

DEVELOPMENT MANAGEMENT COMMITTEE

3 JANUARY 2018

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

Also present: Councillor Stephen Bolton, Councillor Joe Fahmy, Councillor
Kareen Hastrick, Councillor Jane Johnson and Councillor Rabi
Martins

Officers: Deputy Managing Director and Director of Place Shaping and
Corporate Performance
Development Management Section Head
Development Management Team Leader (PB, HN)
Principal Planning Officer (MS)
Committee and Scrutiny Support Officer (IM)

48 APOLOGIES FOR ABSENCE/COMMITTEE MEMBERSHIP

There was a change of committee for this meeting: Councillor Watkin replaced
Councillor Kent.

Apologies were received from Councillor Laird.

49 DISCLOSURE OF INTERESTS (IF ANY)

There were three disclosures of interest on item 6 – 17/01413/FULM and
17/01414/LBC from Councillors Barks, Bashir and S Johnson. All three confirmed
that they had not expressed any opinions publicly on this item and had come to
the meeting with an open mind.

50 MINUTES

The minutes of the meeting held on 29 November 2017 were submitted and
signed.

**17/01367/FULM 16-18, ST ALBANS ROAD AND FORMER KINGHAM
MEMORIAL HALL CAR PARK, ST JOHN'S 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 proposed the redevelopment of existing garage and surface parking areas for 90 one and two bedroom apartments in one eight storey building and one 10 storey building with associated hard and soft landscaping areas.

Attention was drawn to the update sheet which included some comments from Hertfordshire County Council (HCC) as the Lead Local Flood Authority. HCC had removed its earlier objection subject to the imposition of three additional conditions.

The Chair invited Trevor North, a local resident, to speak against the application. Speaking on behalf of residents from both Central and Nascot wards, Mr North commented that local people from the area surrounding the site were not against redevelopment in principle. However there were concerns that the current proposal was an overdevelopment of the site and did not create an effective, sustainable solution for the lifetime of the development, would be harmful to the health of existing residents and would contribute to a loss of character or privacy of the area.

Mr North had submitted a lengthy document, containing detailed evidence to back-up these assertions. This had been sent to the committee members ahead of the meeting.

Responding to a series of queries from the Chair about the issues raised by Mr North, the Development Management Team Leader confirmed that the air quality management area on St Albans Road did not extend to this site. In addition, a microclimate report had not been considered necessary. The street canyon effect was less relevant to the current application, since the street was not characterised by tall buildings extending along the length of the street. Indeed, St John's Road was on the boundary of two character areas, with taller buildings at either end (on St Albans Road and Clarendon Road) and lower residential buildings in between.

It was confirmed that whilst car ownership by residents in car-free developments could not be stopped, the use of controlled parking zones, possibly using extended hours, would provide considerable discouragement.

The Chair invited Douglas Bond from Woolf Bond Planning, to speak to the committee. Speaking on behalf of the applicant, Mr Bond explained that considerable consultation had been undertaken with the council, housing representatives, local residents and ward councillors to come up with a workable solution for the site. The resultant policy compliant scheme would redevelop a brownfield site to provide high quality accommodation (33% affordable). The development would complete the gap in this stretch of St Albans Road, stepping down in height to complement adjacent houses on surrounding roads.

The change of use of the site would reduce traffic to and from the garage and free up on-street parking space for local residents with the decrease in the number of cross over points. Although car free, the development was 400 metres from a car share scheme.

The Chair invited Central Ward Councillor Steve Bolton to speak to the committee. Councillor Bolton commented that new and particularly large scale developments always gave rise to concerns. Whilst residents were not against the development of the site, there were questions about the feasibility of its car-free design and particularly the impact this would have on disabled car users. Councillor Bolton proposed that opportunities for on-street parking bays for disabled users should be maximised and the success of the overall scheme be monitored over time.

