

## **DEVELOPMENT MANAGEMENT COMMITTEE**

**3 OCTOBER 2018**

Present: Councillor P Jeffree (Chair)  
Councillor S Johnson (Vice-Chair)  
Councillors N Bell, K Collett, M Mills, I Sharpe, R Smith, M Watkin  
and T Williams

Also present: Councillor Matt Turmaine

Officers: Deputy Managing Director  
Development Management Section Head  
Development Management Team Leader (PB and HN)  
Principal Planning Officer (AR)  
Committee and Scrutiny Support Officer (IM)

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

There was a change of membership for this meeting; Councillor Collett replaced Councillor Laird.

### **32 DISCLOSURE OF INTERESTS**

There were no disclosures of interest.

### **33 MINUTES**

The minutes of the meeting held on 5 September 2018 were submitted and signed.

#### **Conduct of Meeting**

Due to the large number of applications on the agenda dealing with affordable housing issues, the Chair asked the Deputy Managing Director to clarify the council's policy position. The Deputy Managing Director drew the committee's attention to Policy HS3 of the Watford Local Plan Core Strategy. He explained that this policy provided for exceptions to the requirement to provide 35% affordable housing in schemes of 10 or more units (in a specified tenure mix) where there were viability issues. Viability was therefore a material planning consideration which committee members needed to take into account in their deliberations.

**18/00842/FULM LAND TO THE REAR OF 1 - 43 SYDNEY ROAD & PLOT BETWEEN 7 & 9 SYDNEY 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 explained that the proposal was for the demolition of the existing commercial buildings and the erection of a development which included 278 apartments (79 affordable), a two bedroom house, car parking for 145 cars, a new warehouse building and yard, and associated landscaping works at ground and rooftop levels.

Attention was drawn to the update sheet, which included comments from Hertfordshire Highways and some amendments to the conditions.

It was noted that members of the committee had undertaken a site visit prior to the committee meeting.

The Chair invited Fauzia Farooq, a local resident, to speak against the application. Ms Farooq asked the committee to take a holistic approach. The current application represented an overdevelopment of the site in a heavily congested area of Watford. Despite welcome changes to the previously approved scheme, residents remained concerned about the scale of the development which they considered contravened BRE guidelines, particularly in regard to reduced light levels, overlooking and privacy issues. The loss of greenery was also regrettable.

Residents had additional concerns about traffic and parking impacts and questioned the Highway Authority's assessment that the increase in traffic movements resulting from the development would be acceptable.

The Chair invited Douglas Bond, Woolf Bond Planning, to speak for the application. Mr Bond highlighted the improvements which had been made to the earlier scheme, particularly the increase in separation distances between the properties. He underlined the consistency of the development's layout, height and parking with the previous application and outlined the affordable housing offer which had been explained in detail in the officer's report.

Mr Bond noted that the scheme was fully policy compliant and had been agreed in consultation with planning officers. He advised that the area of green space had been increased in the current application, which would also retain and improve the employment layout of an important local business.

The Chair invited Holywell Ward Councillor Matt Turmaine to speak to the committee. Councillor Turmaine acknowledged the pressure to develop sites such as this for housing, however questioned the scale of the proposed scheme which would dwarf existing properties. The local area was predominantly characterised by two and three storey Victorian houses with limited on-street parking. Whilst controlled parking zone (CPZ) exemptions would be put in place for future residents of the development, this would fail to stop car ownership and overspill parking on surrounding streets outside the controlled hours.

Councillor Turmaine highlighted the likely strain on local services, particularly doctors surgeries and schools. He also questioned the correct measure used for affordable housing compliance, since the report used both the number of units and habitable rooms.

Before seeking comments from the committee, the Chair reminded the committee that Hertfordshire County Council (HCC) had not raised any objections to the development on highways grounds.

Members of the committee acknowledged concerns about the impact of the proposed development on West Watford, which would significantly increase the number of residents in the area and put pressure on local services, schools and roads. It was noted that developments of a similar density would come forward for approval in the coming months in accordance with current government policy.

Some members of the committee continued to express frustration at the positive assessment by HCC Highways, which seemed removed from the congestion experienced everyday by people on local roads. They were also concerned about the loss of light and privacy to existing residents on Sydney Road.

However, it was agreed that the application was policy compliant and changes to the scheme, particularly the increase in separation distances and in the available green space, would benefit both current and future residents of the development.

The Chair moved the officer's recommendation subject to the successful completion of a section 106 agreement, amendments to conditions 6 and 7 and the addition of condition 23.

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 79 units in Block B/C of the development to be Affordable Housing units comprising 21 no. social rented units (12 no. 4B7P and 9 no. 3B5P), 19 no. Affordable Rented units (19 no. 3B5P) and 39 no. Shared Ownership units (4 no. 1B2P, 25 no. 2B3P and 10 no. 2B4P);
- 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 a financial payment to Hertfordshire County Council of £6,000 for the long term monitoring of the proposed Travel Plan for the site;
- iv) To secure the provision of fire hydrants to serve the site as required by Hertfordshire County Council;
- v) To secure the operation of a Car Club from the land for use of residents of the development and residents in the vicinity of the development. To also secure the provision of two car parking spaces made available as Car Club Spaces. This is subject to a clause to release the obligation if the Car Club is not viable to a car club operator;
- vi) To secure a financial payment to Hertfordshire County Council of £8,800 towards the provision of a shelter at the nearest westbound bus stop and easy access kerbing at the nearest eastbound bus stop.

