

DEVELOPMENT MANAGEMENT COMMITTEE

5 DECEMBER 2023

Present: Councillor Jeffree (Chair)
Councillor Martins (Vice Chair)
Councillors Pattinson, A Saffery, G Saffery, Smith, Trebar
and Watkin

Also present: Andrew Mortimer, Local Resident (Minute Number 17)
Jenita Gami, Applicant (Minute Number 17)
Andrew Ryley, Applicant (Minute Number 18)
Jenny Worrell, Local Resident (Minute Number 18)
Matt Guest, Applicant (Minute Number 20)

Officers: Development Management Lead
Development Management Manager
Principal Planning Officer (AC)
Planning Officer (SZ)
Democratic Services Officer (BR)

Conduct of the meeting

The committee will take items in the following order:

1. All items where people wish to speak and have registered with Democratic Services.
2. Any remaining items the committee agrees can be determined without further debate.
3. Those applications which the committee wishes to discuss in detail.

14 APOLOGIES FOR ABSENCE

Apologies were received from Councillor Bell.

15 DISCLOSURE OF INTERESTS

Councillor Watkin stated that he had an interest in item in minute 20 so would abstain.

Councillor G Saffery stated that as he had publically spoken out against the application referred to in minute 21 prior to joining the committee. He had sought legal advice and would excuse himself from the item.

16 **MINUTES**

The minutes from the meeting on 31 October 2023 were approved and signed.

17 **23/00848/FULH - 64 THE AVENUE**

The Development Management Lead delivered her team's report.

The Chair thanked the officer and invited Andrew Mortimer, local resident, to speak against the application.

Mr. Mortimer asked the committee to look at the report while he ran through his points. He highlighted that there would be a considerable loss of light to the kitchen and dining room; he stated that this was where he and his wife spend a lot of the day. He went on to state that the proposed development would add 16% to the overall size of number 64, and called it a wraparound rebuild. Mr. Mortimer then clarified that the boundary wall belonged to him and was not shared with number 64. He indicated that construction of the proposed extension would result in a loss of outlook and the loss of the vast majority of daylight to his kitchen window, replacing the view with that of a blank wall only two and a half metres from the window, and that the westerly evening sunlight would be completely lost.

The Chair thanked Mr. Mortimer. He stated that the boundary wall was not a planning issue and to be sorted out outside of this committee. He asked the planning officer to comment on the assumptions around use, daylight and the outlook aspects.

The Development Management Lead stated that the value of the window was taken in to account in relation to the overall living areas available in the property, she continued to say that a lot of the BRE assessments would not apply as the window was north facing. In relation to the use of the room, members of the development team had visited the property; they were aware that the window was affected but this had to be taken in to consideration in relation to the property as a whole and balanced against the rights of the neighbours to develop.

The Chair thanked the Development Management Lead and invited Mrs. Jenita Gamil, the applicant, to speak in favour of the application.

Mrs. Jenita Gamil thanked everyone. She stated that every planning decision had been made to cater for their two young children, to allow for both Mrs. Gamil and her husband to work from home and to allow her parents, who were

elderly and ill, to live with them. She continued that the home was almost one hundred years old and required many urgent works including to the roof that would be included in this development. Mrs. Gamil stated that it would elevate the property and would be more energy efficient while keeping the character of the property. She continued that, there had been complaints from the neighbour and their neighbour's friends far and wide and that given the windows orientation it did not currently receive much light, and with the white render on the extension light would be reflected back. She finished by stating that it was an optimal and energy effective design, which was compliant with the guidance and would generally enhance the stature of The Avenue.

The Chair thanked Mrs. Gamil, he felt that the key point was balancing the ambition of the residents at number 64 to make the house the best for their family with the impact on the neighbour at 62. He believed that a certain amount of compromise should be reached and invited the committee to comment.

There was discussion around the usage of the room and if that was a material planning consideration. It was clarified that while it was not, it was taken in to account in a broader way with the assessment and was considered in the overall amenities available to the occupants in the property.