In a clarification from the Chair, the Head of Development Management confirmed that work outside the site could not be conditioned. However, it was noted that condition 12 of the officer's recommendation required existing vehicular crossovers on St John's Road to be removed and the footpaths reinstated prior to occupation of the development.

The Chair thanked the speakers and invited comments from the committee.

Members of the committee welcomed the affordable housing provision, the mix of which had been broadly supported by the council's housing team. It was noted that in order to increase the unit size of the accommodation, it had been agreed to reduce the number of affordable rented units.

There was some debate about the feasibility of the car-free development and the impact this might have on local parking concerns. The Portfolio Holder responsible for parking confirmed that the possible extension of the CPZ hours of operation was being considered by the council to alleviate parking pressures on local streets. It was anticipated that this would particularly benefit residents living close to car-free developments.

In addition, some members questioned whether the allocation of cycle storage spaces should be increased in order to encourage alternative transport use.

Although part of the national planning policy framework, committee members argued that wholly car-free developments on this scale were new to Watford and their success should be monitored closely.

The Chair moved the officer's recommendation subject to the three additional conditions included in the update sheet.

RESOLVED –

That, pursuant to a planning obligation under s.106 of the Town and Country Planning Act 1990 having been completed to secure the following Heads of Terms, planning permission be granted subject to the conditions listed below:

Section 106 Heads of Terms

- i) To secure 30 two bed flats as affordable housing comprising 25 flats for affordable rent and 5 flats for shared ownership.
- ii) To secure a financial payment to the Council of £2,000 towards the variation of the Borough of Watford (Watford Central Area and West Watford Area) (Controlled Parking Zones) (Consolidation) Order 2010 to exclude the site from the controlled parking zone, thereby preventing residents' parking permits being issued to this site.
- iii) To secure the provision of fire hydrants to serve the site as required by Hertfordshire County Council.

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:-

216012/PA/110A, 120A, 121A, 122A, 123A, 124A, 125A, 126A, 130A, 131A, 132A, 133A, 134A, 135A, 140, 141, 150
3. No demolition of the existing buildings or construction of the development shall commence until a detailed scheme to deal with the risks associated with the potential contamination of the site has been

submitted to and approved in writing by the Local Planning Authority. That scheme shall include

- i) a site investigation scheme, based on the Desk Study report by Geotechnical and Environmental Associates Limited dated 4th May 2017 (ref. J17057), to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site;
- ii) the results of the site investigation and risk assessment referred to in (i) above 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;
- iii) 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 (ii) 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.

4. No construction works shall commence until a verification report demonstrating completion of the works set out in the approved remediation strategy (see Condition 3 above) 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.
5. 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.
6. The development permitted by this planning permission shall be carried out in accordance with the principles of the approved surface water drainage assessment carried out by SLR Consulting Limited, SLR reference 402.06524.00002, version number 1, dated September 2017, the

Indicative Drainage Layout drawing, drawing number 002B, revision 1 and the following mitigation measures detailed within the drainage strategy:

i) Draining the surface water run-off generated by the critical storm events during the 1 in 100 year event plus 40% of climate change event into the ground.

ii) Providing storage 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 providing of total storage volume in permeable paved area.

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.

7. Prior to the construction of the drainage scheme a detailed surface water drainage scheme for the site, based on the approved drainage strategy and sustainable drainage principles, shall be 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.
 - i) BRE Digest 365 Standards infiltration tests at the exact locations of the proposed permeable paving areas.
 - ii) Final, detailed modelling for the drainage scheme reflecting the obtained infiltration tests on the site. This should reflect as well the proper contribution area for the development sites, as described in the additional information provided by the applicant, dated 11th December 2017.
 - iii) Detailed engineered drawings of the proposed SuDS features including their size, volume, depth and any inlet and outlet features including any connecting pipe runs.
8. Upon completion of the development works an updated management and maintenance plan for all the SuDS features and structures included within the drainage strategy must be submitted and shall include arrangements for adoption and any other arrangements to secure the operation of the

scheme throughout its lifetime. This should include as-built drawings of all SuDS features and the final surface water drainage layout.

