

## **DEVELOPMENT MANAGEMENT COMMITTEE**

**9 JANUARY 2019**

Present: 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

Also present: Councillor Stephen Bolton and Councillor Mark Hofman

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

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

There were none.

### **59 DISCLOSURE OF INTERESTS**

The Chair advised that he had attended a presentation on application 18/01359/FUL and 18/01360/ADV, Intu Watford, but had not declared a view on the issues raised. Also on this application, Councillor Sharpe declared that he had been lobbied by groups for and against the proposals, but had not expressed any opinions.

Councillor Johnson advised the meeting that he was a near neighbour to 102 Ridge Lane, as well as a member and former chair of the Ridge Residents Association, and felt conflicted in regard to application 18/01303/FULH. As such, he would not participate in discussions and would absent himself from the Council Chamber.

### **60 MINUTES**

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

**18/01359/FUL AND 18/01360/ADV INTU WATFORD**

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 two related applications were being considered together:

- i. 18/01359/FUL – the installation of fully automatic doors to Queens Road beneath the upper mall of intu Watford and refurbishment, including new ceiling and surface treatments, lighting and replacement, of the mall doors with security shutters. The application also proposed the refurbishment of the underpass and approaches (hard and soft landscaping, lighting and surface treatments) and installation of cycle stands at The Broadway.
- ii. 18/01360/ADV – the display of various illuminated and non-illuminated signage including that relating to The Broadway shopping area.

Attention was drawn to the update sheet, which noted that an additional letter of support had been received.

The Chair invited Clive Jones from SW Herts Spokes cycle group to speak against the application. Speaking as an individual and a member of a local cycling group, Mr Jones explained that there were few crossings between the High Street and the other side of the ring road. This restricted access between the station and west Watford for pedestrians and cyclists. The introduction of automatic doors in the Intu shopping centre would exacerbate the problem and was contrary to the interests of local people.

Mr Jones suggested that, in order to meet the interests of the Intu centre and cyclists/pedestrians using Queens Road, a compromise was needed. That took the form of the current shared space arrangement. Mr Jones refuted the suggestion that this gave rise to safety concerns since a similar arrangement had been introduced successfully by the council on The Parade. Cycling issues had also been championed by the Mayor.

The Chair invited Vicki Costello, General Manager from Intu Watford to speak for the application. Ms Costello outlined the extensive discussions held between Intu, council officers and members of the public over the past 12 months to agree a workable arrangement for all users. Intu had been concerned about the potential for collisions between cyclists and pedestrians at the crossing point on Queens Road. It was also considered important to improve the experience for

Intu users moving between the two parts of the shopping centre at ground floor level.

Ms Costello reiterated that Queens Road was not a designated cycle way and that cyclists were required to dismount from their bicycles currently. Through access would be ensured day and night, when the doors would be fixed open. Ms Costello advised that sufficient Intu staff were available to patrol the area and ensure its smooth operation. Additional benefits would include a children's play area, improvements to The Broadway subway and the introduction of new signage.

The Chair invited Central Ward Councillor Steve Bolton to speak to the committee. Councillor Bolton confirmed the extent of consultation undertaken by Intu to devise an acceptable scheme. However, he stressed the need for on-going monitoring of the new arrangement to troubleshoot any operational problems and ensure adequate access to all users. He also questioned whether additional signage could be included inside the shopping centre to direct people to The Broadway shops.

Addressing the issue of shared space, Councillor Bolton suggested that Queens Road differed from other areas of the High Street and The Parade.

In a clarification, Nick Gough from Hertfordshire County Council confirmed that it was vital to maintain the free flow of pedestrians along Queens Road and the operation of the Intu doors would be monitored in this context.

The Development Management Team Leader advised that the introduction of additional signage to The Broadway inside the centre could not form part of the application under consideration.

Members of the committee broadly welcomed the improvements proposed in the application both to the Intu shopping centre and to the surrounding Queens Road area. There were some concerns about the potential for anti-social behaviour as a result of the changes. Committee members also cautioned the need for clarity about who would be responsible for maintenance and lighting in the Queens Road subway.

Whilst recognising the concerns of cyclists using this routing across the town, the committee acknowledged that Queens Road was not designated for cycle use.