There was discussion around the light in the room and the limited view from the window. It was pointed out that a second window provided light directly to the dining room table, however it was highlighted that the view from the kitchen by the sink would be heavily obscured; replacing trees and sky with a single wall. It was felt by some members of the committee that this was harmful to the residents and as such would be non-compliant with the Residential Design Guide.

Questions were asked by several members of the committee in relation to the inclusion of a condition that white render would have to be used. The Development Management Lead indicated that this would be difficult as the neighbour could refuse access to their property making it impossible to comply.

Members of the committee expressed sympathy with both sides and lamented that an agreement could not be reached outside of committee.

The Chair summed up stating that the overall scale of the building, in its self did not cause the Chair concern and he did not believe there was a significant change to the street scene. However, he believed that the height and extent of the boundary wall were a concern and would take away any outlook from the window. He went on to state that he believed it was a well-designed scheme in isolation but was not neighbourly.

The Chair then put forward a motion that

The proposed development, by virtue of its scale, massing and siting, would cause significant loss of daylight and loss of outlook to the kitchen window and create a sense of enclosure to the neighbouring dwelling at No.62 The Avenue. Such loss of neighbouring amenity is contrary to Paragraph 130 of NPPF, Policy CC8.5 of the Watford Local Plan 2021-2038 and section 8.4 Residential Design Guide 2016.

The Chair moved for the committee to vote on his motion.

On being put to the committee, the application was refused.

RESOLVED –

That planning permission be refused.

Reason for refusal:

The proposed development, by virtue of its scale, massing and siting, would cause significant loss of daylight and loss of outlook to the kitchen window and create a sense of enclosure to the neighbouring dwelling at No.62 The Avenue. Such loss of neighbouring amenity is contrary to Paragraph 130 of NPPF, Policy CC8.5 of the Watford Local Plan 2021-2038 and section 8.4 Residential Design Guide 2016.

18

23/00765/FUL LAND TO SOUTH OF 883 ST ALBANS ROAD, WATFORD, WD25 ONH

The Planning Officer delivered his report to the committee.

The Chair thanked the Planning Officer and invited Mrs. Jenny Worrell, local resident, to speak against the application.

Jenny Worrell introduced herself. She stated that she lived next to the proposed site and was raising concerns for the local area, herself and other residents to whom she had spoken. She stated that there were seven garages currently located on the site, and the redevelopment would mean that vans and trucks would be serviced coming off the M1/M25 three hundred and sixty five days a year, twenty four hours a day, and that rapid charging stations like this were usually on commercial sites or in service stations. She reiterated that it was a residential area and therefore not appropriate. Mrs. Worrell explained that rapid chargers were not designed for small vehicles. She indicated that all the houses around there had

driveways for charging their own vehicles so she disputed the claim that it was for local residents. In particular, she was concerned about damage to property. There was a similar development underway slightly further up the road in Sainsbury's' car park which had already had complaints from nearby flats in relation to the construction, noise and vibrations. This development would place Ultra chargers two metres from her house, which also ignored the maintenance strip to allow repairs to her property. In addition to this, they would suffer a loss of privacy and have increased noise pollution. She finished by citing the fire risk, and referenced the recent large fire at Luton Airport with explosions and toxic fumes being common with fires relating to electric vehicles.

The Chair thanked the resident; he asked officers if there would be any option for the hours to be limited.

The Development Management Manager stated that given the nature of use this would be very difficult to enforce.

The Chair thanked the Development Management Manager, and invited Mr. Andrew Ryley to speak in favour of the application and requested he respond to the points raised by the residents.

Mr. Andrew Ryley introduced himself and the development company; Leap 24. He stated that they had previously constructed 20 rapid charging stations across the Netherlands and Germany and that they were currently developing others in the UK. He indicated that these were vital to create a greener future, which was essential to the central government's strategy; Watford was currently in the bottom 20% of authorities to achieve this. He stated that it would cater for a range of vehicles, including cars, vans and small trucks and that the proposal was aligned with the council's green and sustainability policies. Mr. Ryley also discussed a number of the issues raised by the resident, insisting that it was a suitable site and that this had been agreed with the planning officer. Furthermore, the noise would be low as confirmed by the Environmental Health Officer. He also stated that in relation to the objection there would be higher fences, and confirmed the opening hours at the Chair's request.