9. No development (excluding demolition works) shall commence until a noise mitigation scheme for each of the residential dwellings, based upon the recommendations of the Noise Assessment dated September 2017 (SLR Ref. 402.06524.00002.002 by SLR Consulting, has been submitted to and approved by the Local Planning Authority. The scheme shall include the details and specifications of the sound reduction performance of all glazed and non-glazed elements of the building facades. No dwelling shall be occupied until the approved mitigation measures have been installed in full, unless otherwise agreed in writing by the Local Planning Authority.
10. No development (excluding demolition works) shall commence until the specification of a mechanical air supply/extract system for each of the residential dwellings with windows facing St Albans Road 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 dwelling remaining closed. 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 ventilation system has been installed in full, unless otherwise agreed in writing by the Local Planning Authority.
11. No development (excluding demolition works) shall commence until full details and samples of the materials to be used for the external surfaces of the building (including walls, roofs, windows, doors, balconies and privacy screens) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be constructed in the approved materials.
12. No dwelling shall be occupied until a detailed soft landscaping scheme for all the land within the site (based upon the Landscape Design Statement (ref. PRI21395DAS dated August 2017) by ACD Environmental) and Landscape Masterplan has been submitted to and approved in writing by the Local Planning Authority. This shall include new tree and shrub planting. The approved landscaping scheme 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.

13. No dwelling shall be occupied until a detailed hard landscaping scheme for all the land within the site (based upon the Landscape Design Statement (ref. PRI21395DAS dated August 2017) by ACD Environmental) and Landscape Masterplan 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.
14. No dwelling shall be occupied in the respective blocks until details of the refuse and recycling stores and secure and weatherproof cycle stores to serve the dwellings, as shown in principle on the approved drawings, have been submitted to and approved in writing by the Local Planning Authority and these stores have been constructed as approved and made available for use. These facilities shall be retained as approved at all times.
15. No dwelling shall be occupied in the respective blocks until the existing vehicular crossovers on St John's Road serving both the northern plot of land and the southern plot of land have been removed and the footpaths reinstated.
16. No dwelling shall be occupied in the respective blocks until details of a communal terrestrial television aerial(s) and satellite dish(es) for the block have been submitted to and approved in writing by the Local Planning Authority.
17. For the avoidance of doubt, no communications development permitted by Class B or Class C of Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 shall be undertaken on either of the buildings hereby approved.

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/neighbor_complaints_%E2%80%93_construction_noise.

2. This development may be considered a chargeable development for the purposes of the Community Infrastructure Regulations 2010 (as amended). The charge is non-negotiable and is calculated at the time planning permission is granted. The charge is based on the net increase of gross internal floor area of the proposed development.

A person or party must assume liability to pay the levy using the assumption of liability form 1 which should be sent to the CIL Officer, Regeneration and Development, Watford Borough Council, Town Hall, Watford, WD17 3EX or via email (semeta.bloomfield@watford.gov.uk).

If nobody assumes liability to pay the levy this will default to the land owner. A Liability Notice will be issued in due course. Failure to adhere to the Regulations and commencing work without notifying the Council could forfeit any rights you have to appeal or pay in instalments and may also incur fines/surcharges.

3. This planning permission is accompanied by a unilateral undertaking under Section 106 of the Town and Country Planning Act 1990 to secure 30 flats as affordable housing, the exclusion of the development from the local controlled parking zone and necessary fire hydrants to serve the development.
4. 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.

5. 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 entered into extensive pre-application discussions with the applicant and requested amendments during the consideration of the application.
6. All works required to be undertaken on the highway network will require an Agreement with the Highway Authority. Before commencing the development the applicant shall contact HCC Highways Development Management, County Hall, Pegs Lane, Hertford, SG13 8DN to obtain their permission and requirements. This is to ensure any work undertaken in the highway is constructed in accordance with the Highway Authority's specification and by a contractor who is authorised to work in the public highway.

