

## **DEVELOPMENT MANAGEMENT COMMITTEE**

**28 MARCH 2018**

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

Also present: Councillor Mark Watkin

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

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

There were no apologies for absence.

### **75 DISCLOSURE OF INTERESTS**

Councillor Turmaine advised that he had had a conversation with a representative from the applicant for item 4, 17/01543/FULM Land to the south of Thomas Sawyer Way, but had no further association with the company.

It was noted that some members of the committee had participated in a site visit to land adjoining 136 Langley Road (17/01291/FUL). The architect for the application had been present.

### **76 MINUTES**

The minutes of the meeting held on 28 February 2018 were submitted and signed.

### **77 17/01543/FULM LAND TO THE SOUTH OF THOMAS SAWYER WAY COMPRISING THE WATERSIDE AREA AND FORMING PART OF THE WATFORD RIVERWELL DEVELOPMENT**

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 Head of Development Management introduced the report explaining that full planning permission was sought for the redevelopment of the site to provide a 253 unit residential care community with associated communal facilities. The proposal also sought to provide a new path to link Stripling Way with the wider development site.

In an update to the committee report, changes were proposed to conditions 2 and 3. These would accommodate an amended site plan and remove an access road from requirement in condition 2. A further condition needed to be added to state that no development should commence until a scheme to protect access to the MLX construction route and to protect the railway line had been agreed. In addition, the conditions should be amended to enable phasing of the development.

The Chair invited Benedict Krauze from Mayfield Watford to speak for the application. Mr Krauze set out the vision for the development which would provide 253 apartments specifically designed to accommodate the needs of older people (55 years of age and older). He noted that an average occupant would be 79 years old and would be resident for between eight and ten years.

Mr Krauze explained that Mayfield was a care operator, not a developer, and the new development was intended to become part of the town. Staff training and local engagement were important to ensure that it became a busy, active hub to the benefit of the local community. In addition to the 75-85 jobs created, there would be wider economic benefits to the town and surrounding area with the release of family homes to the local market. It was anticipated that the first apartments would be available in just over two years' time.

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

Committee members welcomed the proposal which would bring a range of benefits to the town, including the release of family homes to the local housing market. The design was well considered and the use compatible with the original health campus objectives. There was a clear need for this type of accommodation in Watford.

Some members of the committee questioned the suitability of a 10 storey building for elderly occupation. Concerns were also raised about the adequacy of parking provision, particularly in the light of plans to encourage engagement

with the local community by hosting regular meetings to provide advice and guidance on issues affecting older people.

There followed some discussion about the desirability of giving local preference in the allocation of apartments, but this was not deemed feasible and could anyway not be achieved using the planning process.

The Chair moved the officer's recommendation, subject to the changes and additions to the conditions outlined by the Head of Development Management.

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. No development shall take place until details of a legal undertaking, or other appropriate mechanism to secure necessary works within the 'Waterside' phase of the wider development site (or otherwise outside of the application site), has been submitted to, and confirmed in writing to be satisfactory by, the Local Planning Authority. For the avoidance of doubt the necessary works include ecological enhancements/provision of open space and other matters whereby mitigation of environmental impacts relies on these works (as set out in the submitted assessment (in particular the Environmental Impact Assessment)).
3. The development hereby permitted shall be carried out in accordance with the following approved drawings:
  - 17003\_SI(00)000\_Site Location Plan\_Rev A
  - 17003\_SI(00)001\_Site Plan\_Rev J
  - 17003\_SI(00)020\_Pedestrian & cycle shared route
  - 17003\_AL(00)100\_Levels -01, 00 & 01\_Rev K
  - 17003\_AL(00)101\_Levels 02-05 & 06-07\_Rev K
  - 17003\_AL(00)102\_Level 08-09 & Roof\_Rev D
  - 17003\_AL(00)120\_Level 00\_01\_Rev H
  - 17003\_AL(00)122\_Level 02-05\_06-07\_Rev E
  - 17003\_AL(00)128\_Level 08-09 and 10\_Rev E
  - 17003\_AL(00)200\_Site Section AA BB\_Rev D
  - 17003\_AL(00)201\_Site Section CC DD\_Rev D
  - 17003\_AL(00)300\_BLOCKS AB\_NW & NE Elevation\_Rev D
  - 17003\_AL(00)301\_BLOCKS AB\_SE & SW Elevation\_Rev D
  - 17003\_AL(00)302\_BLOCK B\_NW & SE Elevations\_Rev D
  - 17003\_AL(00)303\_BLOCKS AB\_Context Elevations

