

DEVELOPMENT MANAGEMENT COMMITTEE

10 MAY 2017

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

Also present: Councillor Stephen Bolton and Councillor Peter Jeffree

Officers: Development Management Section Head
Development Management Team Leader
Development Management Team Leader
Principal Planning Officer
Committee and Scrutiny Support Officer

81 APOLOGIES FOR ABSENCE/COMMITTEE MEMBERSHIP

Apologies were received from Councillor Bashir.

It was noted that there were two vacancies on the committee.

82 DISCLOSURE OF INTERESTS (IF ANY)

Councillor Barks advised that he had been contacted by the applicant and Cassiobury Triangle Residents' Association regarding application 17/00197/FULH, but had not formed any opinion nor expressed a view on the proposal.

The Chair advised that he was a governor of St John's Church of England Primary School, the subject of agenda item 7, and would not chair nor be present for discussions on application 17/00279/FUL. This part of the meeting would be chaired by the Vice Chair, Councillor S Johnson.

Councillor Watkin advised that, as a county councillor, he had been a party to discussions about the establishment of St John's Church of England Primary School when this had been discussed at Hertfordshire County Council. He had not been involved in any subsequent discussions regarding the details of the application.

83 MINUTES

The minutes of the meeting held on 19 April 2017 were submitted and signed.

17/00197/FULH 20 CASSIOBURY PARK AVENUE

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 (HN) introduced the report explaining that the application was a part retrospective planning application for part single storey, part two storey rear extension, and alterations to the roof including two rear dormer windows.

Attention was drawn to the update sheet, which noted that an additional letter had been received from the Cassiobury Triangle Residents' Association.

The Chair invited Karen England from the Cassiobury Triangle Residents' Association to speak against the application. Mrs England described the anger of local residents about the history of decisions and appeals relating to 20 Cassiobury Park Avenue. The latest application had been strongly opposed at the residents' association's Annual General Meeting in March 2017.

Mrs England outlined a number of fundamental concerns with the application, which rendered the house out of keeping with surrounding properties and with the character of the street.

Mrs England questioned how the balance of the residents' and applicant's human rights was determined. Residents considered the applicant had acted with complete disregard for the planning process. Moreover, unless substantial remedial changes were required by the committee a dangerous precedent would be set which would encourage further inappropriate and unlawful development in the area.

The Chair invited Mr Hadawi, the applicant, to speak in support of the application. Mr Hadawi described a period of great stress and anxiety during the on-going planning, building and appeal process.

Citing his own inexperience and that of his building contractor, Mr Hadawi explained in detail the transformation of 20 Cassiobury Park Avenue to its current form. This included the remedial changes to the property which had been agreed with the council's enforcement team and were set out in the current application.

The Chair invited Cassiobury Ward Councillor, Peter Jeffree, to speak to the committee. Councillor Jeffree underlined the frustration of local residents at the

apparent manipulation of the planning system by the applicant. The resultant design was contrary to policy UD1 of the Watford Local Plan as well as the requirements of the National Planning Policy Framework.

Whilst various remedial changes had been proposed, which were to be welcomed, Councillor Jeffree considered that these were insufficient to reduce the visual impact and dominance of the property on the street scene.

The Head of Development Management advised the committee that the purpose of planning enforcement was to take the minimum necessary remedial action to remove any planning harm. It was not to punish an applicant for failing to follow the rules, nor to require any structures built without planning permission to be removed in their entirety.

The Chair invited comments from the committee.

The committee expressed sympathy with residents' frustration. The house had been changed substantially and there were legitimate grounds for concern about the resultant impact on the neighbours' privacy and on the character and appearance of the street.

There was agreement that the recent planning history of this property did not represent an acceptable way to manage a development.

Members of the committee accepted that, whilst opinions might differ, the council was nevertheless bound by previous rulings by the appeal inspectors. As such, this restricted the extent of remedial changes which could be achieved.

Some members considered that the application remained unacceptable, despite the proposed remedial changes. Particular concerns were expressed about the roof alterations, which, even with the removal of the second floor extension and other changes to fenestration, did not diminish sufficiently the visual impact and dominance of the property.

The Chair invited Councillor Watkin to move a motion to refuse. Councillor Watkin proposed that the application be refused on the grounds that it was an excessive development which would harm the amenity of neighbouring properties.

In accordance with Standing Committee Procedure Rules, paragraph 4.4, as an equal division of votes was cast, the Chair used his casting vote against the motion. As a consequence, the motion was LOST.

The Chair moved the officer's recommendation.

In accordance with Standing Committee Procedure Rules, paragraph 4.4, as an equal division of votes was cast again, the Chair used his casting vote for the officer's recommendation.