Chair thanked Mr. Ryley and invited the committee to comment.

There was discussion around imposing weight restrictions but it was clarified by the Development Management Lead that this would not meet the criteria for being reasonable or enforceable; however, the geography of the site would restrict vehicle size.

There was also discussion around how the site would be located by drivers; it was clarified that this would be done via an App on their phones.

There was a discussion around the aesthetics of the development. It was suggested that a condition could be added in relation to the front boundary wall.

The Development Management Lead proposed an additional Condition 6 to the conditions.

The Chair moved for the committee to vote on the officer's recommendation, with the additional condition, that planning permission be granted.

On being put to the committee, the application was granted.

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 shall be carried out in accordance with the following drawings, unless otherwise approved in writing by the Local Planning Authority:

Drawing nos. 45396-001revA2, 45396-002revA1, 45396-003revA1, 45396-006revA1, 45396-GA-LV01-LVrevA1, 45396-GA-PE02revA2, 45396-GA-SUB01revA2, R01-AEG-883 St Albans Road Watford Transport Note 230829, Noise Impact Assessment

3. No development shall commence until a Construction Management Plan (or Construction Method Statement) 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 / Statement shall include details of:

- a) Construction vehicle numbers, type, routing;
- b) Access arrangements to the site;
- c) Traffic management requirements
- d) Construction and storage compounds (including areas designated for car parking, loading/unloading and turning areas);
- e) Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times;

f) Provision of sufficient on-site parking prior to commencement of construction activities;

4. Prior to the first use of the development hereby approved, a 3m high close boarded wooden fence shall be constructed along the northern and western boundaries of the site as shown and detailed in the approved drawings. The fence shall be retained at all times.

5. Prior to the first occupation of the development hereby approved, the approved substation shall be mounted on anti-vibration mounts which shall be retained at all times.

6. Prior to the first use of the development hereby approved, a detailed scheme for hard and soft landscaping for the site, including full details of a front boundary treatment, shall be submitted to and approved in writing by the Local Planning Authority. The approved hard landscaping shall be carried out prior to the first use of the development. 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.

19

23/00686/FULH - 97 BUSHEY MILL CRESCENT

The Development Management Lead delivered their report to the committee.

The Chair thanked the Development Management Lead, as there were no comments from the committee, the Chair moved for the committee to vote on the officer's recommendation that planning permission be granted.

On being put to the committee, the application was granted.

RESOLVED –

That planning permission be granted subject to the following conditions:

1. Approved drawings

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

AR01 Rev A,

AR03 Rev A,
Site location plan.

2. Use

The outbuilding hereby approved shall be used only for purposes incidental to the residential use of the main house. It shall not be used for any other purpose and shall not be occupied as habitable accommodation or as an independent dwelling.

Councillor Watkin left the meeting.

20

23/00626/FULM - LAND TO THE NORTH OF THOMAS SAWYER WAY

The Principal Planning Officer delivered their report to the committee.

The Chair thanked the Principal Planning Officer and invited Matt Guest to speak in favour of the application.

Matt Guest introduced himself and stated he and his company had worked closely with officers to deliver a high quality proposal and they had addressed many of the issues that had been raised during the application process. They had also worked with other relevant agencies to ensure a high quality design. He continued to highlight some of the benefits of the proposal, including the use of a brownfield site to offer local residents and businesses a new high quality self-storage, which would also, create employment opportunities. He pointed out that it was a modern and sustainable building, the design of which had taken a green approach and was nearing BREEAM Excellent standards. In addition to which it offered a 14% bio net gain, which was exceeding the 10% recommended.

The Chair thanked Matt Guest and invited the committee to speak.

Councillor Trebar stated that, speaking as a local councillor for the area, storage was much needed and that she liked the design and welcomed the bio-diversity aspect.

Other members of the committee echoed these comments.

The Chair commented that it was an unusually attractive design for a self-storage unit and agreed with the members who had spoken.