## 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:-
  - PL\_11 Rev B Humphreys Plus Storage Units
  - PL\_001 Location Plan
  - PL\_002 Existing Site Plan
  - PL\_003 Rev A Proposed Site Plan
  - PL\_004 Rev A Proposed Ground Floor Plan
  - PL\_005 Rev A Proposed Landscape Plan

PL-006 Rev A Site Elevation 01  
PL-007 Rev A Site Elevation 02  
PL-008 Rev A Site Section 01  
PL-009 Rev A Site Section 02  
PL-010 Rev A Site Section 03  
PL-011 Rev A Site Section 04  
PL-012 Rev A Site Section 05  
PL-013 Rev A Block Plan Consented, existing buildings and containers  
overlay  
PL\_A\_100 Rev A Block A Residential Area Schedule  
PL\_A\_101 Rev B Block A Ground Floor Plan  
PL\_A\_102 Rev B Block A First Floor Plan  
PL\_A\_103 Rev B Block A Second Floor Plan  
PL\_A\_104 Rev A Block A Third Floor Plan  
PL\_A\_105 Rev A Block A Fourth Floor Plan  
PL\_A\_106 Rev A Block A Fifth Floor Plan  
PL\_A\_107 Rev A Block A Sixth Floor Plan  
PL\_A\_108 Rev A Block A Seventh and Eight Floor Plan  
PL\_A\_109 Rev A Block A Ninth and Tenth Floor Plan  
PL\_A\_111 Rev A Block A North Elevation  
PL\_A\_112 Rev A Block A South Elevation  
PL\_A\_113 Rev A Block A East Elevation  
PL\_A\_114 Rev A Block A West Elevation  
PL\_A\_115 Rev A Block A Section 01  
PL\_B&C\_100 Rev A Block B&C Residential Area Schedule  
PL\_B&C\_101 Rev A Block B&C Ground Floor Plan  
PL\_B&C\_102 Rev A Block B&C First Floor Plan  
PL\_B&C\_103 Rev B Block B&C Second Floor Plan  
PL\_B&C\_104 Rev A Block B&C Third Floor Plan  
PL\_B&C\_105 Rev A Block B&C Fourth Floor Plan  
PL\_B&C\_106 Rev B Block B&C Fifth Floor Plan  
PL\_B&C\_107 Rev A Block B&C Sixth Floor Plan  
PL\_B&C\_108 Rev A Block B&C Seventh Floor Plan  
PL\_B&C\_109 Rev A Block B&C Eighth Floor Plan  
PL\_B&C\_110 Rev A Block B&C Ninth and Tenth Floor Plan  
PL\_B&C\_114 Rev A Block B&C South Elevation  
PL\_B&C\_115 Rev A Block B&C East Elevation  
PL\_B&C\_116 Rev A Block B&C West Elevation  
PL\_B&C\_117 Rev A Block B&C Section 01  
PL\_B&C\_118 Rev A Block B&C Section 02  
PL\_190 A Terrace Infill House

Appendix E 1 of 3 Rev D Refuse Vehicle Swept Path Residential  
Design and Access Statement

3. Following completion of measures identified in the approved remediation scheme for the land within the curtilage of the commercial development (Remediation Strategy Report prepared by SLR Consulting Ltd, Document ref. 402.07391.00004) and prior to the first use or occupation of the commercial 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.
4. Following completion of measures identified in the approved remediation scheme for the land within the curtilage of the residential development (Remediation Strategy Report prepared by SLR Consulting Ltd, Document ref. 402.07391.00004) and prior to the occupation of any dwelling within 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.
5. 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.
6. Other than demolition and site investigation works, no development approved by this planning permission shall take place until a detailed surface water drainage scheme has been submitted to, and approved in writing, by the local planning authority. The surface water drainage system will be based on the submitted Flood Risk Assessment & Drainage Strategy, Version 1, SLR Ref: 402.07391.00004, dated June 2018, produced by SLR and all supporting information. The details should include:
  1. Specification of the agreed discharge rate with Thames Water and clarification for which return period.

2. Specification of the proposed discharge total rate for the site for the 1 in 1 year, 1 in 30 years, 1 in 100 years and 1 in 100 years + 40% for climate change allowance.
  3. Specification of the proposed discharge rates for each of the proposed sites, that is, Blocks A & B, Warehouse and Terraced House.
  4. Providing attenuation to ensure no increase in surface water runoff volumes for all rainfall events up to and including the 1 in 100 year + 40% climate change event for the entire site.
  5. Implementing the appropriate drainage strategy based on attenuation and discharge into Thames Water surface water sewer network using appropriate SuDS measures, like permeable pavement below ground crates as indicated on the drainage strategy.
  6. Detailed engineered drawings of the proposed SuDS features and discharge control devices including their, location, size, volume, depth and any inlet and outlet features.
  7. Detailed surface water calculations and modelling and respective attenuation volumes for all rainfall events up to and including the 1 in 100 year + climate change event supported by a clearly labelled drainage layout plan showing pipe networks.
  8. Detailed design of the drainage scheme layout including detailed engineered drawings of the proposed SuDS features including their, location, size, volume, depth and any inlet and outlet features including any connecting pipe runs and all corresponding discharge and volume calculations/modelling. The plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes.
  9. Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.
  10. The scheme shall be fully implemented and subsequently maintained, 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 piling within the curtilage of the commercial building shall take place until a piling method statement for the land within the curtilage of the commercial building (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.

