



**WATFORD  
BOROUGH  
COUNCIL**

# **DEVELOPMENT MANAGEMENT COMMITTEE**

**3 October 2018**

**7.00 pm**

**Town Hall**

**Contact**

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# Committee Membership

Councillor P Jeffree (Chair)

Councillor S Johnson (Vice-Chair)

Councillors N Bell, R Laird, M Mills, I Sharpe, R Smith, M Watkin and T Williams

## Agenda

### Part A – Open to the Public

1. **Apologies for absence/committee membership**
2. **Disclosure of interests**
3. **Minutes**

The [minutes](#) of the meeting held on 5 September 2018 to be submitted and signed.

### CONDUCT OF THE MEETING

The committee will take items in the following order:

1. All items where people wish to speak and have registered with Democratic Services.
2. Any remaining items the committee agrees can be determined without further debate.
3. Those applications which the committee wishes to discuss in detail.
4. **18/00842/FULM Land To The Rear Of 1 - 43 Sydney Road & Plot Between 7 & 9 Sydney Road (Pages 6 - 46)**

Erection of a new building and yard, and two apartment buildings to provide 278 apartments with associated access, integral bin and cycle storage and amenity space following demolition of existing commercial buildings; and erection of one two bedroom dwelling and associated works

**5. 18/00803/FULM Nos. 45-69 And 73-89, Including former Watford Laundry Sydney Road (Pages 47 - 79)**

Proposed redevelopment of the site to provide 227 residential units in buildings ranging from 3 to 11 storeys, with 160 car parking spaces (including car club and accessible provision); communal landscaped amenity areas, secure cycle parking and other associated development

**6. 18/00936/FULM Former Happy Hour Public House, Eastbury Road (Pages 80 - 103)**

Planning application for the demolition of the existing building and the erection of 32 dwellings together with a means of access from Eastbury Road, provision of associated parking, amenity space and landscaping

**7. 18/00163/FULM 8-12 Chalk Hill (Pages 104 - 150)**

Redevelopment of the site to provide a mixed use scheme including 151 residential units, retail units and/or community floor space, with associated cycle parking, car parking, landscaping and public realm improvements

**8. 18/00973/VAR Rembrandt House, Whippendell Road (Pages 151 - 163)**

Variation of Condition 15 of planning permission ref. 14/00992/VAR to amend the landscaping and hardstanding at the above development to provide additional car parking on the decked car park for the use of residents of the development

**9. 18/00994/FUL 116A, High Street (Pages 164 - 181)**

Erection of a part one, part two storey first floor rear extension containing two self-contained residential units, and the conversion of the upper floors of the existing property into two self-contained residential units

**10. 17/00048/FULM Land to the East of Ascot Road (Pages 182 - 187)**

Variation of the S106 agreement associated with the application to:

- a) alter the provision of affordable housing; and
- b) to enable the affordable housing to be managed by the owner/developer.

## **Introduction**

Please note that the officer report is a summary of the issues including representations made and consultation responses. Full details of the applications, plans submitted, supporting information and documents, representations made, consultation responses and correspondence can be found on the council's web based [Public Access system](#) using the application reference or address.

Specific policy considerations for each application are detailed within the individual reports. The background papers and policy framework listed below have been relied upon in the preparation of the reports in this agenda.

## **Background papers**

- The current planning applications under consideration and correspondence related to that application.
- All relevant third party representations and consultation replies received.

## **Policy Framework**

- The Statutory Plans and Supplementary Planning Guidance, together with relevant Government legislation, Circulars, Advice, Orders, Directions and Guidance listed below:

## **Local Planning Documents**

Local Development Documents provide the framework for making planning decisions. These can be found on the Council's [website](#) and include:

- the existing Local Plan which consists of the Core Strategy, saved policies in the Watford District Plan 2000 and Proposals Map); and
- Supplementary Planning Documents.

## **County Planning Documents**

The Hertfordshire Waste Local Plan and Minerals Local Plan prepared by Hertfordshire County Council are material considerations alongside the Watford Local Plan. These documents can be found on the county council's [website](#).

## **National Planning Documents**

Key legislation can be found using this [weblink](#), including:

- Growth and Infrastructure Act (2013)
- Housing and Planning Act (2016)

- Localism Act (2011) and subsequent amendments
- Planning Act (2008) and subsequent amendments
- Planning and Compulsory Planning Act (2004) and subsequent amendments
- Town and Country Planning Act (1990) and subsequent amendments
- Town and Country Planning (Local Planning) (England) Regulations 2012 and subsequent amendments.

National guidance can be found on the government service and information [website](#), including:

- National Planning Policy Framework (revised July 2018) and supporting Technical Guidance
- Planning Practice Guidance (PPG) (web based)
- Planning policy for traveller sites
- Relevant government circulars
- Relevant Ministerial Statements (which will be referred to in the individual reports as necessary)

### **Section 106 Planning obligations and Community Infrastructure Levy (CIL)**

The Council introduced the Community Infrastructure Levy (CIL) with effect from 1 April 2015. The CIL charge covers a wide range of infrastructure as set out in the Council's Regulation 123 list, including highways and transport improvements, education provision, youth facilities, childcare facilities, children's play space, adult care services, open space and sports facilities. CIL is chargeable on the relevant net additional floorspace created by the development. The charge is non-negotiable and is calculated at the time that planning permission is granted where relevant. Section 106 planning obligations can only be used to secure affordable housing provision and other site specific requirements, such as the removal of entitlement to parking permits in Controlled Parking Zones and the provision of fire hydrants.

### **Human Rights implications**

The Local Planning Authority is justified in interfering with the applicant's human rights in order to alleviate any adverse effect on adjoining properties and their occupiers and on general public amenity. With regard to any infringement of third party human rights, these are not considered to be of such a nature and degree as to override the human rights of the applicant and therefore warrant refusal of planning permission.