The Chair moved the officer's recommendations.

RESOLVED –

- A) **18/01359/FUL** – That planning permission be granted subject to the following conditions:
1. The development to which this permission relates shall be begun within a period of three years commencing on the date of this permission.
  2. The development shall be carried out in accordance with the following drawings, unless otherwise approved in writing by the Local Planning Authority:

AP(03) 1160 P02  
AP(04) 1520 P02  
AP(04) 1521 P02  
AP(04) 1522 P02  
AP(05) 1610 P02  
AP(06) 1710 P02  
AP(06) 1711 P02  
AP(21) 2110 P02  
AP(31) 3110 P02
  3. The doors hereby approved shall not be installed until a lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the lighting of the landscaped area shown on drawing no. AP(04)1522 P02 and the lighting of the adjacent underpass beneath Beechen Grove including its entrances at either end, in accordance with the outline scheme shown on drawing nos. AP(04)1522 P02 and AP(21)2110 P02. The scheme shall confirm the location, specification and illumination levels of all lighting. The lighting shall be implemented in accordance with the approved scheme prior to the installation of the approved doors.
  4. The doors hereby approved shall not be installed until a wayfinding signage scheme has been submitted to and approved in writing by the Local Planning Authority and implemented in its entirety. The scheme shall comprise signage along Queens Road between the High Street and The Broadway and be in accordance with the signage scheme approved by the Local Planning Authority under application ref. 18/01360/ADV or any alternative scheme subsequently approved by the Local Planning Authority.
  5. The doors hereby approved shall not be installed until full details of a cycle stand, providing parking for a minimum of 6 bicycles, have been submitted to and approved by the Local Planning Authority and the cycle

stand has been provided as approved in the location towards the junction of The Broadway and Lord Street as detailed red on drawing no. AP(03)1160 P02.

6. The doors hereby approved shall not be installed until detailed drawings (at a scale of 1:100 or 1: 50), including cross sections confirming site levels and details of surface water drainage, of the hard and soft landscaping scheme outlined on drawing no. AP(04)1522 P02 have been submitted to the Local Planning Authority. The drawings shall include details of all materials comprising the landscaping works which shall include surface treatments, the children's play equipment, seating, lighting and CCTV. No hard and soft landscaping works shall be carried out until the details have been approved in writing by the Local Planning Authority. The doors hereby approved shall not be installed until the approved hard and soft landscaping scheme has been completed.
7. The doors hereby approved shall not be installed until a Landscape Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of how the hard and soft landscaping scheme, as outlined on drawing no. AP(04)1522 P02, will be managed and maintained. The Plan shall include details of CCTV coverage of the landscape area, a business directory to be installed in the area, and details of the method and frequency for up-dating the content of the business directory. The landscaped area shall be managed in accordance with the approved Plan at all times, unless otherwise agreed in writing by the Local Planning Authority.
8. The doors hereby approved shall remain open at all times. During the hours of opening of the internal malls of the adjacent shopping centre, the doors shall remain in automatic operation or fixed in the open position at all times. Outside of the hours of opening of the internal malls of the adjacent shopping centre, the approved doors shall be fixed in the open position. The pedestrian route through and between the approved doors shall be made available and kept open to members of the public to pass and repass on foot, including dismounted cyclists, and shall not be closed off by any means, either temporarily or permanently, to prevent the passage of pedestrians including dismounted cyclists unless required in connection with temporary maintenance, improvement or emergency works.
9. All glazing within the approved door systems shall remain clear, free of vinyl film or any other form of opaque covering, unless otherwise agreed in writing with the Local Planning Authority.

10. Within one month of the installation of the four doors hereby approved, wall-mounted signs shall be erected adjacent to each door which confirms the on-going status of the route as a Public Right of Way. The signs shall be retained at all times thereafter.