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17/01436/FUL 25 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. He explained that the application proposed the erection of a part single storey and part two storey rear extension and the conversion of the enlarged dwelling into two apartments (one of 4 bedrooms and one of 2 bedrooms) with a covered porch and alterations to the front driveway.

The Chair invited Raj Garg, Treasurer of the Cassiobury Triangle Residents' Association, to speak to the committee. Mr Garg explained that he was speaking on behalf of the immediate neighbours to the development as well as for the local residents' association.

Local residents were concerned about three key impacts. First, parking pressures as a result of new road markings coupled with the proposed additional dropped kerb to enable access to the development. Second, the extent of overdevelopment of the site. Third the detrimental effect of the development on the character of the surrounding area – residents were concerned that this development would set a precedent, enabling the wider building of flats in the area in contravention of the local covenant.

In a clarification by the Chair, it was confirmed that restrictive covenants were a civil matter and could not be taken into account by the committee.

The Chair invited Stephen Melvin of Artelier Architecture and Design to speak for the application. Mr Melvin confirmed that planning permission had already been received to develop the current property and that today's application sought permission to split the accommodation into two flats. This was in line with the council's own policy and recognised that large houses with few residents were not a sustainable model at a time of growing housing need. The resultant family sized accommodation would be fully policy compliant.

Addressing parking concerns, Mr Melvin advised that the street was characterised by a range of different front garden arrangements, which included extended crossovers and hardstanding for a number of parked cars. The proposed parking arrangements for the development would not therefore be out of keeping with the surrounding area.

The Chair thanked the speakers and invited comments from the committee.

Committee members considered that the proposed development was fully policy compliant and would allow two good sized family properties on the current single plot.

Acknowledging local residents' concerns about the potential for the street to become characterised by flatted developments, the committee noted that council policy would prevent no more than 10% of surrounding properties being similarly converted in order to protect the character of the area from being changed detrimentally over time.

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. All the external surfaces shall be finished in materials to match the colour, texture and style of the existing buildings. 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 the following drawings

471/EX/001 Rev x, 471/EX/002 Rev x, 471/EX/003 Rev x, 471/EX/004 Rev x, 471/TP/001 Rev x, 471/TP/002 Rev x, 471/TP/003 Rev x

Unless otherwise approved in writing by the Local Planning Authority.

4. Notwithstanding the permitted development rights there shall be no windows, or any other openings on the flank elevations of the extension hereby approved and the glazing in the new window on the upper floor west facing elevation shall be completely obscured and shall be permanently maintained as such unless otherwise approved in writing by the local planning authority.
5. Development shall not commence until a scheme for the subdivision of the rear garden to provide amenity space for each dwelling has been provided and agreed in writing with the local planning authority. This scheme should include the details of the siting, height and type of fencing or other means of enclosure around the boundaries of the site and within the site. These works shall be carried out prior to the first occupation of the development and shall be maintained as such at all times.
6. None of the dwellings hereby approved shall be occupied until a replacement tree has been planted within the site in a position agreed in writing with the Local Planning Authority. In the event of the tree being removed or seriously damaged or diseased within a period of five years it shall be replaced by a tree of similar size and species.

Informatives

1. 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.

2. 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

3. 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.

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/393927/Party_Wall_etc__Act_1996_-_Explanatory_Booklet.pdf

4. 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 entered into extensive pre-application discussions with the applicant and requested amendments during the consideration of the application.

5. All works required to be undertaken on the highway network will require an Agreement with the Highway Authority. Before commencing the development the applicant shall contact HCC Highways Development Management, County Hall, Pegs Lane, Hertford, SG13 8DN to obtain their permission and requirements. This is to ensure any work undertaken in the highway is constructed in accordance with the Highway Authority's specification and by a contractor who is authorised to work in the public highway.

