

DEVELOPMENT MANAGEMENT COMMITTEE

6 FEBRUARY 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

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

66 APOLOGIES FOR ABSENCE/COMMITTEE MEMBERSHIP

There were none.

The Chair welcomed the interim Head of Development Management, Fiona Dunning, who had taken over from Adrien Waite.

67 DISCLOSURE OF INTERESTS

There were no disclosures of interest.

68 MINUTES

The minutes of the meeting held on 9 January 2019 were submitted and signed.

69 18/00935/FULM GRESHAM HOUSE 53 CLARENDON ROAD

The committee received the report of the interim 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 proposed the demolition of the existing building and erection of a new office

building, with an ancillary cafe at ground floor, basement parking and associated ground, drainage, landscaping, engineering and access works.

Attention was drawn to the update sheet which included amendments to the drawing numbers and a correction to the report. In addition, it was noted that the applicant had signed a unilateral pledge to make a financial contribution to local environmental improvements and to travel plan monitoring.

There were no speakers. The Chair invited comments from the committee.

Members of the committee welcomed the development, which would make a positive contribution to the important employment area on Clarendon Road. It was hoped that early progress would be made to develop the site.

The Chair moved the officer's recommendations.

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) The provision of fire hydrants to serve the development in accordance with Policy INF1 of the Watford Local Plan Core Strategy 2006-31 and saved Policy H10 of the Watford District Plan 2000 if this were to be required.
- ii) The cost of monitoring and administrating Travel Plan to the sum of £6000.
- iii) Financial contribution to the Clarendon Road public realm improvements to the sum of £94,000.

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:-

3066-199-Rev E-Location plan-A3

3066-201-Rev J-Basement B1 floor plan-A1
3066-202-Rev L-Proposed Landscape Plan-A1
3066-203-Rev N-Ground floor plan-A1
3066-204-Rev K-First floor plan-A1
3066-205-Rev J-Second floor plan-A1
3066-206-Rev J-Third floor plan-A1
3066-207-Rev J-Fourth floor plan-A1
3066-208-Rev J-Fifth Floor Plan-A1
3066-209-Rev K-Sixth Floor Plan-A1
3066-210-Rev J-Seventh Floor Plan-A1
3066-211-Rev J-Eighth Floor Plan-A1
3066-212-Rev J-Ninth Floor Plan-A1
3066-213-Rev G-Roof Plan-A1
3066-215-Rev B-Tenth Floor-A1
3066-220-Rev M-Elevations-A1
3066-230-Rev E-Level 06-Proposed Terrace Landscape Plan-A1
3066-231-Rev D-Level 08-Proposed Terrace Landscape Plan-A1
3066-232-Rev A-Level 07-Proposed Terrace Landscape Plan-A1
3066-240-Rev B-Refuse Store-A1
3066-302-Rev J-Planning Sections-A1

3. No construction works above damp proof course 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.

4. The development permitted by this planning permission shall be carried out in accordance with the Drainage Strategy and Sustainable Drainage Maintenance Plan carried out by CWA reference CWA/18/125 dated 19 July 2018 and the following mitigation measures:
 1. Implementing appropriate SuDS measures to include porous surfacing.
 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. Discharge into Thames Water Sewer restricted to a maximum of 69.1 l/s for the 1:100 plus climate change event.

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.

5. No development other than demolition and site clearance shall take place until a detailed surface water drainage scheme for the site based on the approved FRA 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.

The scheme shall also include:

1. Details of how the scheme shall be maintained and managed after completion.
2. Details of the proposed drainage scheme providing a drainage plan showing the location of any proposed SuDS, pipe runs.
3. Detailed engineered drawings of the proposed SuDS features including their size, volume, depth and any inlet and outlet features including any connecting pipe runs.

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.

6. 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.
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 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.

9. 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 details shall include the depth of the planter boxes over the basement areas as well as those over the terraces. 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.
10. 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 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. The office floor space 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. The travel plan shall then be implemented in accordance with the approved scheme thereafter.
12. 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.
13. No plant or equipment shall be sited on the external elevations of the building 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.
14. No construction work above damp proof course shall commence until the details of boundary treatment and in particular privacy screens over the terraces has been submitted to and has been provided in writing by the local planning authority. Thereafter the scheme shall be implemented in accordance to the approved scheme.