8. No external facing materials shall be installed on any residential building of the development until full details and samples of all the materials to be used for the external surfaces of the residential buildings have been submitted to and approved in writing by the Local Planning Authority.
9. No external facing materials shall be installed on the B1(c)/B8 commercial building of the development until full details and samples of all the materials to be used for the external surfaces of that building have been submitted to and approved in writing by the Local Planning Authority.
10. No dwelling within the development shall be occupied until a detailed hard landscaping scheme for the residential section of the site, including details of the roof gardens, hardstanding, site boundary treatments, children's play area and external lighting has been submitted to and approved in writing by the Local Planning Authority, and the works have been carried out in accordance with the approved details.
11. No dwelling within the development shall be occupied until a detailed soft landscaping scheme for the residential section of site, including details of the roof gardens and appropriate irrigation systems, and a landscape management and maintenance plan, has been submitted to and approved in writing by the Local Planning Authority. The detailed scheme shall be based upon the Landscape Proposals of the approved drawings. The approved soft 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.
12. No part of the B1(c)/B8 building of the development shall be occupied until a detailed hard landscaping scheme for the commercial section of the site, including details of hardstanding and site boundary treatments, have 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.
13. No dwelling within the development shall be occupied until the new access and egress arrangements from Sydney Road, as shown in principle on the approved drawings has been completed in full.



14. Prior to the first residential occupation of the development hereby permitted, vehicular visibility splays measuring 25m x 2.4 metres minimum shall be provided to each side of the new access where it meets the highway of Sydney Road and such splays shall thereafter be maintained at all times free from any obstruction between 600mm and 2m above the level of the adjacent highway carriageway.
15. No dwelling within the development shall be occupied until the bin and bicycle storage has been provided for the use of residents, in accordance with the approved drawings. These facilities shall be retained at all times for the use of the residential occupiers of the dwellings.
16. 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.
17. No dwelling shall be occupied until the details of car parking allocation have been submitted to and approved in writing by the Local Planning. The provision shall include an agreed allocation of on-site residential car parking spaces for use by the affordable housing units. The car parking spaces shall remain available for use by the allocated residents, in accordance with the agreed allocations, unless otherwise agreed in writing by the Local Planning Authority
18. Upon completion, a complete set of as built drawings for both site drainage and any exceedance flow route should be submitted to and approved in writing by the Local Planning Authority. The scheme shall also include:
  1. Provision of complete set of as built drawings for the site drainage and informal flooding arrangements shown on a plan.
  2. Details of any inspection and sign-off requirements for completed elements of the drainage system.
19. Upon completion of the drainage works a management and maintenance plan for the SuDS features and drainage network must be submitted to and approved in writing by the Local Planning Authority. The scheme shall include maintenance and operational activities; arrangements for adoption
20. All residential units shall achieve the recommended maximum internal noise levels under BS 8233 through the provision of a good quality window units with a Rw of at least 26 dB in accordance with the noise

assessment dated November 2017 prepared by SLR (Ref 402.07391.00002).

21. The commercial premises shall be used only as for uses within B1C (Industrial) and B8 (storage and distribution) and shall be used for no other purpose unless otherwise approved in writing by the Local Planning Authority.
22. 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 the building.
23. No piling for the residential development shall take place until a piling method statement for the residential section of the site (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.

#### Informatives

IN912 Hours of Construction

IN913 Community Infrastructure Levy Liability

IN914 Section 106 Undertaking

IN909 Street Naming and Numbering

IN907 Consideration of proposal in a positive and proactive manner

IN915 Highway Works – HCC agreement required

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#### **18/00803/FULM NOS. 45-69 AND 73-89, INCLUDING FORMER WATFORD LAUNDRY SYDNEY 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 explained that the application proposed the 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 works.

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

It was noted that members of the committee had undertaken a site visit prior to the committee meeting.

The Chair invited Jonathan Rickwood to speak to the committee against the application. Mr Rickwood acknowledged that there was a need for new homes in the town and that this was an ideal site for development. However the current scheme would be a significant overdevelopment of the area and would generate a huge influx of people with only limited access via the already heavily congested Sydney Road.

Mr Rickwood outlined the inevitable strain on local doctors surgeries, Watford General Hospital, schools and parking, and suggested that a more modest development would be more appropriate for the site.

The Chair invited Mark Jackson, Fairview New Homes, to speak for the application. Mr Jackson explained the costly decontamination of the site which the developer had undertaken. Taking this and other factors into account, lengthy discussions had been held with planning officers to devise two affordable housing options for the committee to consider.

Mr Jackson outlined the ground level changes across the site which would accommodate 227 much needed residential units in a car-light development with communal landscaped amenity areas. The developer had considered the adjacent development to devise a complementary scheme which was fully policy compliant.

The Chair invited Holywell Ward Councillor Matt Turmaine to speak to the committee, however Councillor Turmaine declined stating that his earlier comments applied equally to the current development.

The Chair invited comments from the committee asking them to state their preferred affordable housing option.

Committee members reiterated concerns raised in consideration of the previous scheme, particularly in regard to the impact on local infrastructure. It was suggested that this question should be given careful consideration in discussions on the new Local Plan for Watford.

Although significantly below the 35% affordable housing target, members of the committee agreed that Option B would meet the most acute housing needs of

the borough, providing social rented units. It was noted that this option was preferred by officers.

The Chair moved the officer's recommendation Option B subject to the successful completion of a section 106 agreement, and the addition of condition 16.

RESOLVED –

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

Section 106 Heads of Terms – Option B

- i) To secure 19 units in Block B of the development to be Affordable Housing units comprising 11 no. Affordable rented units (3 no. 1B2P, 2no. 2B3P, 2no 2B4P, 1no. 3B 4P and 3no. 3B5P) and 8 no. Social rented units (2 no. 3B4P and 8 no. 3B5P);
- ii) To secure a review mechanism of the viability of the development to be undertaken towards the end of the project when actual build costs and sales values of the flats are known. This shall allow financial payment to be made towards affordable housing provision where the viability of the development can be shown to have improved to provide a financial surplus;
- iii) 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;
- iv) To secure a financial payment to Hertfordshire County Council of £6,000 for the long term monitoring of the proposed Travel Plan for the site;
- v) To secure the provision of fire hydrants to serve the site as required by Hertfordshire County Council;
- vi) To secure a financial payment to Hertfordshire County Council of £7,200 towards the provision of a shelter at the nearest westbound bus stop and easy access kerbing at the nearest eastbound bus stop;

- vii) To secure the operation of a Car Club from the land for use of residents of the development and residents in the vicinity of the development. To also secure the provision of two car parking spaces made available as Car Club Spaces. This is subject to a clause to release the obligation if the Car Club is not viable to a car club operator.