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17/01413/FULM AND 17/01414/LBC 147A, 149A, 149B AND LAND TO THE REAR OF 149 ST ALBANS 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 Principal Planning Officer introduced the report, explaining that the application sought planning consent for the redevelopment of the site to provide a mixed use scheme comprising 150 residential units, a flexible commercial unit and use of the Old Station building as an artisan tap room and/or community space, alterations to the listed building, associated cycle parking, car parking, play-space and landscaping and associated works. In addition, listed building consent was sought for alterations to the Old Station building associated with its conversion to an artisan tap-room and/or community space.

Attention was drawn to the update sheet which included some additional comments and corrections to the officer's report following new information from the applicant.

The Chair invited Kevin Ambrose of the Nascot Residents' Association (NRA) to speak against the application. Mr Ambrose advised that local residents were supportive of the council's objective to regenerate the Watford Junction area, as outlined in a presentation to the residents association some 15 months previously. The NRA was particularly supportive of the need to redevelop the railway station itself which was unable to meet the current demands placed on it.

However, the NRA considered the current application failed to conform to the council's plans for this area. The piecemeal approach would damage the prospect of a comprehensive development of this triangle of land and would not contribute to the redevelopment of Watford Junction station. In addition, residents were opposed to the excessive building bulk represented by two tower

blocks of 13 and 11 storeys. These were considered to be in excess of the council's published policy for this area.

In response to Mr Ambrose's comments, officers clarified that the 2016 masterplan was a draft consultation document and did not represent formal council policy. Although the development did not include all sites in the area, considerable thought had been given to the positioning of the windows and the orientation of the buildings so as not to prejudice the subsequent development of adjacent sites.

Responding to questions about the redevelopment of Watford Junction station, officers advised that the special policy area (SPA2 Watford Junction), which included the proposed development, did not attract CIL charges. However, under a section 106 agreement, a financial contribution had been secured towards improved lighting in the subway leading to the railway station from Church Road under St Albans Road.

The Chair invited Sam Hine from DP9 to speak for the applicant. Mr Hine stated that this was a good location for housing. The masterplan design approach discussed above would allow other sites to come forward over time to further enhance and improve the area. The current scheme was car light and would provide much needed housing, including a commuted sum totalling the equivalent of 35% affordable, in a sustainable location.

In devising the current scheme, the applicant had consulted widely amongst local residents and businesses, council officers and Watford Museum. This had resulted in a gradually evolved scheme which respected surrounding buildings as well as the conservation area in which it would be located. The development would bring a listed building back into use and provide a catalyst for further regeneration of the area in the future.

The Chair invited Nascot Ward Councillor Jane Johnson to speak to the committee. Councillor J Johnson welcomed the redevelopment of the site within the Nascot Conservation Area, but expressed concern at the height and bulk of its design which was out of proportion with the surrounding area, characterised by traditional shop frontages and low two storey houses.

Councillor J Johnson argued that the proposed development should not be referenced by buildings on the opposite side of the St Albans Road or by taller buildings in other parts of the town. Whilst acknowledging that some stepping in the height of the buildings had been introduced, this did not detract from its overall bulk which would dominate the skyline and overshadow the conservation area.

Thanking the speakers, the Chair invited comments from the committee.

Members of the committee considered that the proposed development brought a number of benefits, not least that it would transform a rundown area, including making imaginative use of a listed building, and providing a good level of affordable housing. Some committee members also complimented the design of the buildings and choice of materials.

However committee members were concerned about the scale of the development, describing it as overwhelming, overbearing, too dominant and making an unacceptable impact on the street scene in contravention of the council's own policies (specifically UD1 and UD2 of the Watford Local Plan Core Strategy 2006-2031). Moreover, there was concern that the listed building would become crowded by the density of the surrounding tall buildings.

Although the site formed part of SPA 2, committee members argued that, more importantly, it fell within the conservation area and they feared that the height of Building B (up to 13 storeys) would harm the character and setting of that conservation area.