17003\_AL(00)210\_Typical Bay Section 01\_Rev A  
 17003\_AL(00)211\_Entrance Bay Section\_Rev A  
 17003\_AL(00)212\_Entrance Bay Section\_Rev A  
 17003\_AL(20)426\_Block B\_Car Park Bay Elevation\_Rev A  
 17003\_AL(20)427\_Block B\_Car Park Sections\_Rev A  
 G8822/1\_Topographic survey 1:200  
 LN00516\_L-2000  
 LN00516\_L-2001  
 LN00516\_L-2002  
 LN00561\_L-7000  
 LN00516\_L-9000  
 RT-MME-125046-01 (Arb)

4. The development of the site shall be carried out in accordance with the details and recommendations contained within the following document, unless otherwise approved in writing by the Local Planning Authority.
  - a) Design & Access Statement: Mayfield Watford Design & Access Statement
  - b) Transport Statement: 2017-09-29 Transport Statement FINAL
  - c) Energy Strategy: REP-0103853-08A-MM-20170914-Rev 1
  - d) Sustainability Statement: REP-SC-0103823-20171011-Rev 1
  - e) Acoustic Assessment & Strategy: REP-0103823-AM-251017-R0
  - f) Arboricultural Impact Assessment: RT-MME-125046-01 (Arb)
  - g) Environmental Statement
  - h) Outline Drainage Strategy: C7079-sK1000-P9\_Site Drainage Strategy, Mayfield Watford-Drainage Strategy\_Rev B, & Porous Paving & Rain Garden Attenuation Calc\_Dec. 17

Should the details contained within one of the aforementioned documents differ from the requirements of another condition on this planning permission, the details set out in the other condition shall take precedence.

5. Notwithstanding the information already submitted, no construction works above damp proof course level shall commence until details of the materials to be used for all the external finishes of the buildings, including all walls, roofs, doors, windows, balconies, rainwater and foul drainage goods (including samples where considered necessary by the Local Planning Authority) and details of the reveal treatment to be applied around windows and doors have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out only in accordance with the approved details.

6. None of the units within any phase of the development hereby approved shall be occupied until a scheme detailing the external lighting to be installed within that phase (including free standing light fixtures and any external lighting attached to the buildings) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall:
  - a. Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
  - b. show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specification) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed prior to the first occupation of the development in accordance with the specifications and locations set out in the scheme, and shall be maintained thereafter in accordance with the approved scheme. Under no circumstances should any other external lighting be installed without the prior written approval of the Local Planning Authority.

7. The development permitted by this planning permission shall be carried out in accordance with the approved surface water drainage assessment carried out by Flood Risk Assessment prepared by Waterman Infrastructure and Environment Limited, report reference WIE11284-101-R-10-3-1-App, dated 27 October 2017 and the Drainage Strategy for Blocks G – I, dated December 2017, revision B and the following mitigation measures detailed within the drainage strategy:
  - a) 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 10.2 l/s during the 1 in 100 year event plus 40% of climate change event.
  - b) 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 total storage volume in porous paving sub-base, filter trench and bio-retention area.
  - c) Discharge of surface water from the proposed development drainage system into the River Colne.

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.

8. No development shall take place until a detailed surface water drainage scheme for the site based on the approved drainage strategy and sustainable drainage principles, has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy scheme 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.

The scheme shall include:

- a) Final detailed surface water drainage strategy layout including all SuDS features (permeable paving included) with their connections into the private surface water sewer system and final inlet and outlet levels.
  - b) Detailed engineered drawings of the proposed SuDS features including their size, volume, depth, any inlet and outlet features including any connecting pipe runs and final modelling reflecting the detailed design of the proposed drainage strategy.
  - c) Routes of exceedance for rainfall events that exceed the 1 in 100 year plus climate change event including its extents, depths and volumes.
  - d) Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.
9. No piling or other foundation designs using penetrative methods shall take place until a method statement (detailing the depth and type of piling and/or foundations to be undertaken and the methodology by which such piling/foundations will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, measures to prevent harm to groundwater resources and the programme for the works) has been submitted to and approved in

writing by the Local Planning Authority. The development shall be carried out only in accordance with the approved details.