The Chair moved for the committee to vote on the officer's recommendation that planning permission be granted.

On being put to the committee, the application was granted.

RESOLVED –

That planning permission be granted subject to the conditions listed below:

1. Time Limit

The development to which this permission relates shall be begun within a period of three years commencing on the date of this permission.

2. Approved Drawings and Documents

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

- Site Location Plan. Drawing number: 4697-00. Rev: A
- Proposed Site Plan. Drawing number: 4697-SK06(PL). Rev: U
- Proposed Floor Plans. Drawing number: 4697-SK10(PL). Rev: C
- Proposed Contextual Sections / Elevations. Drawing number: 4697-SK15(PL). Rev: O
- Proposed Contextual Sections / Elevations. Drawing number: 4697-SK16(PL). Rev: J
- Proposed Site Plan Materials. Drawing number: 4697-SK17(PL). Rev: J
- Proposed Lower Ground Floor Plan. Drawing number: 4697-SK21(PL). Rev: A
- Proposed Upper Ground Floor Plan. Drawing number: 4697-SK22(PL). Rev: A
- Proposed Roof Plan. Drawing number: 4697-SK23(PL). Rev: - Page 51
- Proposed Elevations. Drawing number: 4697-SK24(PL). Rev: E
- Proposed Section. Drawing number: 4697-SK27(PL). Rev: C
- Proposed Plan Fence Treatment. Drawing number: 4697-SK28(PL). Rev: D
- Arboricultural Impact Assessment. Drawing number: 002
- Landscape Plan. Drawing number: 1303. Rev: J
- Stormwater Drainage Design. Drawing number: 22073-SWD-DP-01. Rev: P05
- Tree Survey Plan: Drawing number: 002

3. Local Lead Flood Authority - Drainage Details

No development shall commence until detailed drainage calculations and construction drawings of the surface water drainage network, associated sustainable drainage components, flood resilient/resistant measures and flow control mechanisms and a construction method statement have been submitted and agreed in writing by the local planning authority. The scheme shall then be constructed as per the agreed drawings, method statement and FRA & Drainage Strategy (reference 22073-FRA-TN-02 Rev C01, dated 16/10/23 prepared by Water Environment Ltd) and remaining in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No

alteration to the agreed drainage scheme shall occur without prior written approval from the Local Authority.

4. Local Lead Flood Authority - Surface Water Management Plan

No development shall commence until a detailed construction phase surface water management plan for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be carried out in accordance with the approved details.

5. Local Lead Flood Authority - Survey and Verification Report

Upon completion of the surface water drainage system, including any SuDS features, and prior to the first use of the development, a survey and verification report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved pursuant to condition 3. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.

6. Local Lead Flood Authority - Details of Maintenance and Management

The development hereby approved shall not be occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

- i. a timetable for its implementation.
- ii. details of SuDS feature and connecting drainage structures and maintenance requirement for each aspect including a drawing showing where they are located.
- iii. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. This will include the name and contact details of any appointed management company.

7. Environment Agency - Development on land affected by contamination

No development 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. 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.
- potentially unacceptable risks arising from contamination at the site.

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.

3. The results of the site investigation and the detailed risk assessment referred to in (2) 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.

4. 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 (3) 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.

8. Environment Agency - Verification Report

Prior to the development being brought into use, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

9. Environment Agency - Long-term monitoring

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.

10. Environment Agency - Previously Unidentified Contamination

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

11. Environment Agency - SuDS Infiltration of surface water into ground
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.

12. Environment Agency - Piling/boreholes/tunnel shafts/ground source heating and cooling systems – lack of information – details to be agreed
Piling and other foundation designs 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.

