

DEVELOPMENT MANAGEMENT COMMITTEE

5 MARCH 2024

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

Also present: James Cohen, Developer
Councillor Mark Hofman

Officers: Development Management Lead
Development Management Manager
Principal Planning Officer (AC)
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.

34 **APOLOGIES FOR ABSENCE**

No apologies were received.

35 **DISCLOSURE OF INTERESTS**

There were no disclosures of interest.

36 **MINUTES**

The minutes from the meeting on 6 February 2024 were approved and signed.

37 **23/01083/FULM - 40 STRATFORD ROAD, WATFORD, WD17 4NZ**

The Principal Planning Officer delivered his report and the update sheet that had previously been circulated to the membership and speakers.

The Chair thanked the officer, and asked if the chimneys shown on the plans were decorative or active. It was confirmed by the Principal Planning Officer that they were decorative.

The Chair then invited James Cohen to speak in favour of the application.

Mr. Cohen stated that he had sought to develop three high quality unique family homes, which would have generous inside and outside spaces. He continued to say that while they had considered flats and smaller developments, they had decided on the current proposal when they factored in the local housing need, the heritage of the area as well as the proximity to listed buildings. In his opinion it would enhance the area, while being modern but also respecting the heritage. This would minimise impact of neighbouring properties and amenities. There would be minimal impact on highways using existing access and had been deemed safe by highways with no additional dangers created. Only one new dropped kerb would be created and none of the units would be allowed to seek on-street parking permits in the future avoiding, any future issues with parking.

The Chair thanked Mr. Cohen and invited Councillor Hofman to speak.

Councillor Hofman noted this was the fourth time a proposal had been proposed for the site. He stated that there had been dozens of objections, and that local residents had been caused anxiety as a result of this potential development and that it would result in a loss of privacy to them. He further stated that the house currently occupying the plot was of local significance and its loss would damage the heritage of the area. Councillor Hofman believed that it would be dangerous with vehicles pulling in or out of the drive. Residents appreciated the presence of the range of mature trees which would be lost if the development were to go ahead, furthermore, he stated that there would also be a significant loss of light to Yorke Gate. He finished by stating that it was an aggressive development that would undermine the quality and character of the local area.

The Chair thanked Councillor Hofman and highlighted a few discrepancies. Firstly; that in relation to the access being considered dangerous by Councillor Hofman, Highways did not share this opinion and were experts on the matter. He also clarified that there had only been thirteen objections received, not dozens. He also voiced the opinion that if it was worth preserving it would be on the list of buildings of interest. Finally, he stated that the committee must respond to facts and evidence and that he could see no reason why the

committee would not approve three large family homes in an area of large family homes. He then invited the committee to comment.

The committee welcomed the design. There was a general feeling that three new family homes would be of great benefit to the area. They could not see any real harm to any of the neighbours or find any reason to refuse and believed it was in keeping with the character of the area.

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

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

RESOLVED –

That planning permission be granted subject to the following conditions.

Conditions:

Section 106 Heads of Terms

(i) The sum of £350 (three hundred and fifty pounds) towards the Council's administrative and monitoring costs; and

(ii) The sum of £2,000 (two thousand pounds) towards the variation of the Borough of Watford (Controlled Parking Zones) (Consolidated) Order 2023 to exclude future residents of the Development from entitlement to resident and visitor parking permits for the controlled parking zone in Zone D as defined by that order in accordance with paragraph 11.58 of the Watford Local Plan 2021-2038.

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:

040ST-A-01-001

040ST-A-01-002

040ST-A-02-001

040ST-A-02-002

040ST-A-03-001

040ST-A-03-002

040ST-A-03-003

040ST-A-03-004

040ST-A-05-001

040ST-A-05-002
040ST-A-06-001
040ST-A-06-002
040ST-A-06-003
040ST-A-06-004
040ST-A-01-001 Rev: 3
040ST-A-01-002 Rev: 3
040ST-A-02-101 Rev: 3
040ST-A-02-102 Rev: 3
040ST-A-02-103 Rev: 3
040ST-A-02-104 Rev: 3
040ST-A-03-101 Rev: 3
040ST-A-03-102 Rev: 3
040ST-A-03-103 Rev: 3
040ST-A-03-106 Rev: 3
040ST-A-05-101 Rev: 3
040ST-A-05-102 Rev: 3
040ST-A-06-101 Rev: 3
040ST-A-06-102 Rev: 3
040ST-A-06-103 Rev: 3
040ST-A-06-104 Rev: 3
001
TRK01 (1)
L-200

3. Materials

No development above ground level shall be carried out until full details 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.