15. No part of the development shall have a distance of less than 11 metres to the boundary of no 9 Monmouth Street.
16. Before first use of the development, signage shall be erected at both accesses to show the one-way entry and exit arrangement.
17. No construction work above damp proof course shall take place until plans have been submitted to and approved in writing by the Local Planning Authority to illustrate the roads, footways, cycle ways, foul and surface water drainage. All construction works shall be carried out in accordance with the approved plans.
18. Prior to the first occupation of the development hereby permitted the proposed access /onsite car and cycle parking / servicing / loading, unloading / turning /waiting area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
19. Prior to the occupation of the development hereby permitted, the detail of the Electric vehicle charging points shall be submitted to and approved in writing by the local planning authority. All EVCPs shall be installed in accordance with the approved details prior to the occupation of each of the units and permanently maintained and retained.
20. Prior to the occupation of the development hereby permitted, the development shall include provision for 20% of the car parking spaces to be designated for plug-in Electric Vehicles (EV) and served by EV ready charging points.
21. Prior to first occupation of the development, a Car Parking Management Plan shall be submitted to and approved in writing by the local planning authority. It shall include the information prescribed in the TA and the following:
 - Details of car parking allocation and distribution;
 - 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 local planning authority.

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 Local Planning Authority, and thereafter retained for this purpose.

22. Prior to the commencement of the use hereby permitted, a Servicing and Delivery Plan shall be submitted to and approved in writing by the Local Planning Authority. The Servicing and Delivery plan shall incorporate the servicing arrangements for the use and adequate provision for the storage of delivery vehicles within the site. The Servicing and Delivery Plan should also include details of refuse collection and waste management within the site.

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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18/01383/FULM MULTI-STOREY CAR PARK, THOMAS SAWYER WAY

The committee received the report of the Interim 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) introduced the report. She advised that the application sought the redevelopment of the site to provide a new multi-storey car park (MSCP) with capacity for up to 1,455 car parking spaces.

Attention was drawn to the update sheet, which included a representation from the local lead flood authority, which had removed its previous objection. Two additional conditions were recommended and two were removed. The recommendation had also been amended.

There were no speakers. The Chair invited comments from the committee.

Members of the committee acknowledged the need for the car park and the benefits it would bring to the Riverwell site, freeing up space to enable subsequent development and regeneration of the area and improving access to the hospital buildings.

Reservations were expressed about the car park design, particularly the external cladding, although it was noted that its dominance on the landscape would diminish as subsequent phases of the Riverwell masterplan were realised. Some

members of the committee were also concerned about the potential for displacement car parking to overcrowd streets in West Watford during construction.

Following a query from the committee, the Deputy Managing Director confirmed that the number of disabled spaces for the car park had not been finalised but would conform to nationally accepted standards. In addition, the management and enforcement contract for the car park had yet to be agreed. These details would be made available to committee members.

The Chair moved the officer's recommendation.

RESOLVED –

That planning permission be granted subject to the recommended conditions with final decision delegated to the Head of Development Management, in consultation with the Chair of Development Management Committee, following the expiry of the Environmental Impact Assessment (EIA) consultation:

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:

TPE_000 00	Location Plan 1:1250	
TPE_000 00	Location Plan 1:2500	
TPP_001 00	Proposed Site Plan 1:500	
TPP_001 00	Proposed Site Plan 1:1250	
6570-STRIPE-WP-XX-DR-AX-30001P1		Proposed MSCP Ground Level
6570-STRIPE-WP-XX-DR-AX-30002P1		Proposed MSCP Level 01
6570-STRIPE-WP-XX-DR-AX-30003P1		Proposed MSCP Level 02
6570-STRIPE-WP-XX-DR-AX-30004P1		Proposed MSCP Level 03
6570-STRIPE-WP-XX-DR-AX-30005P1		Proposed MSCP Level 04
6570-STRIPE-WP-XX-DR-AX-30006P1		Proposed MSCP Level 05
6570-STRIPE-WP-XX-DR-AX-30007P1		Proposed MSCP Level 06
6570-STRIPE-WP-XX-DR-AX-30007P1		Proposed MSCP Roof Level
6570-STRIPE-WP-XX-DR-AX-30541P1		Proposed MSCP North Elevation
6570-STRIPE-WP-XX-DR-AX-30542P1		Proposed MSCP East Elevation
6570-STRIPE-WP-XX-DR-AX-30543P1		Proposed MSCP South Elevation
6570-STRIPE-WP-XX-DR-AX-30544P1		Proposed MSCP West Elevation
6570-STRIPE-WP-XX-DR-AX-30601P1		Proposed MSCP Section A
6570-STRIPE-WP-XX-DR-AX-30602P1		Proposed MSCP Section B