#### 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:-
  - 3134-D1000 Rev 00 Site Location Plan
  - 3134-D3099 Rev 02 Lower Ground Floor Plan
  - 3134-D3100 Rev 03 Upper Ground Floor Plan
  - 3134-D3101 Rev 01 First Floor Plan
  - 3134-D3102 Rev 01 Second Floor Plan
  - 3134-D3103 Rev 01 Third Floor Plan
  - 3134-D3104 Rev 01 Fourth Floor Plan
  - 3134-D3105 Rev 01 Fifth Floor Plan
  - 3134-D3106 Rev 01 Sixth Floor Plan
  - 3134-D3107 Rev 01 Seventh Floor Plan
  - 3134-D3108 Rev 01 Eighth Floor Plan
  - 3134-D3109 Rev 01 Ninth Floor Plan
  - 3134-D3110 Rev 01 Tenth Floor Plan
  - 3134-D3120 Rev 01 Roof Plan
  - 3134-D3700 Rev 00 Elevation AA and BB
  - 3134-D3701 Rev 01 Elevation CC and DD
  - 3134-D3702 Rev 00 Elevation EE and FF
  - 3134-D3703 Rev 00 Elevation GG and HH
  - 3134-D3704 Rev 00 Elevation JJ and KK
  - 3134-D3705 Rev 01 Elevation LL and MM
  - 3134-D3850 Rev 00 Elevation Detail 01
  - 3134-D3851 Rev 00 Elevation Detail 02
  - 3134-D3852 Rev 00 Elevation Detail 03
  - 3134-D3853 Rev 00 Elevation Detail 04
  - 3134-D3854 Rev 00 Elevation Detail 05
  - 3134-D3855 Rev 00 Elevation Detail 06
  - 3134-D3856 Rev 00 Elevation Detail 07
  - 3134-D3857 Rev 00 Elevation Detail 08
  - 3134-D3858 Rev 00 Elevation Detail 09
  - 3134-D3500 Rev 01 Sections AA and BB

3134-D3501 Rev 01 Sections CC and DD  
3134-D3502 Rev 01 Sections EE and FF  
3134-D3800 Rev 00 Aerial View 1  
3134-D3802 Rev 00 Aerial View 3  
3134-D3803 Rev 00 Aerial View 4  
3134-D3810 Rev 00 View 01

3. Other than demolition and site investigation works, 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 scheme shall subsequently be implemented in accordance with the approved details before the development is completed:
  1. Detailed engineered drawings of the proposed SuDS features including cross section drawings, their size, volume, depth and any inlet and outlet features including any connecting pipe runs. This should include details of sedum blankets for the roof areas.
  2. Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.
  
4. The development permitted by this planning permission shall be carried out in accordance with the approved surface water drainage assessment carried out by Infrastructure Design Ltd (IDL), reference number IDL/868/DS/01, dated June 2018:
  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 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 409.4 m<sup>3</sup> (or such storage volume agreed with the LLFA) of storage volume in Tubosider Helibore feature and additional 96 m<sup>3</sup> and 106 m<sup>3</sup> (or such storage volume agreed with the LLFA) in permeable paving areas.
  3. Discharge of surface water from the private drainage system 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.

5. Following completion of measures identified in the approved remediation scheme (Remediation Strategy and Options Appraisal prepared by Card Geotechnics Limited (Document Ref: CG/28211A)) 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.
6. 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.
7. No external facing materials shall be installed on any building of the development until full details and samples of all the materials to be used for the external surfaces of the buildings have been submitted to and approved in writing by the Local Planning Authority.
8. No part of the development shall be occupied until a detailed hard landscaping scheme for the site, including site boundary treatments, children's play area and external lighting has been submitted to and approved in writing by the Local Planning Authority, and the works have been carried out in accordance with the approved details.
9. No part of the development shall be occupied until a detailed soft landscaping scheme for the site, including details of an appropriate irrigation systems, and a landscape management and maintenance plan, has been submitted to and approved in writing by the Local Planning Authority. The detailed scheme shall be based upon the Landscape Proposals of the approved drawings. The approved soft 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.

10. No part of the development shall be occupied until the modified access and egress arrangements from Sydney Road, as shown in principle on the approved drawings has been completed in full.
11. No dwelling within each block of the development shall be occupied until the bin and bicycle storage of that block has been provided for the use of residents, in accordance with the approved drawings. These facilities shall be retained at all times for the use of the residential occupiers of the dwellings.
12. 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.
13. No dwelling shall be occupied until the details of car parking allocation have been submitted to and approved in writing by the Local Planning. The provision shall include an agreed allocation of on-site residential car parking spaces for use by the affordable housing units. The car parking spaces shall remain available for use by the allocated residents, in accordance with the agreed allocations, unless otherwise agreed in writing by the Local Planning Authority
14. All residential units shall achieve the recommended maximum internal noise levels under BS 8233 through the following provisions in accordance with the Noise Impact Assessment dated June 2018 Ref 18-4127 Rev B.
  - Façade construction to achieve an Rw of at least 55dB
  - Double glazed window units with a Sound Reduction Index (SRI) of at least 28 dB Rw
  - Installation of acoustic trickle vents.
15. 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 the building.
16. The north facing windows of Block H serving the landing and stairwells at upper ground floor, first floor, second floor, third floor, fourth floor and fifth floor levels, shall be installed and retained with obscure-glazing, and



shall be non-opening other than in parts of the windows which are more than 1.7 metres above the floor of the room in which the window is installed.