4. Detailed drawings

No development above ground level shall be carried out until detailed section drawings of the external elevations of the proposed dwellings, including walls/brick detailing, door and window reveals, cills, gable edges, parapets/eaves design and 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.

5. Accessible Dwellings

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.

6. Water efficiency

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.

7. Permitted development rights removed

Notwithstanding the provisions of Article 3, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (or any modification or re-enactment thereof), no enlargements of a dwellinghouse permitted under Classes A or B or the provision of hard surfaces permitted under Class F shall be carried out or constructed without the prior written permission of the Local Planning Authority.

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23/01101/VARM - 50 CLARENDON ROAD, WATFORD, WD17 1TX

The Principal Planning Officer delivered his report to the committee.

The Chair thanked the officer and noted that there were no speakers for or against the application and invited any councillors who wished to comment to do so.

Some members felt that that was a material change in the loss of two-bedroom flats in favour of one-bedroom flats, however it was not believed that this constituted a reason to refuse the application.

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:

Conditions

1. Time Limit

The development hereby permitted shall be begun before 26th September 2026.

2. Approved Drawings and Documents

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

21473-CW-XX-A-DW-0201-P00; 0202-P00; 0203-P00; 0204-P00; 0210-P00; 0211-P00; 0220-P00; 0221-P00; 0301-P00; 0302-P00; 0303-P03; 0304-P00; 21473-CW-XX-B1-A0310-P13; 00-A-0311-P12; 01-A-0312-P10; 02-A-0313-P09; 03-A-0314-P09; 04-A-0315-P10; 05-A-0316-P11; 07-A-0318-P07; 08-A-0319-P10; 17-A-0328-P11; 20-A-0331-P08; ZZ-A-0350-P09; 0351-P05; 0352-P06; 0353-P07; 0360-P04; 0361-P03; 0362-P03; 0363-P01; XX-A-0370-P03; 0341-P02; 0342-P01; 0343-P01; 0344-P01; 0345-P01.

3. No development, including demolition, shall commence until a Demolition Environmental Management Plan (DEMP) has been submitted to, and approved in writing by, the Local Planning Authority. The DEMP must include details of:

- a) demolition vehicle numbers, type, routing;
- b) access arrangements to the site;
- c) traffic management requirements;
- d) demolition and storage compounds (including areas designated for car parking, loading / unloading and turning areas);
- e) siting and details of wheel washing facilities;
- f) cleaning of site entrances, site tracks and the adjacent public highway;
- g) timing of demolition activities (including delivery times and removal of waste) and to avoid school pick up/drop off times;
- h) provision of sufficient on-site parking duplication;
- i) where works cannot be contained wholly within the site, a plan should be submitted showing the site layout on the highway including extent of hoarding, pedestrian routes and remaining road width for vehicle movements;
- j) all air quality mitigation measures consistent with the Air Quality Assessment, dated 23 June 2022.

Thereafter the demolition of the development shall only be carried out in accordance with the approved DEMP.

4. No development shall commence until an assessment of the risks posed by any contamination has been submitted to, and approved in writing by, the Local Planning Authority. This Risk Assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with BS10175:

Investigation of potentially contaminated sites - Code of Practice and the Environment Agency's Model Procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard and Model Procedures if replaced), and shall assess any contamination on the site, whether or not it originates on the site. The Assessment shall include:

- a) a survey of the extent, scale and nature of contamination;
- b) the potential risks to:

- human health;
- property (existing or proposed) including buildings, crops,
- livestock, pets, woodland and service lines and pipes;
- adjoining land;
- ground waters and surface waters;
- ecological systems; and,
- archaeological sites and ancient monuments

5. (A) No development shall take place where (following the Risk Assessment) land affected by contamination is found which poses risks identified as unacceptable in the Risk Assessment, until a detailed Remediation Scheme has been submitted to, and approved in writing by, the Local Planning Authority. The Scheme shall include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. The Scheme shall be sufficiently detailed and thorough to ensure that upon completion the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to its intended use.