13. Affinity Water - Contamination through Ground Works
No works involving excavations (e.g. piling or the implementation of a geothermal open/closed loop system) shall be carried until the following has been submitted to and approved in writing by the Local Planning Authority:

- i) An Intrusive Ground Investigation to identify the current state of the site and appropriate techniques to avoid displacing any shallow contamination to a greater depth.
- ii) A Risk Assessment identifying both the aquifer and the abstraction point(s) as potential receptor(s) of contamination including turbidity.
- iii) A Method Statement detailing the depth and type of excavations (e.g. piling) to be undertaken including mitigation measures (e.g. turbidity monitoring, appropriate piling design, off site monitoring boreholes etc.) to prevent and/or minimise any potential migration of pollutants including turbidity or existing contaminants such as hydrocarbons to public water supply. Any excavations must be undertaken in accordance with the terms of the approved method statement.
- iv) A Piling Risk Assessment identifying both the aquifer and the abstraction point(s) as potential receptor(s) of contamination.
- v) A Monitoring Plan for parameters (including turbidity) within a borehole at a location between the site and the abstraction point.

The applicant or developer shall notify Affinity Water of excavation works 15 days before commencement in order to implement enhanced monitoring at the public water supply abstraction and to plan for potential interruption of service with regards to water supply.

14. Affinity Water - Contamination during construction

If, during development, contamination not previously identified is found to be present at the site, then no further development shall be carried out until a Remediation Strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority in consultation with Affinity Water. The remediation strategy shall be implemented as approved with a robust pre and post monitoring plan to determine its effectiveness.

15. Affinity Water - Contamination through Surface Water Drainage

No development shall commence until details of a Surface Water Drainage Scheme that prevents contamination of any public water supply abstractions present has been submitted to and approved in writing by the Local Planning Authority.

16. Hard Landscaping

Prior to occupation of the development all hard landscaping as detailed in the Proposed Site Plan Materials. Drawing number: 4697-SK17(PL). Rev: J has been completed.

17. Soft Landscaping

No later than the first available planting and seeding season after occupation of the development all soft landscaping as detailed in the Landscape Plan. Drawing number: 1303. Rev: J should be completed. Any trees or shrubs whether new or existing which 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.

18. External Lighting

Prior to the first occupation of the development hereby approved, full details of an external lighting scheme (including location, design, illuminance levels, and illuminance contour plans) shall be submitted to and approved in writing by the Local Planning Authority. No external lighting shall be installed on the site other than that shown on the approved lighting scheme.

19. Plant

Prior to the first occupation of the development hereby approved, details of all new external plant or machinery shall be submitted to and approved in writing by the Local Planning Authority. In respect of any plant that emits sound, details shall include appropriate noise assessments carried out in accordance with BS4142 and undertaken by appropriately qualified technical consultants. The noise assessment shall include details of any necessary mitigation, which shall be installed prior to the plant being brought into operation.

20. Access/parking layout

Prior to the first occupation of the development hereby approved, the vehicular access and on-site parking layout shall be implemented in accordance with the approved plans. The vehicular access and parking layout shall be retained at all times thereafter.

21. Electric vehicle charging

Prior to the first occupation of the development hereby approved, active electric vehicle charging points for 2 parking spaces and passive infrastructure for the remaining 8 spaces shall be provided. The electric charging infrastructure shall be retained at all times thereafter.

22. Cycle parking

Prior to the first occupation of the development hereby approved, cycle storage for 8 cycles shall be provided in accordance with the approved plans. The cycle storage facilities shall be retained at all times thereafter.

23. BREEAM Certificate

Within 6 months of the date of completion of the development hereby approved, a certificate to certify that the BREEAM Excellent standard has been achieved in accordance with the BREEAM 2018 Pre-Assessment Report Revision Issue 5 prepared by Synergy dated 10 October 2023 shall be submitted to and approved in writing by the Local Planning Authority.

24. Materials

The external surfaces of the development hereby approved shall be finished in the materials specified on the approved drawings, unless otherwise agreed in writing by the Local Planning Authority.

Councillor G Saffery left the meeting.

Councillor Watkin returned to the meeting.

21

23/00936/VAR - LAND AT Lych Gate

The Development Management Manager delivered his report to the committee.

The Chair thanked the Development Management Manager and invited the committee to discuss the application.

Councillor Pattinson noted that the application was very positive and stated that she would support it.

The Chair echoed these thoughts and moved for the committee to vote on the officer's recommendation that planning permission be granted.

On being put to the committee, the application was granted.