#### Informatives

IN912 Hours of Construction

IN913 Community Infrastructure Levy

IN914 S106 Agreement

IN909 Street Naming and Numbering

IN907 Consideration of the proposal in a positive and proactive manner

IN915 Highway Works – HCC agreement required

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#### **18/00936/FULM FORMER HAPPY HOUR PUBLIC HOUSE, EASTBURY 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 explained that the application proposed the demolition of the existing building and erection of 32 dwellings together with a means of access from Eastbury Road, provision of associated parking, amenity space and landscaping.

The Chair invited Rodney Salter, a local resident, to speak against the application. Mr Salter raised concerns about the scale of the proposed development. Although it had been reduced in height, the development remained three storeys in an area of predominantly two storey houses and would harm neighbouring properties.

Mr Salter argued that the local transport options were not accurately represented in the officer's report and future residents would rely more heavily on car usage. The lack of parking arrangements in the scheme would lead to overspill parking in surrounding streets.

The Chair invited Steven Brown, Woolf Bond Planning, to speak for the application. Mr Brown asserted that the principle of development on this site had been justified and the amendments to the previous application had responded to the concerns of the committee. The scheme was fully policy compliant and would not impact on the amenity of adjacent properties. No objections had been raised by the statutory consultees.

Mr Brown advised that an open book viability appraisal had been undertaken and the affordable housing offer complied with Policy HS3 of the Watford Local

Plan Core Strategy. In addition, a review mechanism would allow a financial payment to be made towards affordable housing provision where the viability of the development could be shown to have improved.

The Chair invited comments from the committee.

Committee members considered that the grounds for refusal of the previous scheme had been overcome. It was regretted that the development could no longer provide a policy compliant level of affordable housing.

The Chair moved the officer's recommendation subject to the successful completion of a section 106 agreement.

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 2 No x 3 bed duplex units of the development to be Affordable Housing units comprising 1 no. social rented unit and 1 no. affordable rented unit.
- ii) To secure a review mechanism of the viability of the development to be undertaken towards the end of the project when actual build costs and sales values of the flats are known. This shall allow financial payment to be made towards affordable housing provision where the viability of the development can be shown to have improved to provide a financial surplus;
- iii) To secure a financial payment to Hertfordshire County Council of £2,000 for the long term monitoring of the proposed Travel Plan for the site;
- iv) 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 3 years commencing on the date of this permission.

2. The development hereby permitted shall be carried out in accordance with the following approved drawings:-

Drawing number	Rev	Title
PL-001	-	Site Location Plan
PL-002	-	Demolition Plan
SK-180219-i	-	Existing Building Areas
TS17-358M\1	-	Topographical Survey
TS17-358M\2	-	Floor Plans 1 of 4
TS17-358M\3	-	Floor Plans 2 of 4
TS17-358M\4	-	Floor Plans 3 of 4
TS17-358M\5	-	Floor Plans 4 of 4
TS17-358M\6	-	Existing elevations
PL-16	G	Proposed site plan
PL-14	B	Proposed Basement Plan
PL-10	H	Proposed Ground Floor
PL-11	H	Proposed First Floor
PL-12	H	Proposed 2 <sup>nd</sup> floor
PL-13	H	Proposed Roof Plan
PL-20	D	Front elevation
PL-21	D	Rear elevation
PL-22	D	East elevation
PL-23	B	West elevation
LP/THHERWH/020 B	-	Landscaping Scheme

3. 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.
4. No external facing materials shall be installed on any building of the development until full details and samples of all the materials to be used for the external surfaces of the buildings have been submitted to and approved in writing by the Local Planning Authority.
5. No dwelling shall be occupied until a detailed Travel Plan Statement for the has been submitted to and approved by the Local Planning The Travel Plan Statement for the residential development shall consist of a written agreement with the County Council setting out a scheme to encourage, regulate and promote green travel measures for residents, in accordance with the provisions of the County Council's 'Travel Plan Guidance for

Business and Residential Development'. The approved Travel Plan Statement shall be implemented at all times.

6. No part of the development shall be occupied until a detailed hard landscaping scheme for the site, including details of the roof gardens, hard standing, site boundary treatments, play area and external lighting has been submitted to and approved in writing by the Local Planning Authority, and the works have been carried out in accordance with the approved details.
7. No part of the development shall be occupied until a detailed soft landscaping scheme for the site, including details of all trees to be lost and retained, all new replacement trees, details of the roof gardens and appropriate irrigation systems, and a landscape management and maintenance plan, has been submitted to and approved in writing by the Local Planning Authority. The detailed scheme shall be based upon the Landscape Proposals of the approved drawings. The approved soft 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.
8. 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.
9. The development permitted by this planning permission shall be carried out in accordance with the approved SUDS Strategy carried out by EAS job number 1519 draft2 dated July 2018 and the following mitigation measures;
  1. Limiting the surface water run-off to a maximum of 5 l/s with discharge into the Thames Water sewer.
  2. Providing attenuation to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + climate change event.
  3. Undertake a drainage

strategy to include the use oversized pipes, permeable paving, and a geo-cellular attenuation system.

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.