10. No phase of the development shall be occupied until the refuse, recycling and cycle storage to serve that phase of development, as shown on the approved drawings, has been constructed and made available for use. These facilities shall be retained as approved at all times.
11. The hard and soft landscaping shall be carried out in accordance with the details shown on the approved drawings. With the exception of the proposed planting, all works shall be completed prior to the first occupation of the relevant phase of the development. The proposed planting shall be completed not later than the first available planting and seeding season after the first occupation of any part of the development. For the purposes of this condition a planting season is the period from 1 October in any one year to 31 March in the following year. 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 in writing by the Local Planning Authority.
12. Notwithstanding the information already submitted, none of the units within a phase of the development hereby approved shall be occupied until details of the siting, height, type, materials and finish of all fencing, walls, gates or other means of enclosure around the boundaries of and within that phase have been submitted to and approved in writing by the Local Planning Authority. All fencing, walls, gates or other means of enclosure shall be provided in accordance with the approved details prior to the first occupation of any part of the development and shall be maintained as such at all times thereafter. Notwithstanding the provisions of Class A of Part 2, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) no gates or means of enclosure, other than those approved under this condition, shall be erected or installed on the site without the prior written approval of the Local Planning Authority.
13. None of the units shall within a phase of the development shall be occupied until the access road and any on-site parking and manoeuvring areas within that phase have been laid out and constructed in accordance with the approved drawings and made available for use. These facilities shall be retained as approved at all times.

14. No parts of the flat roofs of the development, with the exception of those areas marked as terraces on the drawings hereby approved, shall be used as terraces, balconies or other open amenity spaces.
15. Notwithstanding the information already submitted, no construction of the approved buildings shall commence until detailed plans showing the existing and new or altered ground levels within the site and the floor levels of all the proposed buildings have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out only in accordance with the details approved under this condition.
16. No development shall commence until an Archaeological Written Scheme of Investigation has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include an assessment of archaeological significance and research questions; and:
  1. The programme and methodology of site investigation and recording;
  2. The programme and methodology of site investigation and recording as suggested by the archaeological evaluation;
  3. The programme for post investigation assessment;
  4. Provision to be made for analysis of the site investigation and recording;
  5. Provision to be made for publication and dissemination of the analysis and records of the site investigation;
  6. Provision to be made for archive deposition of the analysis and records of the site investigation;
  7. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

The development shall only take place in accordance with the programme of archaeological works set out in the approved Written Scheme of Investigation. No part of the development shall be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the approved Written Scheme of Investigation and the provision made for analysis and publication where appropriate.

17. None of the units 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. No aerials or satellite



dishes, other than those approved by this condition, shall be installed within the site.

18. Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.
19. 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.
20. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.
21. Prior to the development being occupied a verification report demonstrating the completion of works set out in the approved remediation strategy, and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.
22. A scheme for managing any borehole installed for the investigation of soils, groundwater or geotechnical purposes shall be submitted to and approved in writing by the local planning authority. The scheme shall provide details of how redundant boreholes are to be decommissioned and how any boreholes that need to be retained, post-development, for monitoring purposes will be secured, protected and inspected. The scheme as approved shall be implemented prior to the occupation of any part of the permitted development.

23. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.
24. Piling for the development hereby permitted may not commence until a groundwater monitoring and maintenance plan in respect of potential contamination mobilised by piling activities, including a timetable of monitoring and submission of reports to the Local Planning Authority, has been submitted to, and approved in writing by, the Local Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to, and approved in writing by, the Local Planning Authority.
25. No infiltration of surface water drainage into the ground is permitted other than with the written consent of the Local Planning Authority. The development shall be carried out in accordance with the approved details.
26. Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.
27. In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the approved Phase 2 report, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with a methodology previously approved by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with the immediately above condition.
28. No construction works shall commence until a detailed scheme for the provision of mains water services to serve the relevant phase of the development, including, where necessary, fire hydrants, has been submitted to and approved in writing by the Local Planning Authority. No

occupation of the development shall take place until the approved mains water scheme has been provided in full.