(B) The approved Scheme shall be carried out and upon completion a Verification Report by a suitably qualified contaminated land practitioner shall be submitted to, and approved in writing by, the Local Planning Authority before the development is occupied.

6. No development shall take place, excluding any demolition, until a detailed Surface Water Drainage Scheme (SWDS) for the site, including the details below based on the approved drainage strategy and sustainable drainage principles, has been submitted to, and approved in writing by, the Local Planning Authority. The SWDS must include:

- a) a fully detailed drainage strategy showing all SUDS/drainage features, manholes and pipes, demonstrating how the entire site will be drained including the access roads, basement ramp, roof surfaces and shared/communal areas;
- b) detailed network calculations (informed by FEH2022 rainfall data) for all rainfall events up to and including the 1 in 100 year + 40% climate change storm, including half drain down times;
- c) further consideration of the proposed discharge rate to determine if a restriction to greenfield runoff rates (or as close as is practicable) is feasible;
- d) further consideration of the feasibility of SUDS features such as permeable paving, tree pits, rain gardens and swales to promote open, multifunctional SUDS in preference to below-ground storage;
- e) a detailed assessment of how runoff quality treatment will be provided

on site for drainage from roads and parking, through the use of SUDS features;

f) detailed ground investigations to confirm the height of groundwater on site, in consideration of the proposed basement parking and belowground drainage features such as attenuation tanks;

g) detailed engineered drawings of the proposed SUDS features including cross section drawings, their size, volume, depth and any inlet and outlet features including any connecting pipe runs; and,

h) identification of the exceedance flow paths for surface water for events greater than the 1 in 100 year +40% climate change storm.

The SWDS shall subsequently be implemented in accordance with the approved details before the development is completed.

7. Development shall not commence until details and a Method Statement for interim and temporary drainage measures during the demolition and construction phases have been submitted to, and approved in writing by, the Local Planning Authority. This information shall provide full details of who will be responsible for maintaining such temporary systems and demonstrate how the site will be drained to ensure there is no increase in the off-site flows, nor any pollution, debris and sediment to any receiving watercourse or sewer system. Where temporary discharges to a sewer are proposed, written confirmation from the sewer owner that these have been accepted shall be provided. The site works and construction phase shall thereafter be carried out in accordance with approved Method Statement.

8. No development, excluding demolition, shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to, and approved in writing by, the Local Planning Authority.

The CEMP must 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) siting and details of wheel washing facilities;

f) cleaning of site entrances, site tracks and the adjacent public highway;

g) timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times;

h) provision of sufficient on-site parking prior to commencement of construction activities;

i) post construction restoration/reinstatement of the working areas and temporary access to the public highway;

j) where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent

of hoarding, pedestrian routes and remaining road width for vehicle movements;

k) all air quality mitigation measures consistent with the Air Quality Assessment, dated 23 June 2022.

Thereafter the construction of the development shall only be carried out in accordance with the approved CEMP.

9. No works above slab level shall commence until a detailed scheme for the off-site highway improvement works has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall reflect drawing Ref 21473-CW-XX-A-0311 Rev P12 but be updated to provide continuous footway crossover at the proposed access on St John's Road. Prior to first occupation of the development, the highways works shall be completed in accordance with the approved details.

Reason: To ensure appropriate walking infrastructure, pursuant to Policies ST11.1, ST11.3 and ST11.4 of the Watford Local Plan 2021-2038.

10. Prior to first occupation of the development, a Car Parking Management Plan (CPMP) shall be submitted to, and approved in writing by, the Local Planning Authority. The CPMP must include details of:

- a) car parking allocation and distribution;
- b) the operation, management, and implementation scheme for the car club, including a minimum of five car club spaces and cars to be provided prior to first occupation of any residential unit, and to be retained for a minimum period of five years;
- c) methods to prevent on-site car parking outside of the designated spaces, including inappropriate parking within the layby; Page 30
- d) a timetable for agreement of a monitoring plan regarding the implementation of the CPMP; and,
- e) the provision of active EV charging spaces and chargers (at minimum 20%) and confirmation that all other spaces provide passive infrastructure.

11. No external facing materials shall be installed on the development until samples of all external facing materials have been submitted to, and approved in writing by, the Local Planning Authority. This shall include obscure glazing to the two windows for the gym nearest the north east corner of the courtyard. The relevant works shall thereafter be carried out in accordance with the approved details.