10. The measures of the Arboricultural Method Statement of the Arboricultural Report February 2018 prepared by David Clarke, including *tree protection, 'no-dig' construction and ground protection shall be applied*. No materials, vehicles, fuel or any other ancillary items shall be stored or buildings erected inside the protection fencing; no changes in ground level may be made within the spread of any tree or shrubs (including hedges) without the previous written consent of the Local Planning Authority.
11. No part of the development shall be occupied until the modified proposed access and egress arrangements from Eastbury Road, as shown in principle on the approved drawings has been completed in full.
12. No dwelling within the development shall be occupied until the bin and bicycle storage has been provided for the use of residents, in accordance with the approved drawings. These facilities shall be retained at all times for the use of the residential occupiers of the dwellings.
13. 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.
14. No dwelling shall be occupied until the details of car parking allocation have been submitted to and approved in writing by the Local Planning Authority.
15. 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 the building.

#### Informatives

IN912 Hours of Construction

IN913 Community Infrastructure Levy Liability

IN914 Section 106 Undertaking

IN909 Street naming and Numbering  
IN907 Consideration of proposal in a positive and proactive manner  
IN915 Highway Works – HCC agreement required

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**18/00163/FULM 8-12 CHALK HILL**

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) explained that the application was for the 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.

Attention was drawn to the update sheet which included minor amendments to the report and to the recommendations.

It was noted that members of the committee had undertaken a site visit prior to the committee meeting.

The Chair invited Peter Jeffery, JLL, to speak for the application. In view of the lack of opposition speakers, Mr Jeffery declined to speak to the committee.

The Chair invited comments from the committee.

Members of the committee welcomed the redevelopment of the site, which would boost the supply of housing in the local area.

The Chair moved the officer's recommendation subject to the successful completion of a section 106 agreement.

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 financial contribution for:

- A contribution of £30,000 + VAT, for the provision of car club on-site and covering three years membership for each resident with £50 driver credit.
  - A contribution of £16,000 towards improvement to two nearby bus stop to be equipped with “Real Time Information Display Screen”.
  - Funding for a traffic regulation order for CPZ and to agree that the future residents of the development cannot obtain permits for the new CPZ, if it were to be implemented.
  - Cost of monitoring travel plan to the sum of £6,000.
- ii) That of total of 151 units to be constructed within the development, 17% i.e. 26 units shall be affordable housing units provided as follows:
- 18 shall be affordable rented housing units comprising four (6) one-bedroom units and twelve (12) two-bedroom units;
  - 5 shall be social rented housing units comprising two (2) two-bedroom units and three (3) three bedroom units;
  - 3 shall be intermediate tenure housing units one (1) being one-bedroom units and two (2) two bedroom units.
  - A review mechanism of the viability of the development to be undertaken towards the end of the project when actual build costs and sales values of the flats are known. This shall allow financial payment to be made towards affordable housing provision where the viability of the development can be shown to have improved to provide a financial surplus.
- iii) To secure highways improvement including the widening of the pavement along Chalk Hill as well as the shared vehicle and pedestrian and cycle routes along the railway line and a stage II safety audit of any highway works.

#### Conditions

1. No development whatsoever shall take place until the applicant has demonstrated to the satisfaction of the Local Planning Authority (to be confirmed in writing) that they have gained appropriate ownership/rights/easements to:
  - a) Utilise the access road to the west of the site for access and servicing of the development (both during construction and for the life of the development)
  - b) To landscape the area to the south west of the site for public use and to enable pedestrian access to the residential entrances of the

development in accordance with the approved plans and maintain it as such for the life of the development.

2. The development to which this permission relates shall be begun within period of three years commencing on the date of this permission.
3. The development hereby permitted shall be carried out in accordance with the following approved drawings:-

Design and Access Statement revision: 1 date: 08/06/18

PL\_001 Site Location Plan revision: 2

PL\_009 Site Plan as Existing revision: 2

PL\_010 Site Plan as Proposed revision: 2

PL\_099 Lower Ground Floor Plan revision: 2

PL\_100 Upper Ground Floor Plan revision: 2

PL\_101 1st Floor Plan revision: 2

PL\_102 2nd Floor Plan revision: 2

PL\_103 3rd Floor Plan revision: 2

PL\_104 4th Floor Plan revision: 2

PL\_105 5th Floor Plan revision: 2

PL\_106 6th Floor Plan revision: 2

PL\_107 7th Floor Plan revision: 2

PL\_108 Roof Plan revision: 2

PL\_201 Sections revision: 2

PL\_301 Site Street Elevations revision: 2

PL\_302 North West & South East Garden Elevations revision: 2

PL\_303 North West & South East Street Elevations revision: 2

PL\_401 Façade Details revision: 2

PL\_501 Apartment Layouts Upper Ground Building A Apt Type A1, C1, C2 revision: 2

PL\_502 Apartment Layouts Upper Ground Building B Apt Type A2, A4, A14, A12, B11 revision: 2

PL\_503 Apartment Layouts Upper Ground Building C Apt Type A13, B2, B3 revision: 2

PL\_506 Apartment Layouts Upper Ground Building E Apt Type A5, A7, A9, B5 revision: 2

PL\_507 Apartment Layouts Upper Ground Building F Apt Type A5, A7, A10, B4 revision: 2

PL\_508 Apartment Layouts 1st Floor Building A&C Apt Type A6, B6, B7 revision: 2

PL\_509 Apartment Layouts 1st Floor Building B Apt Type A2, A3, B8 revision: 2

PL\_511 Apartment Layouts 1st Floor Building D&F Apt Type A7, A8, B5 revision: 2



PL\_512 Apartment Layouts 1st Floor Building E Apt Type A7, A8, B5  
revision: 2

PL\_513 Apartment Layouts 2nd Floor Building A&C Apt Type A6, B3, B9  
revision: 2

PL\_514 Apartment Layouts 2nd Floor Building B Apt Type A2, A3, B1  
revision: 2

PL\_515 Apartment Layouts 2nd Floor Building D&F Apt Type A7, A8, B4  
revision: 2

