As a result of discussions, residents of Dyson Court were assured that the church's rear exit would not be heavily used; it was intended mainly as an emergency exit. In addition, it had been confirmed that there would be no change in the hours of opening and in the use of the car park.

The Chair invited Central Ward Councillor, Steve Bolton, to speak to the committee. Welcoming the application, which would benefit the local community, Councillor Bolton nonetheless explained the concerns of residents in Dyson Court. These focussed mainly on parking and access arrangements, particularly for emergency vehicles. He underlined the need to ensure full access during construction.

Clarifying the question of vehicular access, the Principal Planning Officer advised the committee that the application did not envisage any changes to existing car parking arrangements. The church was in a sustainable location and most visitors came by foot or public transport.

The Chair invited comments from the committee.

The committee welcomed the work of the church which benefited large numbers of people in the community and acknowledged the need for an extension which would meet the requirements of its current and future activities.

Committee members considered that changes to the design in the new phase 2 were an improvement, adding visual interest.

Whilst there was sympathy for the concerns of residents in Dyson Court about access and parking issues, both during construction and when phase 2 of the building became fully operational, the committee considered that the church's sustainable location meant that vehicle numbers would not increase in line with their fears.

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 shall be carried out in accordance with the following drawings, unless otherwise approved in writing by the Local Planning Authority:

Drawing 1510 100
Drawing 1510 101 revision C
Drawing 1510 102 revision C
Drawing 1510 103 revision B
Drawing 1510 104
Drawing 1510 105 revision B
Drawing 1510 106 revision B
3D images 1510 110
3D images 1510 111
3D images 1510 112
3D images 1510 114
3D images 1510 115
Drawing 1510 116 revision A
Drawing 1510 117 revision A
Drawing 1510 118

3D image Pln 113
Design and access statement

- 3 No work shall commence above the level of the damp-course 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 product name, shall be submitted of the following: the bricks, the grilles that are to be set into the walls, the materials to be used for the entrance porch's colonnade of screens, the paving for the external spaces, the materials out of which the walls and roof of the bicycle / refuse store is to be built. Written details accompanied by colour photographs shall be submitted of the following: the fences, the roofing materials. The development shall be carried out in accordance with the approved details.
- 4 No work shall commence above the level of the damp-course until full details of the window and door frames, including details of the reveals into which the windows are to be set, and the glazing have been submitted to and approved in writing by, the Local Planning Authority. The Details shall include produce specifications and samples adequate to determine the appearance of the windows, their level of opacity, their sounds transmittance and whether they have ventilation. Development shall be carried out in accordance with the approved details.
- 5 Unless otherwise agreed in writing by the Local Planning Authority, no activity shall take place within either the building or any part of its curtilage before 07:30hrs or after 23:00hrs, except on days when the premises are in use as a polling station, when the premises may open at 06:30hrs; and except on Christmas Eve and New Year's Eve when the premises may remain open until 01:00hrs on the following morning.
- 6 No part of the flat roof of the development hereby permitted shall be used as a terrace, balcony or other open amenity space. The proposed first floor windows in the rear elevation shall be fitted with obscured glass at all times.
- 7 The height of the outbuilding which is proposed for use as a bicycle and refuse / recycling store shall not exceed 2.5m unless otherwise approved in writing by the Local Planning Authority.

Informatives

- 1 For details of how the Local Planning Authority has reached its decision on this application please refer to the planning officer's report, which can be

obtained from the Council's website www.watford.gov.uk, where it is appended to the agenda of the Development Management Committee meeting of 25 January 2017; and also to the minutes of that meeting.

- 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 2015. Two rounds of pre-application advice have been given to the applicants by the Council.
- 3 This permission does not remove the need to obtain any separate consent, which may be required under the Buildings Act 1984 or other building control legislation. Nor does it override any private rights which any person may have relating to the land affected by this decision. To find more information and for advice as to whether a Building Regulations application will be required please visit www.watfordbuildingcontrol.com.
- 4 You are advised of the need to comply with the provisions of The Control of Pollution Act 1974, The Health and Safety at Work Act 1974, The Clean Air Act 1993 and The Environmental Protection Act 1990. In order to minimise impact of noise, any works associated with the development which are audible at the site boundary should be restricted to the following hours: Monday to Friday 8am to 6pm, Saturdays 8am to 1pm. Noisy work is prohibited on Sundays and bank holidays. Instructions should be given to ensure that vehicles and plant entering and leaving the site comply with the stated hours of work. Further details for both the applicant and those potentially affected by construction noise can be found on the Council's website at:
https://www.watford.gov.uk/info/20010/your_environment/188/neighbour_complaints_%E2%80%93_construction_noise

56

16/01569/FUL 73-77, CLARENDON ROAD

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

The Development Management Team Leader (PB) introduced the report, explaining that the application sought the demolition of existing buildings, site clearance and associated works, erection of perimeter hoarding and provision for a temporary commercial structure (Class A1).

The Chair invited Amy Parr, a local resident, to speak against the application. Miss Parr confirmed that in excess of 340 people had now signed an online petition opposing the demolition of two locally listed detached Victorian villas at nos. 73 and 75 Clarendon Road. Many respondents had also added supporting comments.