#### Informatics

1. IN907 Consideration of the proposal in a positive and proactive manner.
2. Notwithstanding the consent issued under the Town and Country Planning Act, a licence issued under the provisions of Section 115E of the Highways Act 1980 is required prior to the placement of any apparatus in the public highway. The applicant is advised to contact HCC Highways via either the website <https://www.hertfordshire.gov.uk/services/Highways-roads-and-pavements/Business-and-developerinformation/> Business-and-developer-information.aspx or telephone 0300 1234047 to obtain the requirements on the procedure to enter into the necessary licence agreement with the highway authority, Hertfordshire County Council.
3. The applicant is reminded that the pedestrian route under the bridge link and between the approved doors will remain as public highway and must be kept clear of any permanent or temporary structures at all times, unless otherwise agreed with the highway authority, Hertfordshire County Council.

**B) 18/01360/ADV – That advertisement consent be granted subject to the following conditions:**

1. This consent is granted for a period of five years from the date of this consent notice.
2. The development shall be carried out in accordance with the following drawings, unless otherwise approved in writing by the Local Planning Authority:

AP(03) 1160 P02  
AP(03) 1152 P02  
AP(79) 1001 P02  
AP(79) 1002 P02  
AP(79) 1003 P02  
AP(79) 1004 P02  
AP(79) 1005 P02

AP(79) 1006 P02  
AP(79) 1007 P02  
AP(79) 1008 P02  
AP(79) 1009 P02  
AP(79) 1010 P02  
AP(79) 1111 P02

Informative

1. Projecting Signs: Notwithstanding the consent issued under the Town and Country Planning Act, a licence issued under the provisions of Section 177 of the Highways Act 1980 is required prior to the erection of any part of the projection into or over the public highway. The applicant is advised to contact the County Council Highways via either the website <http://www.hertsdirect.org/services/transtreets/highways/> or telephone 0300 1234047 to arrange this.

62

**18/01084/FULM 60 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 Principal Planning Officer (CO) introduced the report. He advised that the application sought the redevelopment of the site to provide a mixed use scheme including 29 residential units and Class A1 retail floorspace, with cycle parking and associated works.

The Chair invited Stefanie Mizen, the agent, to speak for the application. Ms Mizen outlined the positive consultation undertaken with council officers during the pre-application stage. The result was a high quality, mixed use development in a highly sustainable location providing 29 units to meet the town's housing need. The high quality contemporary design, including roof gardens, balconies and green roofs, would enhance the character and appearance of the area and ensure a good standard of amenity for future occupiers.

The Chair invited comments from the committee.

Although the design of the scheme including its clever use of the site was welcomed by the committee, some members expressed frustration at the lack of affordable housing. Concern was also raised about the tenure mix of flats which was predominantly one-bedroom, rather than larger family sized units.

It was noted that the developer had agreed a review mechanism through which the viability of the scheme could be retested once the actual build costs and sales values of the flats were known.

The Chair moved the officer's recommendation, subject to completion of a s.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, conditional planning permission be granted subject to the conditions listed below:

#### Section 106 Heads of Terms

- i) 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.
- 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.

#### 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:-

489 CDA ZZ 00 DR A 00 0100 Rev 02; 489 CDA ZZ 00 DR A 01 0100 Rev 02;  
489 CDA ZZ 00 DR A 05 0100 Rev 07; 489 CDA ZZ 01 DR A 05 0101 Rev 07;  
489 CDA ZZ 02 DR A 05 0102 Rev 06; 489 CDA ZZ 03 DR A 05 0103 Rev 06;  
489 CDA ZZ 04 DR A 05 0104 Rev 06; 489 CDA ZZ 05 DR A 05 0105 Rev 06;  
489 CDA ZZ 06 DR A 05 0106 Rev 06; 489 CDA ZZ 07 DR A 05 0107 Rev 06;  
489 CDA ZZ XX DR A 05 0200 Rev 08; 489 CDA ZZ XX DR A 05 0201 Rev 07;

489 CDA ZZ XX DR A 05 0202 Rev 06; and 489 CDA ZZ XX DR A 05 0203 Rev 09.

3. 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 building, including walls, roofs, doors, windows, fascias, balconies 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 construction works above damp proof course level shall commence until detailed drawings of the window and door reveals/projections, balconies, brick detailing, glazed external wall sections, shopfront and capping to the external walls, 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.
5. No construction works above damp course level shall commence until a detailed surface water drainage scheme for the site, based on the approved Flood Risk Assessment and Surface Water Management Report, Project No 376 Rev C dated August 2018, prepared by Flo, drawing reference number DR-100 Rev. P5 – Outline Drainage Design and exceedance route layout, has been submitted to and approved in writing by the local planning authority. The scheme shall include:
  1. Detailed design of the drainage scheme 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.
  2. Structural calculations of the building in order to ensure that it can accommodate the proposed blue roofs.