RESOLVED –

That planning permission be granted subject to the conditions below:

1. The development to which this permission relates shall be begun before 20 May 2024.
2. The development hereby permitted shall be carried out in accordance with the following approved drawings:
1445/P/1A, 1445/P/2, 1445/P/3, 1445/P/4A, 1445/P/5A, 1445/P/6A
3. The development shall only be carried out in accordance with the approved construction management plan under ref. 23/00937/DISCON. The approved plan shall be implemented at all times during development works.
4. The development shall be carried out only in accordance with the approved external materials under application ref. 23/00937/DISCON.
5. The development shall only be carried out in accordance with the Arboricultural Method Statement and Tree Protection Plan by DCCLA (dated March 2021). The tree protection measures approved under this condition shall be implemented prior to the commencement of any works and shall be maintained as such at all times whilst the construction works take place.
6. No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the following components:
 - 1) 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.
 - 2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 - 3) The results of the site investigation and the detailed risk assessment referred to in (2) 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.

4) 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 (3) 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.

7. No development shall 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.

8. Prior to the first occupation of the development hereby approved, full details of both hard and soft landscaping works, shall be submitted to and approved in writing by the Local Planning Authority. The approved landscaping scheme, with the exception of the planting, shall be completed prior to any occupation of the development. The proposed planting shall be completed not later than the first available planting and seeding season after completion of the development. Any new trees or plants which within a period of five years, 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.

9. No dwelling shall be occupied until the cycle stores and bin stores to each flat have been constructed in accordance with the proposed site layout and store details shown on drawing no. 1445/P/1A. The stores shall be retained as approved at all times thereafter.

10. Prior to the first occupation of the development hereby approved, electric vehicle charging points shall be installed to serve the 5 parking spaces and made available for use. The electric charging infrastructure shall be retained at all times thereafter.

11. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

12. The two side-elevation windows at first floor level (facing east and west) 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 internal floor level of the rooms in which the windows are installed prior to first occupation and retained for the lifetime of the development.

13. The development hereby approved shall be constructed to meet the water efficiency optional requirement of 110 litres of water per person per day, as set out in The Building Regulations (2010) Approved Document G Requirement G2 and Regulation 36.

14. The development hereby approved shall be constructed to The Building Regulations (2010) Access to and Use of Buildings, Approved Document M (2015 as amended), Volume 1: Dwellings, M4(2): Accessible and adaptable dwellings.

Councillor G Saffery re-entered the meeting.

22

23/00907/VAR - THE ORIENT CENTRE, GREYCAINE ROAD

The Development Management Manager delivered their report to the committee.

The Chair thanked the Development Management Manager, he commended the application. As there were no comments from other members of the committee the Chair moved for the committee to vote on the officer's recommendation that planning permission be granted.

On being put to the committee, the application was granted.

RESOLVED –

That planning permission be granted subject to the following conditions:

1. Time limit

The development to which this permission relates shall be begun before 7th December 2025.

2. Approved drawings and documents

The development hereby permitted shall be carried out in accordance with the following approved drawings and documents:

- 0395-A100 SITE PLANS
- 0395-A101 EXTG PLANS

- 0395 A107
- F22002_02 REV A
- F22002_03 REV A
- F22002_04 REV A
- F22002_05 REV A
- 0395-A140/B PROPOSED GA FLOORPLANS (UNITS 1-3)
- 0395-A300 EXTG N&S ELEVATIONS
- 0395-A301 EXTG E&W ELEVATIONS
- 0395-A301/B PROPOSED ELEVATIONS (UNITS 1-3)
- 0395-A130/A PROPOSED COORDINATED SITE PLAN (UNITS 1-3)
- 0395 CAR PARK SITE
- 0395-A200 SECT 1 & 2 (REV A).
- 0395-A102 PROPOSED SITE PLANS (REV A).
- 0395-A105 PROPOSED PLANS (UNIT 4)(REV A
- DESIGN AND ACCESS STATEMENT 1
- DESIGN AND ACCESS STATEMENT 2
- MPL TREE CONSULTANCY LTD ARBORICULTURAL IMPACT ASSESSMENT. REF. PD002248A. DATED JUNE 2022
- F22002 GREYCAINE ROAD WATFORD – TRANSPORT STATEMENT. REF. BANCROFT CONSULTING. DATED JANUARY 2022.