PL\_516 Apartment Layouts 2nd Floor Building E Apt Type A7, A8, B5  
revision: 2

PL\_517 Apartment Layouts 3rd Floor Building A&C Apt Type A11, C3  
revision: 2

PL\_518 Apartment Layouts 5th 6th 7th Floor Building D&E&F Apt Type A7,  
B10, C4 revision: 2

PL\_519 1 Bed Wheelchair Adaptable Apartment revision: 2

PL\_520 2 Bed Wheelchair Adaptable Apartment revision: 2

4. No construction works shall commence until a detailed noise mitigation scheme for the proposed flats (to include acoustic glazing, acoustic trickle vents and mechanical purge ventilation), to protect the future occupiers from noise from rail traffic on the adjacent railway line and the plant and equipment associated with the adjacent Holiday Inn Express and Egale office building, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall achieve the internal noise levels for individual rooms as set out in British Standard 8233: 2014.
5. No construction 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 and balconies) have been submitted to and approved in writing by the Local Planning Authority.
6. No construction works shall commence until details of the window reveals for flats have been submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved materials.
7. The development hereby permitted shall be carried out in accordance with the approved surface water drainage assessment 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 10.6 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 29.1 m<sup>3</sup> (or such storage volume agreed with the LLFA) of total storage volume in underground attenuation tanks.
- 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.

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 and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including 1 in 100 year + climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
  - i) Detailed, updated modelling for up to and including the 1 in 100 year rainfall event including climate change allowance to accommodate the latest changes of drainage layout.
  - ii) Detailed engineered drawings of the proposed SuDS features including their size, volume, depth and any inlet and outlet features including any connecting pipe runs.
  - iii) 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 impact 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. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

10. 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.
11. No part of the development shall be occupied until the refuse and recycling store to serve the development, as shown on the approved drawings, has been constructed and made available for use. This facility shall be retained as approved at all times.
12. No part of the development shall be occupied until a detailed soft landscaping scheme for all the land within the site 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.
13. No part of the development shall be occupied until a detailed hard landscaping scheme for all the land within the site, including details of all site boundary treatments, 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. The development shall not be occupied until a detailed Travel Plan, based upon the Hertfordshire County Council document 'Hertfordshire Green Travel Plan Guidance', has been submitted to and approved in writing by the Local Planning Authority.
15. 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.
16. 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 the building.
17. No plant or equipment shall be sited on the external elevations of the buildings unless details of the plant or equipment have been submitted to

and approved in writing by the Local Planning Authority. The details shall include size, appearance, siting and technical specifications relating to noise.

18. No demolition or development shall commence within the site until a detailed tree protection plan (showing all trees and hedges to be retained, the siting and type of protective fencing and the use and type of no-dig construction methods where appropriate) has been submitted to and approved in writing by the Local Planning Authority and all tree protection measures have been installed as approved. The development shall only be carried out in accordance with the approved details and all protective fencing shall be retained throughout the construction period.
19. No development shall commence within the site until details of the routing 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. The development shall only be carried out in accordance with the approved details.
20. No trees, scrub or hedges on the site shall be lopped, topped, felled, grubbed up or otherwise removed from the site between 1st March and 31st August in any year unless a suitably qualified ecologist has previously surveyed the trees, scrub or hedges and certified in writing to the Local Planning Authority that such works of removal are unlikely to harm any protected species.
21. All windows directly facing Chalk Hill and the railway viaduct to the west shall be non-opening and shall be retained as such at all times, unless otherwise agreed in writing by the Local Planning Authority.
22. No development shall commence until the specification of a mechanical air supply/extract system for each of the residential dwellings with windows directly facing Chalk Hill and the railway viaduct to the west 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 dwellings facing Chalk Hill and the railway viaduct being non-opening. The air delivered to the occupiers of the residential units through this system should have an annual mean nitrogen dioxide (NO<sub>2</sub>) concentration of 40ug/m<sup>3</sup> or less. 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 mitigation measures have been installed in full, unless otherwise agreed in writing by the Local Planning Authority.

23. No development shall commence until a noise mitigation scheme for the proposed residential dwellings facing Chalk Hill and the railway viaduct to the west, to achieve the recommended interior noise levels in BS 8233:2014, 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.
24. No part of the development shall be occupied until details of an external lighting scheme for the site has been submitted to and approved in writing by the Local Planning Authority and the approved has been installed.
25. The approved soft landscaping scheme shall be carried out as approved not later than the first available planting and seeding season after completion of each phase 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.
26. 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.
27. No dwelling shall be occupied until a detailed scheme showing the provision of fire hydrants serving the development (as incorporated into the provision of the mains water services for the development whether by means of existing water services or new mains or extension to or diversion of existing services or apparatus) has been submitted to and approved in writing by the Local Planning Authority. The approved fire hydrant provision shall be installed and made available for use prior to the

first occupation of any dwelling forming part of the development and shall be maintained as such thereafter.

28. No dwelling shall be occupied until a detailed scheme showing the citing and the detail of a "City Tree" to improve the air quality of the area has been provided and approved in writing by the local planning authority. The approved "City Tree" shall be installed and be operation prior to the first occupation of any dwelling forming part of the development and shall be maintained as such thereafter.
29. No above ground construction may commence until a scheme for active and passive electric charging points for on-site vehicles has been submitted to and approved in writing by the Local Planning Authority. The electric charging infrastructure and charging points shall be installed in accordance with the approved scheme prior to the first occupation of the development.
30. Prior to the first occupation of the development hereby permitted (or Prior to the commencement of the use hereby permitted) the proposed access /on-site car parking shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
31. Prior to first occupation of the development, a Car Parking Management Plan shall be submitted to and approved in writing by the LPA. It shall include the following:
  - Details of car parking allocation and distribution,
  - Details of the car club regarding the operation, management, and implementation scheme,
  - Methods to minimise on-street car parking,
  - A scheme for the provision and parking of cycles, and,
  - Monitoring required of the Car Parking Management Plan to be submitted to and approved in writing in accordance with a timeframe to be agreed by the LPA.