The scheme shall subsequently be implemented in accordance with the approved details prior to occupation of the development.

6. No part of the development shall be occupied until a management and maintenance plan for the SUDS features and drainage network has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

1. Provision of complete set of as built drawings for the site drainage.
2. Maintenance and operational activities and arrangements for adoption and any other measures to secure the operation of the scheme throughout its lifetime.

The management and maintenance plan shall be implemented in accordance with the approved details throughout the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.

7. The development hereby approved shall be carried out in accordance with the Energy & Sustainability Report dated 31st July 2018 prepared by MES Building Solutions, unless otherwise agreed in writing by the Local Planning Authority.
8. No construction works above damp course level shall commence until details of a final noise mitigation scheme which is based on the recommendations in the Noise Impact Assessment carried out by sound solution consultants Technical Report 30454 R2 dated 31st July 2018 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of ventilation and specification details of the building envelope to achieve the internal noise levels contained in BS 8233:2014. No part of the development shall be occupied until all the works forming part of the approved scheme have been completed.
9. No part of the development shall be occupied until full details of a soft and hard landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. The approved hard landscaping shall be carried out prior to first occupation of the development and the approved 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.
10. No part of the development shall be occupied until refuse, recycling and cycle storage facilities have been provided in accordance with the approved plans. The storage facilities shall be retained at all times thereafter.

11. The ground floor commercial unit shall only be used for retail purposes within Use Class A1 of the Town and Country Planning (Use Classes) Order 1987 (as amended), unless otherwise agreed in writing by the Local Planning Authority.
12. No development (other than demolition) shall commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. 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 for post investigation assessment.
  3. Provision to be made for analysis of the site investigation and recording.
  4. Provision to be made for publication and dissemination of the analysis and records of the site investigation.
  5. Provision to be made for archive deposition of the analysis and records of the site investigation.
  6. 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 be carried out in accordance with the programme of archaeological works set out in the approved Written Scheme of Investigation.

The building shall not be occupied until the archaeological site investigation and post investigation assessment has been completed in accordance with the programme set out in the Archaeological Written Scheme of Investigation and the provision made for analysis and publication where appropriate.

#### Informatics

IN907 Positive and Proactive Statement – Grant.

IN909 Street Naming and Numbering.

IN910 Building Regulations

IN911 Party Wall Act

IN912 Hours of Construction

IN913 Community Infrastructure Levy

IN914 Section 106 Agreement

Councillor Johnson absented himself from the Council Chamber for this item.

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 (AR) explained that the application proposed the erection of a two storey side and rear extension and single storey rear extension.

Attention was drawn to the update sheet, which referred to two additional representations on the application.

The Chair invited Ian White, a local resident, to speak against the application. Mr White provided a short commentary about his objections to the application based on a series of diagrams and photographs which had been sent to the committee separately.

Although not opposed to the principle of development *per se*, Mr White questioned some of the assertions in the officer's report, particularly in regard to the building line and distances, and raised concerns about the loss of sunlight hours, outlook and privacy to his property.

The Chair invited Lynsey Baxter, speaking on behalf of the applicant, to speak for the application. Ms Baxter reiterated comments submitted in a separate letter from the applicants to the committee. This expressed the applicants' disappointment at the opposition to their development plans, which had been amended to comply with the Residential Design Guide under the guidance of the case officer. As a result, there remained no material planning considerations to prevent the development.

The Chair invited Nascot Ward Councillor Mark Hofman to speak to the committee. Councillor Hofman asked the committee to consider the importance of neighbourliness in its considerations, a concept included in the Residential Design Guide. Previous concerns regarding the bulk and depth of the proposed extensions remained valid and its design and execution would be unneighbourly. As such, Councillor Hofman suggested that the proposed scheme would be contrary to policies SS1 and UD1 of the Watford Local Plan Core Strategy 2006-31 and paragraphs 8.4 and 8.5 of the Watford Residential Design Guide 2016. It would also establish an unacceptable precedent in the local area.