29. No part of the development shall be occupied until a detailed Travel Plan for the use, based upon the Hertfordshire County Council document 'Hertfordshire Green Travel Plan Guidance', has been submitted to and approved in writing by the Local Planning. The approved plan shall be implemented as approved at all times, unless otherwise agreed in writing by the Local Planning Authority.
30. No phase of the development shall take place until a scheme of appropriate safeguards for the MLX have been submitted to and approved in writing by the Local Planning Authority. The safeguards will ensure there is no conflict with the Croxley Rail Link Order 2013, no negative impact on the construction programme for the MLX, no negative impacts on the subsequent operation of the MLX as a live railway and address any construction safety issues associated with the railway.
31. Prior to commencement of development a phasing plan shall be submitted to, and approved in writing by, the Local Planning Authority demonstrating the order of development and the areas falling within each phase.

#### Informatives

1. This development may require a permit under the Environmental Permitting (England and Wales) Regulations 2010 from the Environment Agency for any proposed works or structures, in, under, over or within eight metres of the top of the bank of the River Colne, designated a 'main river'. Some activities are also now excluded or exempt. A permit is separate to and in addition to any planning permission granted. Further details and guidance are available on the GOV.UK website: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.
2. 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. We would expect the developer to demonstrate what measures he 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](http://www.thameswater.co.uk/wastewaterquality).”

Swimming Pools - Where the proposal includes a swimming pool Thames Water requests that the following conditions are adhered to with regard to the emptying of swimming pools into a public sewer to prevent the risk of flooding or surcharging: - 1. The pool to be emptied overnight and in dry periods. 2. The discharge rate is controlled such that it does not exceed a flow rate of 5 litres/ second into the public sewer network.

Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses. Thames Water recommends the installation of a properly maintained fat trap on all catering establishments. We further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses.

There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted for extensions to existing buildings. The applicant is advised to visit [thameswater.co.uk/buildover](http://thameswater.co.uk/buildover)

3. The Local Planning Authority has been positive and proactive in its consideration of this planning application, in line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority suggested modifications to the development during the course of the application and the applicant submitted amendments which result in a form of development that maintains/improves the economic, social and environmental conditions of the District.
4. You are advised that this permission does not dispense with the necessity of obtaining approval or consent under the Building Regulations, Building

Acts and other relevant legislation or regulations. You should contact the Building Control Manager of this Authority if you require information.

5. 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.
6. 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](https://www.watford.gov.uk/info/20010/your_environment/188/neighbor_complaints_%E2%80%93_construction_noise).

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#### **17/01291/FUL LAND ADJOINING 136 LANGLEY 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 (HN) introduced the report. He explained that full planning permission was sought for the demolition of the existing garage and the erection of a new 4 bedroom dwelling house, parking spaces, a layby and amenity space.

The Chair invited Barry Shedden, a local resident, to speak to the committee in opposition to the application. Mr Shedden explained that local people considered the scheme did not comply with the council's Residential Design Guide, particularly in regard to separation distances and overlooking. In addition, there were questions about the accuracy of the application drawings, which omitted building and extension work carried out on the original property.

Neighbouring residents were concerned that the development would be visually dominant and would have an overbearing appearance. This would be exacerbated by the extensive loss of trees from the site. They also criticised the

design of the development which was out of character with the area, and the proposed access and parking arrangements.

Mr Shedden provided the committee with some photographs to support his arguments.

The Chair invited Rob Marsh-Feiley, Hollins Architects, to speak for the scheme. Mr Marsh-Feiley addressed the reasons for refusal of the previous application on this site and explained the changes which had been made to overcome the objections. He explained that particular consideration had been given to local character appraisals, concerns about overlooking and the overshadowing of surrounding properties, safe access and egress and design initiatives to maximise the energy efficiency of the development.

The Chair invited Nascot Ward Councillor Mark Watkin to speak to the committee. Councillor Watkin explained that local residents did not object in principle to the development of this site, but were concerned about its close proximity to neighbouring properties and the resultant loss of privacy. He questioned whether the distances stated in the drawings was accurate and suggested that the unconventional design, with its flat roof, was out of character with the surrounding area.

Addressing questions about the separation distances, the Head of Development Management confirmed that all measurements had been taken from a scale plan.

In a clarification, the Head of Development Management advised that the flat roof would reduce the bulk and scale of the building, which, due to local topography, would only appear as one and a half storeys. In addition, he suggested that neighbours' concerns about overlooking from the balconies, could be overcome using privacy screens.