12. Prior to first occupation of the development, details of both hard and soft landscape works shall have been submitted to, and approved in writing by, the Local Planning Authority. These details must include:

- a) the roof gardens including irrigation systems;
- b) hardstanding areas;
- c) soft landscaping including tree planting;

- d) boundary treatments;
- e) the children's play area;
- f) external lighting;
- g) an extended terrace to Flat Nu G.1; and,
- h) a Landscape Management and Maintenance Plan.

The hard landscaping works shall be carried out in accordance with the approved details prior to first occupation of the development. The soft landscaping works shall be carried out in accordance with the approved details 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.

13. No dwelling shall be first occupied until the bin storage has been provided for the use of residents, in accordance with the approved drawings. These facilities shall be retained at all times for the use of the residential occupiers of the dwellings.

14. No part of the office floorspace shall be first occupied until the bin storage has been provided for the use of staff and visitors, in accordance with the approved drawings. These facilities shall be retained at all times for the use of the office occupiers.

15. No dwelling shall be first occupied until full details of the cycle storage for the residential occupiers has been submitted to, and approved in writing by, the Local Planning Authority. Details must include a security scheme for the parking of cycles and the type of cycle stands must also be clarified. The storage approved under this condition shall be installed and made available for use prior to the first occupation of any dwelling and shall be retained at all times for cycle storage only and shall not be used for any other purpose.

16. No part of the office floorspace shall be first occupied until full details of the cycle storage for the office occupiers has been submitted to, and approved in writing by, the Local Planning Authority. Details must include a security scheme for the parking of cycles and the type of cycle stands must also be clarified. The storage approved under this condition shall be installed and made available for use prior to the first occupation of any part of office floorspace and shall be retained at all times for cycle storage only and shall not be used for any other purpose.

17. No part of the development shall be first occupied until details of the proposed energy saving and renewable energy measures have been submitted to, and approved in writing by, the Local Planning Authority. The measures shall be based on those set out in the Energy and Sustainability Statement, dated

March 2022. Thereafter the construction of the development shall only be carried out in accordance with the approved details.

18. No dwelling shall be first occupied until the recommendations of the Noise Assessment, dated 8 February 2023, have been implemented and/or undertaken in full.

19. The residential development hereby approved shall not be first occupied until details have been submitted to, and approved in writing by, the Local Planning Authority to confirm that the dwellings have been completed to meet the water efficiency requirement of 110 litres of water per person per day.

20. The office premises shall not be first occupied until a scheme to obscure the glazing of some of the windows in the eastern elevation of offices has been submitted to, and approved in writing by, the Local Planning Authority. The offices shall not be first occupied until the scheme, as approved, has been carried out in full, and it shall be retained thereafter.

21. Prior to first occupation of the development, a detailed Verification Report, appended with substantiating evidence demonstrating the approved construction details and specifications have been implemented in accordance with the Surface Water Drainage Scheme, has been submitted to, and approved in writing by, the Local Planning Authority.

The Verification Report shall include photographs of excavations and soil profiles/horizons, any installation of any surface water structure and control mechanism, as well as the following:

- a) provision of a complete set of as built drawings for site drainage;
- b) a management and maintenance plan for the SUDS features and drainage network; and,
- c) arrangements for adoption and any other measurements to secure the operation of the scheme throughout its lifetime including name and contact details of any appointed management company.

For observation

22. The offices premises shall be used only as for offices within Classes E (g)(i) and shall be used for no other purpose.

23. Any contamination that is found during the course of construction of the development that was not previously identified shall be reported immediately to the Local Planning Authority. Development on the part of the site affected shall be suspended and a Risk Assessment carried out and submitted to, and approved in writing by, the Local Planning Authority. Where unacceptable risks are found, remediation and verification schemes shall be submitted to, and approved in

writing by, the Local Planning Authority. These approved schemes shall be carried out before the development is resumed or continued.

24. The development shall be undertaken in accordance with the Drainage Strategy and SuDS Assessment, dated 18 March 2022, and must include the following measures:

- a) a safe vehicular and pedestrian access through creation of an evacuation plan to ensure vehicular access is maintained for emergency services; and,
- b) finished floor levels should be 300mm above the flood level of the 100 year plus climate change event.

Chair

The Meeting started at 7.00 pm
and finished at 7.40 pm