RESOLVED –

that planning permission be granted subject to the following conditions:

1. The scheme shall be completed within nine months from the date of the enforcement appeal of the 1st February 2017.
2. All the external surfaces shall be finished in materials to match the colour, texture and style of the existing/adjoining building. In the event of matching materials not being available, details of any alternative materials shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development and the development shall only be carried out in accordance with any alternative details approved by this condition.
3. The development shall be carried out in accordance with drawings hereby approved 3178/APS/K unless it is agreed in writing by the local planning authority.
4. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any modification or re-enactment thereof), no other window opening on the side elevations or at roof level hereby approved shall be installed without the prior written permission of the Local Planning Authority.
5. The recently installed windows to the side elevation at the first floor level shall be fixed and obscured 1.7m from the finished floor level.
6. The flat roof of the proposed extensions hereby approved shall not be used as a terrace, balcony or any other amenity purposes.

Informatives

1. This planning permission does not remove the need to obtain any separate consent of the owner of the adjoining property prior to commencing building works on, under, above or immediately adjacent to their property (e.g. foundations or guttering). The Party Wall Etc Act 1996 contains requirements to serve notice on adjoining owners of property under certain circumstances, and a procedure exists for resolving

disputes. This is a matter of civil law between the two parties, and the Local Planning Authority are not involved in such matters. A free guide called "The Party Wall Etc Act 1996: Explanatory Booklet" is available on the website of the Department for Communities and Local Government at https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/393927/Party_Wall_etc__Act_1996_-_Explanatory_Booklet.pdf

2. 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 out more information and for advice as to whether a Building Regulations application will be required please visit www.watfordbuildingcontrol.com.

3. 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/neighbor_complaints_%E2%80%93_construction_noise

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16/01747/FUL 38 THE AVENUE

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 introduced the item, explaining that the application was for a two storey rear and part single storey rear extension, conversion from a single occupancy dwelling to a general practice doctors surgery.

Attention was drawn to the update sheet which included an extra condition.

The Chair invited Michael Finch, a resident, to speak against the application. Speaking on behalf of residents on The Avenue and on Essex Road, Mr Finch questioned the need for the surgery to move, rather than adapt its existing premises. The proposal was an overdevelopment which further encroached on the residential area, turning a private dwelling into a busy public space with car parking.

Local residents were concerned about the impact of the surgery in terms of noise and privacy, particularly in regard to car parking which was deemed unnecessary in view of the availability of spaces in nearby car parks. The car park would exacerbate localised congestion problems, particularly at peak times

Mr Finch suggested that there would be pressure on the surgery to extend its business hours as patient demand for longer hours was accommodated. This would inconvenience further the amenity of local residents.

The Chair invited Ammar Ahmad, the applicant, to speak for the application. Dr Ahmad described the history of this well-established practice, which had outgrown its current premises. Care Quality Commission guidance required accommodation which facilitated easier access for elderly and disabled patients.

The application was supported by NHS England, as well as by the surgery's patient group and local residents, who had been surveyed and had overwhelmingly welcomed the proposal to maintain a doctor's surgery in the near vicinity of the existing premises.

Dr Ahmad advised that no increase in opening hours was envisaged by the practice, which had not been identified as one of the hub surgeries covering out of hours demand in the local area.

The Chair invited comments from the committee.

Members of the committee acknowledged the failings of the surgery's current premises, which were cramped and lacked proper access for elderly and disabled patients. The need and desire for the surgery to remain in the locality were evident and it was noted that the principle of a doctor's practice in a residential

area was acceptable. Moreover, there was a shortage of healthcare facilities in the town.

Although the size and bulk of the extension were considerable, committee members felt that the changes would not impact on the street scene and would bring significant benefit to patients. However, it was agreed that there was a need to check the commercialisation of residential roads in the town.

Committee members questioned the need for car parking facilities at the surgery, which would become filled quickly by the facility's employees. It was important to ensure that noise mitigation measures surrounding the access road and car parking areas were strictly enforced to reduce the impact on neighbouring properties.

Despite residents' concerns about increased traffic generated by the development, the committee noted that the county council had not objected on traffic grounds.

The Chair moved the officer's recommendation, including the additional condition set out in the update sheet.

RESOLVED –

that planning permission be granted subject to the conditions listed below:

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. The following drawings are hereby approved: Site Location Plan 1:1250, Site Block Plan 1:500, 505 042 001A, 505 042 101B, 505 042 201B, 505 042 210A, 505 042 205B and J7/01166.
3. Prior to the commencement of the development, details of the size, type, siting and finish of refuse storage enclosures for the premises shall be submitted to and approved in writing by the Local Planning Authority. The stores approved under this condition shall be installed and made available for use prior to the commencement of the approved use, they shall be retained at all times for refuse only and shall not be used for any other purpose.
4. Prior to the commencement of the development, details of a means to secure the access to the rear parking area shall be submitted to and

approved in writing by the Local Planning Authority. The security measures approved under this condition shall be installed and made available for use prior to the commencement of the approved use and they shall be retained in operational order at all times unless otherwise approved in writing by the Local Planning Authority.