3. Surface Water Drainage

No construction works shall commence until a detailed surface water drainage strategy has been submitted to and approved in writing by the Local Planning Authority. The strategy shall include surface water storage/attenuation for the 1 in 100 year storm event with a 40% allowance for climate change and greenfield run-off rates.

4. Materials

No development shall commence until details and samples of the materials to be used for all the external finishes of the development hereby approved, including all external walls, all roofs, doors, windows, fascias, rainwater and foul drainage goods, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and samples.

5. Highway Works

No unit shall be occupied until the modified access and egress arrangements for that unit, as shown in principle on the revised approved drawings F22002/02, 03, 04, 05, has been completed in full.

6. Car Parking

The development hereby approved shall not be occupied until the new on-site car parking spaces and manoeuvring areas have been constructed and laid out in

accordance with the approved drawings. The vehicular access and onsite car parking spaces and manoeuvring areas shall be retained at all times thereafter unless otherwise agreed in writing by the Local Planning Authority.

7. EV charging points

The development hereby approved shall not be occupied until 20% active electric vehicle charging points and 80% passive vehicle charging points have been provided in accordance with the approved drawings. The electric charging infrastructure shall be retained at all times thereafter.

8. BREEAM Certificate

The development shall be constructed to the BREEAM Very Good standard. No part of the development hereby approved shall be occupied until a post-completion certificate to certify that the BREEAM Very Good standard has been achieved has been submitted to and approved in writing by the Local Planning Authority.

9. Plant and equipment

No plant or equipment that generates sound shall be installed to Unit 4 of the development until full details and specification of the equipment have been submitted to and approved in writing by the Local Planning Authority. The details shall include an assessment of the plant/equipment carried out by a suitably qualified and competent acoustic consultant to consider the potential impact on existing and future residents adjacent to the site. The details shall also include a specification of what design criteria needs to be included to the specification of the plant and its mounting on the buildings, to minimise any potential disturbance. The assessment shall include any other appropriate noise mitigation measures. All plant and equipment shall be installed as approved and no plant or equipment shall be brought into operation until any approved mitigation measures have been installed.

10. Soft and hard landscaping

No part of the development shall be occupied until full details of both hard and soft landscaping works, including details of all existing trees to be retained, trees and soft landscaping to be planted, any other arboricultural works to be carried out, details of any changes to ground levels around the building, all pathways, all hard surfacing, amenity areas/paving and boundary treatments, have been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include native planting and set out biodiversity enhancements. The approved landscaping scheme, with the exception of the planting, shall be completed prior to any occupation of the development. Any proposed planting shall be completed not later than the first available planting and seeding season after completion of the development. Any new trees or plants 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.

11. Refuse, recycling and cycle stores

The refuse, recycling and cycle storage shall be constructed and installed in accordance with the approved drawings and made available for use prior to the occupation of any part of the development. The storage shall be secure, covered and well-lit and retained as approved at all times thereafter.

12. Travel Plan

At least 3 months prior to the first occupation of the approved development a Travel Plan Statement for the site shall be submitted to and approved in writing by the Local Planning Authority. The approved Travel Plan Statement shall be implemented in accordance with the timetable and target contained therein and shall continue to be implemented as long as any part of the development is occupied subject to approved modifications agreed by the Local Planning Authority in consultation with the Highway Authority as part of the annual review.

13. Surface water run off

Prior to the first use of the development hereby permitted, arrangement shall be made for surface water from the proposed development to be intercepted and disposed of separately so that it does not discharge onto the highway carriageway.

14. Use classes B2, B8 or E(g) only

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), and any subsequent legislation that amends or supersedes this Order, the floorspace hereby approved shall only be used for purposes within Use Classes B2, B8 or E(g)(ii) and (iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended), unless otherwise agreed in writing by the Local Planning Authority.

Chair

The Meeting started at 7.00pm
and finished at 9.10pm