The Car Parking Management Plan shall be fully implemented before the development is first occupied or brought into use, in accordance with a timeframe agreed by the LPA, and thereafter retained for this purpose.

32. The Servicing and Delivery Plan shall contain the delivery and servicing requirements (including refuse collection) for the proposed uses, a scheme for coordinating deliveries and servicing for the proposed

development, areas within the development site that would be used for loading and manoeuvring of delivery and servicing vehicles, and access to / from the site for delivery and servicing vehicles.

#### Informatives

IN912 Hours of Construction

IN913 Community Infrastructure Levy Liability

IN914 Section 106 Agreement

IN909 Street Naming and Numbering

IN907 Considered in positive and proactive manner

IN915 Highway Works – HCC agreement required

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#### **18/00973/VAR REMBRANDT HOUSE, WHIPPENDELL 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) explained that the application involved a variation of Condition 15 of planning permission 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.

Attention was drawn to the update sheet, which included an amendment to the recommendation and the removal of condition 10.

The Chair invited Sanjeev Malhotra, a local resident, to speak to the committee. Mr Malhotra explained that residents were opposed to amendments to the car parking and soft landscaping arrangements which had been undertaken by the developer contrary to the original planning permission. The amendments raised concerns about safety, outlook and amenity which residents had not been able to resolve with the developer.

Residents did not support the current application and wanted the original plans to be honoured.

The Chair invited David Howells, Shanly Homes, to speak for the application. Mr Howells advised the committee that the additional car parking spaces to the original application were intended for residents' use only. Changes to the landscaping were modest and it was hoped would be acceptable to all parties.

The Chair invited comments from the committee.

Members of the committee considered that residents had raised some legitimate concerns. However, it was suggested that these concerns would be resolved better in open dialogue between the relevant parties outside the committee meeting.

It was therefore agreed to defer a decision on the application to enable discussions to continue between the developer, residents and officers with a view to an improved scheme coming forward from the applicant.

RESOLVED –

That the application be deferred to enable discussions to continue between the developer, residents and officers with a view to an improved scheme coming forward from the applicant.

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**18/00994/FUL 116A, HIGH STREET**

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) explained that the application proposed the 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.

There were no speakers and the Chair moved the officer's recommendation subject to the successful completion of a Section 106 unilateral undertaking.

RESOLVED –

That planning permission be granted, subject to the completion of a Section 106 unilateral undertaking to secure the heads of terms listed below and the following conditions:

Section 106 Heads of Terms

- i) 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.



## 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:

A1947-PL-001A, 010A

A1947-PL-100, 101, 102, 103, 121, 122, 123, 124, 125

A1947-PL-200B, 201, 202, 203, 301, 302, 303, 401, 402, 403, 404, 405

3. No construction works shall commence until details of the materials to be used for all the external finishes of the building, including walls, roofs, doors, windows, rooflights, fascias and balustrades, 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 materials.
4. No part of the development shall be occupied until full details of the proposed green roof has been submitted to and approved in writing by the Local Planning Authority. The approved green roof shall be carried out not later than the first available planting and seeding season after completion of the development. Any plants within the green roof 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. No part of the development shall be occupied until the refuse and recycling store to serve the dwellings, as shown on the approved drawings, has been constructed and made available for use. This facility shall be retained as approved at all times and shall be used for no other purpose.
6. For the avoidance of doubt, no communications development permitted by Class C of Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) shall be undertaken on the building hereby approved.

## Informatives

IN907 Consideration of the proposal in a positive and proactive manner.

IN914 Section 106 undertaking.

IN910 Building Regulations.  
IN911 Party Wall Act.  
IN912 Hours of Construction.  
IN913 Community Infrastructure Levy Liability.  
IN909 Street Naming and Numbering.

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### **17/00048/FULM LAND TO THE EAST OF ASCOT 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 Head of Development Management explained that the application sought a variation of the Section 106 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.

It was noted that comments from the Head of Housing had been circulated to the committee in advance of the meeting.

The Chair invited Richard Bowen, Orion, to speak for the application. Mr Bowen outlined the rationale for the change in affordable housing provision, which had been triggered by the discontinuation of the metropolitan line extension. As a result of these changed circumstances, the developer had reduced the affordable housing provision from 170 units (a mix of social rented, affordable rented and shared ownership) to 90 units, all of which would be affordable rented housing linked to local housing allowance rates. The developer now intended to manage the affordable units.

The Chair invited comments from the committee.

Committee members accepted the changed circumstances outlined in the officer's report and by the developer in his address. It was noted that the level of affordable housing provision now proposed was the maximum possible and that a review mechanism would enable this to increase should the viability improve.

In a clarification from the Head of Development Management, it was confirmed that any changes to the proposed affordable housing provision would require a formal alteration to the legal agreement. Any such changed agreement would return to Development Management Committee for consideration.

The Chair moved the officer's recommendation.

RESOLVED –

That the S106 associated with the planning permission be varied to:

- 1) Require the provision of 90 Affordable Housing Units (which will have rent linked to Local Housing Allowance)
- 2) Require a review mechanism which would enable uplift in the number of units available on site at reduced rents should viability improve. Enable the affordable housing to be managed by the landowner, subject to compliance with agreed documents setting out:
  - a. Affordable Housing Policy
  - b. Tenant Management Policy.

Chair

The meeting started at 7.00 pm  
and finished at 9.50 pm