The Chair thanked the speakers and invited comments from the committee. Committee members acknowledged that schemes of this type were now positively encouraged by government. This changed the context for assessment and it was necessary to consider the degree of potential harm. Although the design was different from surrounding properties, committee members considered that it was not out of keeping with the character of the area. It was noted that the development would not be visible from Langley Road.

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. No development shall commence within the site until full details and samples of the materials to be used for the external surfaces of the building, including doors, and windows have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall only be implemented in accordance with the approved details.
3. No development shall commence within the site until full details of the provision for bicycle storage facilities, refuse and re-cycling storage 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 prior to the first occupation of any part of the development and shall be retained thereafter.
4. No work shall commence until details of the siting, height and type of fencing or other means of enclosure around the boundaries of the site and within the site have been submitted to and approved in writing by the Local Planning Authority. The fencing or other means of enclosure shall be provided as approved prior to the first occupation of the dwelling hereby approved and shall be maintained as such at all times thereafter.
5. 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 development permitted under Schedule 2, Part 1, Classes A, B, C, D, E, F and G of the Order shall be carried out to the dwelling(s) hereby approved without the prior written permission of the Local Planning Authority.
6. The proposed first floor high level window serving the En-Suite and facing no. 7 Birchmead shall be fixed shut and fitted with obscured glazing.
7. No development shall commence on site until a hard and soft landscaping scheme for the site (including a detailed method statement covering tree planting, tree, shrub and grass specie, planting size and density and all hard surfacing materials) shall be

submitted to and approved in writing by the Local Planning Authority. The approved hard landscaping shall be carried out prior to the first occupation of any part of the development and shall be retained at all times. The soft landscaping shall be carried out not later than the first available planting and seeding season after completion of the development. Any trees or plants whether new or existing which within a period of five years die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, or in accordance with details approved by the Local Planning Authority.

8. No development on site shall commence until the details of all below ground services and cabling (electricity, gas, telephone, foul water, surface water, etc), including any temporary connections for site huts showing depth, width and routing of all trenches have been submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site. Any alterations to the approved layout during construction, that falls within 6m of any retained tree shall be notified to and approved by the Local Planning Authority in writing before any excavation is made.
9. No development on site shall commence until the details and method statement in respect of ground protection measures within the root protection zones of the located in the North East corner of the site have been submitted to and approved in writing by the Local Planning Authority.
10. The development shall not be occupied until the layby indicated on the drawing hereby approved (or any subsequent amendment agreed in writing by the Local Planning Authority) has been laid out and made available for use and that area shall not thereafter be used for any other purpose.
11. 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:  
200, 2002, 201-B, 202-B, 203-B, 205-A

#### Informatives

1. The applicant is reminded that this planning permission does not obviate the need to obtain the 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. You are particularly reminded to contact the network rail and obtain the necessary agreement prior to any works of construction to commence on site. 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.

2. You are advised that this permission does not dispense with the necessity of obtaining approval or consent under the Building Regulations, Building Acts and other relevant legislation or regulations. You should contact the Building Control Manager of this Authority if you require information.
3. 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](https://www.watford.gov.uk/info/20010/your_environment/188/neighbour_complaints_%E2%80%93_construction_noise).

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 proposed the demolition and rebuilding of business units 1-5 (Block A) and an extension to increase the height of existing business units 6-21 (Blocks B, C, D, E).

Attention was drawn to the update sheet which included a clarification and an additional condition.

There were no speakers. After some clarification from the Principal Planning Officer about conditions attached to noise disturbance from plant and equipment and to the tree and landscaping scheme, 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 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:

GHC-P001-S2-P1	Site Location Plan
GHC-P002-S2-P0	Existing Site Plan
GHC-P003-S2-P0	Existing Ground Floor Plan
GHC-P004-S2-P0	Proposed Site Plan
GHC-P100-S2-P0	Proposed Ground Floor Plan
GHC-P101-S2-P0	Proposed Mezzanine Floor Plan
GHC-P102-S2-P0	Proposed Roof Floor Plan
GHC-P103-S2-P0	Proposed Plans of Unit 12
GHC-P104-S2-P0	Proposed Plans of Unit 4
GHC-P200-S2-P0	Proposed Elevations 1-4
GHC-P201-S2-P0	Proposed Elevations 5-8
GHC-P202-S2-P0	Proposed Elevations Block A
GHC-P600-S2-P0	Design And Access Statement

3. No works shall commence until a detailed scheme for the provision of mains water services to serve the development, including, where necessary, fire hydrants, has been submitted to and approved in writing by the Local Planning Authority. No occupation of the development shall

take place until the approved mains water scheme has been provided in full.