In addition, some members of the committee expressed the view that the high density development would be unnecessarily cramped, lacking amenity space for future residents and play areas for children.

It was suggested that officers should consult with the applicant to devise a more suitable ordering of the site. This might include a clearer understanding of the scope of the masterplan, particularly in regard to the agreed height of buildings in the SPA. Committee members suggested that this height might vary, for example between sites on either side of the St Albans Road, with taller buildings located away from the conservation area.

After seeking advice from officers, the Chair moved the officer's recommendation on the listed building consent.

It was proposed to defer a decision on application 17/01413/FULM to a future meeting to allow officers time to discuss the committee's concerns with the applicant.

RESOLVED –

A) 17/01414/LBC listed building consent

That Listed Building Consent be granted, subject to the following conditions:

1. The works to which this consent relates must be begun not later than the expiration of three years beginning with the date on which this consent is granted.
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 3388 / PA2.21 by ARP, Drawing 3388 / PA2.22 by ARP, Drawing 3388 / PA2.31 by ARP, Drawing 3388 / PA2.32 by ARP, Drawing 3388 / PA2.33 by ARP,
Drawing 3388 / PA2.34 by ARP, Drawing 3388 / PA2.41 by ARP, Drawing 3388 / PA2.42 by ARP, Heritage and Townscape Appraisal by KM Heritage, dated Oct 2017, Specification of works, dated Sep 2017
3. Neither the proposed reinstatement of the internal ticket window, nor the proposed alterations to lower internal floors, shall be commenced until further details have been submitted to, and approved in writing by the Local Planning Authority, explaining and justifying the works. That document should assess the alternatives, and show exactly where the ticket window would be, its dimensions, its design, and the materials to be used. It should include details of the existing flooring and of what is beneath it. These additional details should be illustrated with photographs of the existing wall and floors that would be altered, along with details of the new floor materials that are proposed.
4. No doors or windows or their frames shall be replaced (except the existing rear toilet window which is to be converted to a door) unless with the further written agreement of the Local Planning Authority, in which case the replacements must be of timber. However the existing doors and windows and their frames may be repaired and repainted, and their glass may be replaced with identical glass, without the need for further consent; and secondary glazing may be installed without the need for further consent. The new door and its frame in the rear elevation (replacing an existing toilet window) shall be of timber.
5. The existing rainwater goods may be repaired without the need for further consent; but they shall not be replaced unless with the further specific written consent of the Local Planning Authority – in which case samples of the proposed replacements (which should be cast iron) shall be submitted for written approval.
6. No wires, cables, pipes, electrical outlets or heaters shall be installed except those that follow existing routes or use existing apertures, unless

with the further specific written agreement of the Local Planning Authority.

7. The external walls of the new side extension (which is to contain a toilet) shall be finished in bricks, and its roof shall be clad in natural (not synthetic) slates; and no work shall commence on the construction of that extension until the bricks and slates have been submitted to, and approved in writing by the Local Planning Authority.
8. The external ground levels immediately adjacent to the Listed Building shall not be raised unless with the further specific written consent of the Local Planning Authority.

B) 17/01413/FULM planning permission

That the application be deferred to a future meeting to allow officers time to discuss the committee's concerns with the applicant.

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17/00779/FULM WETHERSPOON HOUSE, REEDS 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 (PB) introduced the report. He explained that the application was for a mixed use development in a three storey building over an existing basement car park comprising 40 hotel rooms (80 beds), conference rooms, kitchen and dining facilities, 8 residential units within the roof space, additional recycling areas, bicycle racks, refuse areas and storage areas.

In the absence of any public speakers, the Chair invited Tudor Ward Councillor Joe Fahmy to speak to the committee. Whilst welcoming the investment by Wetherspoons in the town, Councillor Fahmy asked the committee to consider whether the development was appropriate in this area. The surrounding roads to the site were heavily congested with parked cars, and local residents were concerned that this development would exacerbate the problem further.