The Chair invited comments from the committee.

Members of the committee sought clarification and reassurance from officers that the neighbour's concerns regarding his loss of light and outlook resulting from the proposed extensions had been properly addressed.

Following further discussion, whilst it was acknowledged that the extensions would cause a minor infringement of the Residential Design Guidance – specifically in regard to the 45 degree line – members considered that they would have an acceptable relationship with neighbouring properties and would not therefore constitute harm.

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:  
WPD-008-18-1 – Plans as Existing  
WPD-008-18-2 Rev C - Plans as Proposed  
WPD-008-18-3 Rev C – Site Plans
3. All the external surfaces of the development shall be finished in materials to match the colour, texture and style of the existing building. In the event of matching materials not being available, details of any alternative materials shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development and the development shall only be carried out in accordance with any alternative details approved by this Condition.

### **Informatics**

IN907 Consideration of proposal in a positive and proactive manner

IN910 Building Regulations

IN911 Party Wall Act

IN912 Hours of Construction

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 explained that the application proposed the demolition of a showroom and offices and the construction of a building comprising 18 x two-bedroom, four person flats, including provision for six affordable housing units.

The Chair invited Alex Gilli-Ross from the Architects Corporation to speak for the application. Mr Gilli-Ross outlined the key points to the development, which had been the subject of lengthy discussions with officers. The result was a fully compliant scheme which would provide 18 two-bedroom flats to meet the local housing need. The scale and massing of the design would be an attractive addition to the surrounding area and would have no impact on the highway.

The Chair invited comments from the committee.

Committee members welcomed the development on this prominent corner site. The scale, massing and design were considered an improvement on the previously refused scheme. The development would enhance the surrounding area.

The finish of the external bricks was questioned by members of the committee and the Development Management Team Leader confirmed that a multi-buff appearance would be sought for the development.

The Chair moved the officer's recommendation subject to the completion of a s.106 undertaking.

**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 6 flats as affordable housing comprising 1 flat for social rent, 4 flats for affordable rent and 1 flat for shared ownership or other intermediate tenure.

#### **Conditions**

1. No development (including demolition works) shall commence until the land in the ownership of UK Power Networks required for the construction of the bin store has been permanently acquired by the applicant or their successors in title and documentary evidence of the land acquisition has been submitted to the Local Planning Authority.
2. The development to which this permission relates shall be begun within a 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:-

Site location plan

2667/RPA/1

2667/PA/8A, 9B, 10B, 11A, 12B,

2667/PA/4A, 5B, 6A, 7A

4. No development (excluding demolition works) shall commence until details and samples of the materials to be used for all the external finishes of the building, including walls, roofs, doors, windows and privacy screens to the roof terraces 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.
5. No demolition of the existing buildings or construction of the development shall commence until a detailed scheme to deal with the risks associated with the potential contamination of the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
  - i) a preliminary risk assessment which has identified: all previous uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors; and potentially unacceptable risks arising from contamination at the site;
  - ii) a site investigation scheme, based on (i) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site;
  - iii) the results of the site investigation and risk assessment referred to in (ii) above and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken;

- iv) a verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (iii) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

No changes to these components shall be undertaken without the written approval of the Local Planning Authority. All works shall be carried out in accordance with the approved details.

6. No construction works shall commence until a verification report demonstrating completion of the works set out in the approved remediation strategy (see Condition 3 above) and the effectiveness of the remediation has been submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.
7. 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.
8. No development (excluding demolition works) shall commence until a final detailed drainage strategy has been submitted and approved in writing by the Local Planning Authority. The scheme shall be based on the approved Surface Water Drainage Assessment, Ref. C85516-R001A, dated October 2018, produced by JPN Group Consulting Engineers.

The scheme shall include:

- i) A drainage strategy that aims a discharge rate as close as possible to the greenfield run off rate. If not possible to achieve it, therefore a strong technical justification should be provided.
- ii) Undertake the drainage strategy to include the use of tanked permeable pavement and lined underground tank and clearly show on a plan the attenuation volumes provided by each of the proposed SuDS features.