Citing Watford Borough Council's own policies and guidelines, Miss Parr underlined the view that the villas had a value which was enhanced by the fact that they were the last two remaining buildings of their type in the area. There were no grounds for removing the villas in the absence of an application for a new building in their place.

Miss Parr continued that Watford residents did not want a new commercial site and its proximity to Watford Junction Station suggested that any building would draw employees from outside the area, rather than benefitting local people as claimed by TJX.

The Chair invited Tim Price to speak for the application. Speaking on behalf of the applicant, Mr Price underlined TJX Europe's commitment to Watford – evidenced by the 1,500 jobs it supported currently, set to increase to 3,000 jobs with the development of the Clarendon Road site to establish a new European headquarters.

Mr Price explained that a public exhibition had confirmed positive support for the proposed scheme, with particular desire for a landmark building on this gateway site to Watford's employment area. The realisation of the scheme required the demolition of the two villas, which TJX had agreed to document fully in recognition of their local historic significance.

The Chair invited Central Ward Councillor, Steve Bolton, to speak to the committee. Councillor Bolton underlined the clear desire to retain Watford's diminishing local heritage, which had been evidenced by the growing number of people who had signed the online petition. Nos 73 and 75 Clarendon Road were the last remaining villas of a type which had once been common in the area.

Councillor Bolton explained that the villas were not attractive to business and the wish to retain them had to be balanced against the needs of Watford's commercial sector. He noted that TJX had committed to reflecting the history of the site in any new development.

The Chair invited comments from the committee.

Members of the committee considered the need to balance conflicting policies – the protection of heritage assets versus enhancing Watford's commercial and

employment centre. The requirement to remove the Victorian villas raised the threshold of what should replace them.

It was noted that TJX was committed to the development of a new landmark building on the Clarendon Road site. The tight build programme had prompted the application to carry out as much clearance work as possible before submitting a planning proposal.

However, in the absence of a good quality development proposal, the committee considered that it would be appropriate to permit only some clearance of the site. This should not include removal of the villas or the protected trees.

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:-

TJX-SRA-XX-00-DR-A-01-100B, 101B, 102B

3. Demolition works shall only be carried out in accordance with the Construction Traffic Management and Demolition Plan (amended version received 13.01.17) by Mace.
4. No demolition works shall commence until the tree protection measures shown on drawing no. 02571P-TPP-01A have been installed in full. These measures shall remain in place at all times until all works on the site have been completed.
5. 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.

6. Where a remediation strategy has been approved pursuant to Condition 5, 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.
7. 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.

8. The buildings at 73 and 75, Clarendon Road shall not be demolished until:
 - i) A Historic Building Record for each building has been submitted to and approved in writing by the Local Planning Authority; and
 - ii) A separate planning permission has been granted by the Local Planning Authority for the redevelopment of the site at 73-77, Clarendon Road, the implementation of which requires the demolition of these buildings.

57 **16/01577/FUL 5 NEWLANDS WALK**

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

The Development Management Team Leader (PB) introduced the report. He explained that the application was for the installation of a telescopic amateur radio mast.

The Chair invited Richard Ware, a local resident, to speak against the application. Mr Ware expressed his real anger at the aerial which had been erected in his neighbour's garden without planning consent. He considered it an eyesore which, despite being retractable, remained elevated and overlooking his house and garden at all times.

In addition to the visual impact, Mr Ware was concerned about the interference he had experienced with his home television.

The Chair invited Trevor Clapp to speak in support of the application. Mr Clapp advised that he was a fellow radio operator and was speaking on behalf of the applicant. He described the types and timings of events and competitions used by radio operators. These required different aerials depending on the frequency. Mr Clapp exhibited an aerial to the committee.

Addressing the issues raised by Mr Ware, Mr Clapp advised that any interference to television and broadband was a matter for Ofcom to consider. The applicant would assist with any investigation. On the question of appearance, Mr Clapp stated that the advice of the Radio Society of Great Britain was that aerials should be sited high up and away from people wherever possible.

The Chair invited comments from the committee.

Members of the committee sympathised with Mr Ware, concurring with the view that the aerial was ugly and intrusive. Although an assessment of the aerial's appearance was subjective, committee members considered that it adversely affected the street scene, having a harmful visual impact. It was out of character with the local area.

The committee noted that imposing conditions on usage days and times would be difficult to enforce.

The Development Management Team Leader outlined a previous application some 20 years ago which had been rejected by the committee. The decision had been overturned subsequently on appeal by the inspector.

Despite this, committee members considered that the decision should be tested again in the face of considerable opposition from local residents. Should the decision go to appeal, the Council could include suggested conditions in the event that the inspector was minded to overturn the committee's decision.

The Chair invited Councillor Sharpe to propose a motion to refuse the application.

Councillor Sharpe proposed that the application be refused on the grounds that the proposed mast, due to its height when extended and the size of the proposed aerials, would appear as a visually prominent and intrusive feature on the skyline and would consequently have a harmful impact on the streetscene and the character and appearance of the area, contrary to Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

RESOLVED –

That planning permission be refused on the grounds that the proposed mast, due to its height when extended and the size of the proposed aerials, will appear as a visually prominent and intrusive feature on the skyline and will consequently have a harmful impact on the streetscene and the character and appearance of the area, contrary to Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

Chair

The meeting started at 7.30 pm
and finished at 10.05 pm

