

## **DEVELOPMENT MANAGEMENT COMMITTEE**

**29 MARCH 2017**

Present: Councillor R Martins (Chair)  
Councillor S Johnson (Vice-Chair)  
Councillors D Barks, S Bashir, N Bell, I Sharpe and M Watkin

Officers: Deputy Managing Director and Director of Place Shaping and  
Corporate Performance  
Project Officer, Watford Health Campus  
Committee and Scrutiny Support Officer

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

There were none.

It was noted that there were two vacancies on the Development Management Committee following the resignations of Anne Joynes and Joanna Maestas from Watford Borough Council. Changes to the committee would be agreed at Annual Council.

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

There were none.

### **71 MINUTES**

The minutes of the meeting held on 8 March 2017 were submitted and signed.

### **72 14/00511/OUTM WATFORD GENERAL HOSPITAL SITE AND SURROUNDING LAND SITUATED BETWEEN VICARAGE ROAD, CARDIFF ROAD, WIGGENHALL ROAD AND DALTON WAY/OXHEY PARK AND RIVERSIDE PARK**

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 Project Manager, Watford Health Campus introduced the item, explaining that the application was for a deed of variation to a s106 agreement that accompanied the planning application for the Watford Health Campus

Masterplan to amend the trigger point for the works to the Lower High Street/Dalton Way junction set out within schedule 2, paragraph 1.1(b) (iv).

The Chair invited comments from the committee.

The committee agreed the importance of a good design scheme for the junction, with a particular view to safety requirements, improving traffic flows in this part of town and the long term capacity demands on the road network once Trade City Watford was fully occupied.

In the shorter term, it was noted that projected occupancy levels in the new industrial units when it opened in June would not impact significantly on existing traffic levels and, as such, an extension of time to complete the works should be permitted. The new units were 'Class B' uses and would not generate considerable traffic.

The Chair moved the officer recommendation.

RESOLVED –

that, a Deed of Variation to the existing s106 Planning Obligation be entered into to:

Section 106 Heads of Terms

That Schedule 2 Paragraph 1.1 of the Agreement shall be varied as follows:

- a) Paragraph 1.1(b)(iv) shall be deleted in its entirety
- b) The following new Paragraph 1.1(c) shall be inserted:

“to complete the works to provide the land reallocation and realignment within the highway boundary at the Lower high Street/Dalton Way (south) junction to provide two right hand lanes from Lower High Street and Dalton Way gyratory in accordance with a plan to be agreed by Hertfordshire County Council and the Watford Health Campus Partnership LLP ) such works to be completed within 6 (six) months of the date relevant agreement to undertake these works made pursuant to section 278 of the Highways Act 1980 is entered into or such other timescale agreed in writing between the parties to this Agreement or by such date which is agreed pursuant to the terms the relevant section 278 agreement itself”

**REVIEW OF PERFORMANCE OCTOBER 2015 TO DECEMBER 2016**

The Chair proposed that this item should be deferred to a later meeting, when the Head of Development Management would be available to receive and respond to comments from the committee on his report.

RESOLVED –

that the report on the performance of Development Management planning be deferred to a later meeting.

Chair

The Meeting started at 7.30 pm  
and finished at 7.38 pm