- iii) Provision of detailed updated network calculations and modelling for all storage features. Rain gardens and green roofs should not be included in calculations.
  - iv) Updated and detailed drainage layout including the location of all SuDS measures and full detailed engineering drawings of all SuDS elements including their, size, volume, depth and any inlet and outlet features including any connecting pipe runs and all corresponding calculations/modelling. This should be supported by a clearly labelled drainage layout plan showing pipe networks. The plan should also 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. No development (excluding demolition works) shall commence until a noise impact assessment has been submitted to and approved by the Local Planning Authority. The assessment shall include a noise mitigation scheme for each of the residential dwellings, to mitigate the noise impacts from road traffic on the adjoining roads. The scheme shall include the details and specifications of the sound reduction performance of all glazed and non-glazed elements of the building facades and shall demonstrate that good indoor ambient noise levels are achieved in accordance with BS 8233:2014 for the future occupiers of the dwellings. No dwelling shall be occupied until the approved mitigation measures have been installed in full, unless otherwise agreed in writing by the Local Planning Authority.
10. No development (excluding demolition works) shall commence until the specification of a mechanical air supply/extract system for each of the residential dwellings has been submitted to and approved in writing by the Local Planning Authority. The system must be capable of providing background and rapid ventilation for cooling with the windows of the respective dwelling remaining closed. The system must not compromise the sound insulation of the façades. Details of the siting of any air intake; extraction units; 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 must be submitted. In addition, when in operation, the sound pressure level within each flat shall not exceed the internal noise levels contained in BS8233:2014 1 metre from any associated inlet or outlet. No dwelling shall be occupied until the approved ventilation system has been installed in full, unless otherwise agreed in writing by the Local Planning Authority.

11. No 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 only be undertaken in accordance with the terms of the approved piling method statement.
12. No dwelling 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. This shall include new tree and shrub planting. The approved landscaping scheme shall be carried out not later than the first available planting and seeding season after completion of development. Any trees or plants whether new or existing which within a period of five years die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, or in accordance with details approved by the Local Planning Authority.
13. No dwelling shall be occupied until a detailed hard landscaping scheme for all the land within the site has been submitted to and approved in writing by the Local Planning Authority, and the works have been carried out in accordance with the approved details.
14. No dwelling shall be occupied until details of the design and materials of the external bin store and cycle stores to serve the dwellings, as shown on the approved drawings, have been submitted to and approved in writing by the Local Planning Authority and have been constructed in accordance with the approved details. These facilities shall be retained as approved at all times.
15. No dwelling shall be occupied until the following works have been completed in full:
  - i) the existing vehicular crossover on St Albans Road at the northern end of the site frontage has been modified to serve the development
  - ii) all other existing vehicular crossovers on St Albans Road and Sheepcot Lane have been closed off and the kerb line and pavement reinstated.

16. No dwelling shall be occupied until details of a communal terrestrial television aerial(s) and satellite dish(es) for the block have been submitted to and approved in writing by the Local Planning Authority.
17. For the avoidance of doubt, no communications development permitted by Class B or Class C of Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 shall be undertaken on the building.

#### Informatives

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

IN910 Building Regulations.

IN911 Party Wall Act.

IN912 Hours of construction.

IN913 CIL Liability.

IN909 Street naming and numbering

65

#### **18/01441/COU FIRST FLOOR AT 29 - 35 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 Principal Planning Officer (AC) explained that the application proposed a change of use of the first floor only from A1 (Shops) to D2 (Assembly and Leisure).

The Chair moved the officer's recommendation.

RESOLVED –

That planning permission be granted subject to the following conditions:

1. The development to which this permission relates shall be begun within a period of three years commencing on the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved drawings:-
  - OS Map Red Line Plan
  - OS Map Showing First Floor Area
  - Location, Description, Accommodation and GOAD Plan (2 pages)

**Informatics**

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

IN910 - Building Regulations.

IN912 - Hours of construction

**Chair**

The Meeting started at 7.00 pm  
and finished at 8.45 pm