5. Notwithstanding the details already submitted, all new and replacement hard surfacing shall be either of a porous material, or provision is made to direct run-off water from the hard surfacing to a permeable or porous area or surface within the curtilage of the site.
6. The soft landscaping proposals shall be implemented as shown on approved drawing number 505042205B, in the first available planting season following the completion of the development. Any new plants 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.
7. All the external surfaces of the extension and works to the building shall be finished in materials to match the colour, texture and style of the existing building. In the event of matching materials not being available, details of any alternative materials shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development and the development shall only be carried out in accordance with any alternative details approved by this Condition.
8. The use hereby permitted shall not be operated until the boundary acoustic fencing has been installed in accordance with the approved specification and as shown in approved drawings J7/01166 and 505042205B. This shall be retained and maintained as such unless otherwise approved in writing by the Local Planning Authority.
9. The use hereby permitted shall not be operated until the car parking, drop off area and cycle storage as shown in approved drawing 505042205B has been installed and made available for use. These facilities shall be retained as such unless otherwise agreed in writing by the Local Planning Authority.
10. The use hereby permitted shall not be operated on these premises before 8:30am or after 6pm Monday to Friday and not at all on Saturdays, Sundays and Bank Holidays unless otherwise approved in writing by the Local Planning Authority.

11. The premises shall be used only as a General Practice Doctors Surgery within Use Class D1 and shall be used for no other purpose, including any other purposes within Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, as amended by the Use Classes (Amendment) Order 2005 unless otherwise approved in writing by the Local Planning Authority.
12. The first floor windows in the north-west and south east side elevations of the development shall be installed and retained with obscure-glazing, and shall be non-opening other than in parts of the windows which are more than 1.7 metres above the floor of the room in which the window is installed.

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.
2. The application details the intention to convert the existing Practice Surgery at No 36 back to residential use. The applicant is advised that planning permission would be required for any such development at No36 and this is not included in this application.
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 out more information and for advice as to whether a Building Regulations application will be required please visit www.watfordbuildingcontrol.com.

4. This planning permission does not remove the need to obtain any separate consent of the owner of the adjoining property prior to commencing building works on, under, above or immediately adjacent to their property (e.g. foundations or guttering). The Party Wall Etc Act 1996 contains requirements to serve notice on adjoining owners of property under certain circumstances, and a procedure exists for resolving disputes. This is a matter of civil law between the two parties, and the Local Planning Authority are not involved in such matters. A free guide called "The Party Wall Etc Act 1996: Explanatory Booklet" is available on the website of the Department for Communities and Local Government at https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/393927/Party_Wall_etc__Act_1996_-_Explanatory_Booklet.pdf
5. 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/neighbor_complaints_%E2%80%93_construction_noise

6. 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 in the highway. This is to minimise the impact of construction vehicles and to improve the amenity area.
7. 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.

8. 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.
9. The applicants' attention is drawn to condition 10 which limits the hours of use of the surgery to those proposed in the application. Prior written consent would be required to extend these hours of use. The applicant is however advised that due to the predominantly residential nature of the context, the extension of the hours of use to early morning, late evening or weekends is unlikely to be acceptable.

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17/00368/FULH 1 BOVINGDON CRESCENT

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 (HN) introduced the item, explaining that the application was for two extensions: double storey at the rear, single storey at the side and the front.

In the absence of comments from the committee, the Chair moved the officer's 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:
Site location plan
Un-numbered drawing dated as 'amended 23/11/16'
3. The walls shall be finished in bricks to match the colour, texture and style of the existing building. The roof tiles shall resemble those used on the

existing house. The window frames shall be white to resemble those of the existing house.

4. No windows or doors, other than those shown on the plans hereby approved, shall be inserted in the walls of this development unless otherwise approved in writing by the Local Planning Authority. The proposed new first floor bathroom window in the existing flank wall shall be fitted with obscured glass at all times, and no part of that window shall be capable of being opened other than parts that are at least 1.7m above the floor of the room in which the window is installed.
5. No part of the flat roof of the development hereby permitted shall be used as a terrace, balcony or other open amenity space.