Before inviting comments from the committee, the Chair advised that he considered the scale and design of the proposed development to be appropriate. It would conceal parked cars beneath the building and bring benefit to a significant local employer.

Members of the committee reflected that acute parking concerns were experienced at various points around the town. Although councillors

acknowledged the considerable frustration of local residents about the high levels of parking in the area, largely from users of the railway station, this did not provide grounds for refusal. It was noted that there were no parking restrictions on surrounding public roads.

The Development Management Team Leader explained that the applicant intended to make primary use of the new hotel. Currently Wetherspoons received some 500 visitors a month who used conference facilities and overnight accommodation at other locations around the town. This development would consolidate activity to a single location.

Due to the close proximity to Watford Junction station, committee members considered that visitors to the company's facilities might be encouraged to travel by train rather than car.

The Chair moved the officer's recommendation.

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 hereby permitted shall be carried out in accordance with the following approved drawings:-

15002/202A, 203A, 204E, 206E, 208A

3. No development (excluding demolition works) shall commence until the specification of a mechanical air supply/extract system for each of the residential dwellings with windows facing St Albans Road 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 dwelling remaining closed. 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 ventilation system has been installed in full, unless otherwise agreed in writing by the Local Planning Authority.

4. No development (excluding demolition works) shall commence until full details and samples of the materials to be used for the external surfaces of the building (including walls, roofs, windows, doors, dormer windows) have been submitted to and approved in writing by the Local Planning Authority.
5. The development permitted by this planning permission shall be carried out in accordance with the approved surface water drainage assessment carried out by Conisbee, reference 170565 /M Jarzembowska, dated 17 November 2017, version 1.1 and the Sustainable Drainage Maintenance Plan, reference 170565/M Jarzembowska, dated 9 October 2017, version 1, and the following mitigation measures detailed within the FRA:
 - i. Limiting the surface water run-off generated by the critical storm events so that it will not exceed the surface water run-off rate of 5 l/s during the 1 in 100 year event plus 40% of climate change event.
 - ii. Providing storage 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 providing a minimum of 60.1 m³ (or such storage volume agreed with the LLFA) of total storage volume in underground attenuation tank.
 - iii. Discharge of surface water from the private drain into the Thames Water sewer network.

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 dwelling shall be occupied until the refuse and recycling store and the cycle store to serve the proposed dwellings, as shown on the approved drawings, have been constructed and made available for use. These facilities shall be retained as approved at all times.
7. The hotel use shall not commence until the refuse and recycling stores to serve the use, as shown on the approved drawings, have been constructed and made available for use. These facilities shall be retained as approved at all times.
8. No dwelling shall be occupied until details of a communal terrestrial television aerial(s) and satellite dish(es) have been submitted to and approved in writing by the Local Planning Authority.

9. For the avoidance of doubt, no communications development permitted by Class B or Class C of Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 shall be undertaken on either of the buildings hereby approved.

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/neighbor_complaints_%E2%80%93_construction_noise.

2. This development may be considered a chargeable development for the purposes of the Community Infrastructure Regulations 2010 (as amended). The charge is non-negotiable and is calculated at the time planning permission is granted. The charge is based on the net increase of gross internal floor area of the proposed development.

A person or party must assume liability to pay the levy using the assumption of liability form 1 which should be sent to the CIL Officer, Regeneration and Development, Watford Borough Council, Town Hall, Watford, WD17 3EX or via email (semeta.bloomfield@watford.gov.uk).

If nobody assumes liability to pay the levy this will default to the land owner. A Liability Notice will be issued in due course. Failure to adhere to the Regulations and commencing work without notifying the Council could forfeit any rights you have to appeal or pay in instalments and may also incur fines/surcharges.

3. 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.
4. 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 entered into extensive pre-application discussions with the applicant and requested amendments during the consideration of the application.

Chair

The meeting started at 7.00 pm
and finished at 9.30 pm