4. No work shall commence until a detailed tree and landscaping scheme for the site, including details of trees to be retained, trees to be removed and replacement planting, has been submitted to and approved in writing by the Local Planning Authority. 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.
5. All the external surfaces of the development shall be finished in the materials specified in the application and as follows:
  - Brickwork: Red brick to match existing
  - Windows: Polyester powder coated Aluminium RAL 9005 (Signal Black)
  - Cladding to walls and mono-pitch roof: Polyester powder coated Aluminium. Profile 34/1000 trapezoidal box. Colour RAL 7012 (Basalt Grey)
  - Rainwater Pipes: Square sections, Polyester powder coated. Colour RAL 7012 (Basalt Grey)
  - Doors Steel Fire doors Colour RAL 9005 (Signal Black)
  - Roller Shutter: Steel Colour RAL 9005 (Signal Black)

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.

6. The development permitted by this planning permission shall be carried out in accordance with the approved surface water drainage assessment carried out by Michael Barclay Partnership LLP, report reference MBP-7335-25, November 2017 and the following mitigation measures detailed within the surface water management plan:
  1. 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 8.5 l/s during the 1 in 100 year event plus 40% of climate change event.

2. 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 240 m<sup>3</sup> (or such storage volume agreed with the LLFA) of total storage volume in underground attenuation tank.
3. Discharge of surface water from the private drain into the Thames Water surface 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.

7. No development shall take place until a detailed surface water drainage scheme for the site based on the approved drainage strategy and sustainable drainage principles, 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.
  1. Full detailed drainage plan including location of all SuDS measures, pipe runs, discharge points, invert levels and exceedance flow paths for surface water for events greater than the 1 in 100 year plus climate change event.
  2. Detailed engineered drawings of the proposed SuDS features including their size, volume, depth and any inlet and outlet features including any connecting pipe runs.
  3. Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.
8. Prior to occupation of the new development, secure and weatherproof cycle storage shall be installed in the site in accordance with approved drawings GHC-P004-S2-PO and GHC-P100-S2-P0.
9. Prior to occupation of the new development, the car parking provision shall be installed in accordance with approved drawings GHC-P004-S2-PO and GHC-P100-S2-P0.
10. Reporting of Unexpected Contamination: In the event that contamination is found at any time when carrying out the approved development that

was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), and any subsequent legislation that amends or supersedes this Order, the floorspace hereby approved shall only be used as uses within Classes B2 (general industry) and B8 (storage and distribution) of the Town and Country Planning (Use Classes) Order 1987 (as amended).
12. No plant or equipment that generates sound shall be installed to the development until full details and specification of the equipment have been submitted to and approved in writing by the Local Planning Authority. The details shall include an assessment of the plant/equipment carried out by a suitably qualified and competent acoustic consultant to consider the potential impact on existing and future residents adjacent to the site. The details shall also include a specification of what design criteria needs to be included to the specification of the plant and its mounting on the buildings, to minimise any potential disturbance. The assessment shall include any other appropriate noise mitigation measures. All plant and equipment shall be installed as approved and no plant or equipment shall be brought into operation until any approved mitigation measures have been installed.

#### Informatives

1. The Local Planning Authority has been positive and proactive in its consideration of this planning application, in line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority suggested modifications to the development during the course of the application and the applicant submitted amendments which result in a form of development that maintains/improves the economic, social and environmental conditions of the District.
2. You are advised that this permission does not dispense with the necessity of obtaining approval or consent under the Building Regulations, Building

Acts and other relevant legislation or regulations. You should contact the Building Control Manager of this Authority if you require information.

3. 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](https://www.watford.gov.uk/info/20010/your_environment/188/neighbor_complaints_%E2%80%93_construction_noise).

- 4 The grant of planning permission does not constitute the approval of Watford Borough Council as the freeholder of the site. The development will need to be agreed with the property services team representing the Council in accordance with the freehold terms.

Chair

The Meeting started at 7.00 pm  
and finished at 8.15 pm