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 10 May 2017; and please refer 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. This planning permission does not remove the need to obtain any separate consent of the owner of the adjoining property prior to commencing building works on, under, above or immediately adjacent to their property (e.g. foundations or guttering). The Party Wall Etc Act 1996 contains requirements to serve notice on adjoining owners of property under certain circumstances, and a procedure exists for resolving disputes. This is a matter of civil law between the two parties, and the

Local Planning Authority are not involved in such matters. A free guide called "The Party Wall Etc Act 1996: Explanatory Booklet" is available on the website of the Department for Communities and Local Government at https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/393927/Party_Wall_etc__Act_1996_-_Explanatory_Booklet.pdf

5. 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/neighbor_complaints_%E2%80%93_construction_noise

Vice Chair in the Chair

87 17/00279/FUL 32 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 was for the erection of a three storey building to provide a new primary school with roof top play area.

Attention was drawn to the update sheet, which included some additional information and an amended condition.

The Vice Chair invited David Stevenson to speak for the application. Speaking on behalf of St John's (CofE) Primary School, Father Stevenson expressed the passion and commitment of a small, inexperienced team to deliver a new school in the heart of their local community.

The primary school would provide 420 school places at a central location in the town, which would allow community use of the building from 7am until 11pm. It was supported by the Department for Education and had received funding and support from the Education and Skills Funding Agency (ESFA).

The Vice Chair invited Central Ward Councillor, Steve Bolton, to speak to the committee. Councillor Bolton outlined the unique nature of this application. Increasing development across the town had strained local infrastructure and schools. Although the site was not ideal, the available options in central Watford were extremely limited.

Strictly adhered to standards and tight funding arrangements restricted the scope for innovative design and greater scale. However the application would bring much needed school places to the local area and would not adversely impact the adjacent houses on Estcourt Road.

The Vice Chair invited comments from the committee.

The committee welcomed the application which had strong and active community backing. There was an acknowledged need for school places in Watford and, although the proposed location and building design were not ideal, committee members concurred with the view that the available options were extremely limited.

Further thought was encouraged in the development of a robust school travel plan to ensure that children were able to reach school safely, and on the parking arrangements for staff and visitors.

Moving the officer's recommendation, the Vice Chair wished the school luck in its new location.

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 two years commencing on the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved drawings:-

SJW-PE-XX-00-DR-A-9201 P01
SJW-PE-XX-01-DR-A-9202 P02
SJW-PE-XX-02-DR-A-9203 P02
SJW-PE-XX-03-DR-A-9204 P03
SJW-PE-XX-ZZ-DR-A-9250 P03, 9251 P02
EFASJ-ALA-00-ZZ-P-L-0001 PLO

3. No construction works shall commence until full details and samples of the materials to be used for the external surfaces of the building and the roof top play area have been submitted to and approved in writing by the Local Planning Authority.
4. No construction works shall commence until details of the window reveals and detailing around the windows 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.
5. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment carried out by BWB reference JCE-BWB-EWE-RP-EN-0001-FRA dated November 2011 and the SuDS Statement reference JCE-BWB-HDG-XX-RP-PD-0001-SDS dated December 2016, the following mitigation measures detailed within the FRA:
 - i) 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.
 - ii) Limiting the surface water run-off to 5l/s with discharge in Thames Surface water sewer.
 - iii) Implementing appropriate SuDS measures as shown on the drainage strategy plan, drawing no. JCE-BWB-HDG-00-DR-PD-0001

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.

6. No development shall take place until a detailed surface water drainage scheme for the site based on the approved FRA and 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 1 in 100 year + 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.
 - i) Detailed engineered drawings of the proposed SuDS features including their size, volume, depth and any inlet and outlet features including any connecting pipe runs.

- ii) Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.
7. No part of the development shall be occupied until the refuse and recycling store to serve the development, as shown on the approved drawings, has been constructed and made available for use. This facility shall be retained as approved at all times.
 8. No part of the development shall be occupied until a detailed hard landscaping scheme for the site, including details of all site boundary treatments and external lighting, 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.
 9. No part of the development shall be occupied until cycle parking facilities for 54 cycles for children and 10 cycles for staff and visitors have been provided in accordance with the approved drawings. These facilities shall be retained at all times.
 10. At least 3 months prior to the first occupation of the school, a detailed Travel Plan for the school, based upon the Hertfordshire County Council document 'Hertfordshire Green Travel Plan Guidance', shall be submitted to the Local Planning Authority. The approved Travel Plan shall be implemented at all times.
 11. The approved landscaping scheme (drawing no. EFASJ-ALA-00-ZZ-P-L-0006 PLO) shall be carried out not later than the first available planting and seeding season after completion of 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.
 12. No plant or equipment shall be sited on the external elevations of the building unless details of the plant or equipment have 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.

Informatives

1. You are advised of the need to comply with the provisions of The Control of Pollution Act 1974, The Health & 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.

2. All new developments 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.
3. 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 advice on the proposal and sought amendments during the application process.

Chair

The Meeting started at 7.30 pm
and finished at 9.45 pm