6570-STRIFE-WP-XX-DR-AX-30603P1	Proposed MSCP Section C
6570-STRIFE-WP-XX-DR-AX-30604P1	Proposed MSCP Section D
6570-STRIFE-WP-XX-DR-AX-30605P1	Proposed MSCP Section E
6570-STRIFE-WP-XX-DR-AX-30801P1	North elevation Headlight Protection
11284-WAT-NR-XX-DR-C-92140 P01	Section 38 Works Drainage Layout
11284-WAT-NR-XX-DR-C-92141 P01	Section 38 Works Drainage Layout Sht 1
11284-WAT-NR-XX-DR-C-92142 P01	Section 38 Works Drainage Layout Sht 2
11284-WAT-NR-XX-DR-C-92110 P01	Drainage Details Sheet 1
11284-WAT-NR-XX-DR-C-92111 P01	Drainage Details Sheet 2
11284-WAT-NR-XX-DR-C-92112 P01	Drainage Details Sheet 3
11284-WAT-NR-XX-DR-C-04016 P01	Proposed Drainage Layout
6570-STRIFE-WP-XX-DR-PX-52701 Rev B	Revised proposed drainage sections
6570-STRIFE-WP-XX-DR-PX-52801 Rev E	Revised proposed drainage plan

3. The development of the site shall be carried out in accordance with the details and recommendations contained within the following document, unless otherwise approved in writing by the Local Planning Authority.
 - a) Design & Access Statement, MSCP and Access Road, prepared by POD Architects
 - b) Planning Statement: Watford Riverwell Multi Storey Car Park October 2018 prepared by Savills
 - c) Transport Statement, Watford Riverwell, Northern Masterplan, MSCP October 2018, prepared by Mayer Brown. (Report ref KPWatford.1. FINAL)
 - d) Arboricultural Survey and Impact Assessment October 2018 (Report ref RT-MME-128664)
 - e) Energy and Sustainability Report October 2018 Issue P1, prepared by elementa
 - f) Planning noise report, prepared by ion Acoustics. (Report ref Acoustic A1354 RO1)
 - g) 'Outline Construction Management and Logistics Plan Rev 003 dated 17.12.2018
 - h) Environmental Statement Non-Technical Summary October 2018 prepared by Savills
 - i) Preliminary Environmental Risk Assessment (Report ref. WIE11284-102-R.3.2.2.PERA)
 - j) Geo-Environmental Quantitative Risk Assessment (Report ref. WIE11284-102-R.7.3.2.GQRA)

- k) Outline Remediation Strategy – Multi-storey Car Park Construction Works (Report ref. WIE11284-102-R-6-3-1-RS_CW)
- l) Flooding and Drainage Strategy: Flood Risk Assessment and Drainage Strategy Sept 2018 (Ref WIE11284-104-R-4-3-1-FRA) and Response to LLFA Queries (Ref 6570-STRIFE-XX-XX-XX-RP-ZX-52001 REV P1)

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

4. No development shall commence until an amended Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan. The Construction Management Plan shall be based upon the 'Outline Construction Management and Logistics Plan Rev 003 dated 17.12.2018 and shall include details of:

- a) Construction and storage compounds (including areas designated for car parking);
- b) Siting and details of wheel washing facilities;
- c) Cleaning of site entrances, site tracks and the adjacent public highway;
- d) Provision of sufficient on-site parking prior to commencement of construction activities.

The amended Construction Traffic Management Plan should include the following missing information:

The proposed number of car parking spaces for construction staff should be outlined and the location of the parking shown on a plan.

5. No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:
 1. An amended verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the submitted 'Outline Remediation Strategy – Multi-Storey Car Park Construction Works Watford Riverwell Northern Masterplan - Multi-

storey Car Park dated October 2018 (ref: WIE11284-102-R-6-3-1RS_CW)' are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

6. The development hereby permitted shall not commence until a monitoring and maintenance plan in respect of contamination, including a timetable of monitoring and submission of reports to the local planning authority, has been submitted to, and approved in writing by, the local planning authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to, and approved in writing by, the local planning authority.
7. No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the local planning authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.
8. Piling, deep foundations and other intrusive groundworks using penetrative methods shall not be carried out other than with the written consent of the local planning authority. The development shall be carried out in accordance with the approved details.
9. A scheme for managing any borehole installed for the investigation of soils, groundwater or geotechnical purposes shall be submitted to and approved in writing by the local planning authority. The scheme shall provide details of how redundant boreholes are to be decommissioned and how any boreholes that need to be retained, post-development, for monitoring purposes will be secured, protected and inspected. The scheme as approved shall be implemented prior to the occupation of any part of the permitted development.
10. Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and

maintenance programme shall be implemented. The above must be undertaken in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

11. Reporting of Unexpected Contamination: In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.
12. Prior to the commencement of the use of any part of the development, a scheme detailing the electric vehicle parking provision shall be submitted to and approved in writing by the Local Planning Authority. This shall include active and passive EV provision to be installed in the car park. The provision as approved by this condition shall be installed and made available for use prior to the use of the development.
13. Should the masterplan development adjacent to the development not be commenced within 5 years from the commencement of the use of the car park, all gaps in the car park façade shall be infilled with cladding and external facing material to match the building, as detailed in section 5.8 of the Design and Access Statement, unless otherwise agreed in writing by the Local Planning Authority.
14. The development permitted by this planning permission shall be carried out in accordance with the approved surface water drainage assessment carried out by Waterman Infrastructure & Environment Limited, document reference WIE11284-104-R-5-2-1-FRA, dated October 2018 and the following mitigation measures detailed within the FRA:
 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 total storage volume in permeable paving with sub-base and underground tank.
 3. Discharge of surface water from the private drainage into the wider strategic surface water sewer.

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.

15. Upon completion of the development works an updated management and maintenance plan for all the SuDS features and structures included within the drainage strategy must be submitted and shall include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime. This should include as-built drawings of all SuDS features and the final drainage layout.
16. The development permitted by this planning permission shall be carried out in accordance with the approved surface water drainage assessment carried out by Waterman Infrastructure & Environment Limited, document reference WIE11284-104-R-5-2-1-FRA, dated October 2018 and the following mitigation measures detailed within the FRA:
 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 total storage volume in permeable paving with sub-base and underground tank.
 3. Discharge of surface water from the private drainage into the wider strategic surface water sewer.

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.

17. Upon completion of the development works an updated management and maintenance plan for all the SuDS features and structures included within the drainage strategy must be submitted and shall include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime. This should include as-built drawings of all SuDS features and the final drainage layout.

Informatives

IN907 Consideration of proposal in a positive and proactive manner

IN910 Building Regulations

IN911 Party Wall Act

IN912 Hours of Construction

IN915 Highway Works – HCC agreement required

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PLANNING ADVISORY SERVICE REPORT

The committee received the report of the former Head of Development Management, Adrien Waite. This provided an overview of the Planning Advisory Service's (PAS) review of, and recommendations for, the council's Development Management Committee (DMC) following a series of interviews with key stakeholders and observance of a sitting of the DMC on 6 September 2018.

The Chair invited comments from the committee.

Members of the committee noted the findings of the peer reviewers, who had provided a helpful challenge and perspective on the council's development management function. The council was always open to external scrutiny and would be adopting a number of the reviewers' recommendations.

The Chair moved the officer's recommendation.

RESOLVED –

That members of the Development Management Committee:

- a) support the proposal to encourage greater public use of the ground floor of the Council Chamber during DMC meetings
- b) use name plates for committee members in order to promote greater transparency
- c) agree that it would be inappropriate to hold group meetings prior to DMC and would continue to desist from doing so
- d) support continuation of member development emphasising the point that committee members are individually representing the council in applying local and national planning policy
- e) support an investigation into the introduction of a limited call in procedure as set out in 4.5 – 4.7 of the report

- f) note the PAS report and the comments of the Head of Development Management in relation to other matters.

Chair

The Meeting started at 7.00 pm
and finished at 7.40 pm