

PART A	
Report of: <b>DEVELOPMENT MANAGEMENT SECTION HEAD</b>	
Date of Committee	<b>29<sup>th</sup> October 2015</b>
Site address:	<b>The Parade High Street Watford WD17 1GB</b>
Reference Number :	<b>15/01045/FUL</b>
Description of Development:	<b>Use of highway land for Christmas Market between 19<sup>th</sup> November - 3<sup>rd</sup> January annually</b>
Applicant:	<b>WMC Retail Partners</b>
Date received:	<b>28<sup>th</sup> July 2015</b>
8 week date (minor):	<b>22<sup>nd</sup> September 2015</b>
Agreed extended deadline:	<b>30<sup>th</sup> October 2015</b>
Ward:	<b>Central</b>

## **SUMMARY**

Full planning permission is sought for use of The Parade between the Exchange Road flyover and Clarendon Road for an annual Christmas Market between 19<sup>th</sup> November – 3<sup>rd</sup> January. The proposed market would be positioned in the area currently occupied by casual market stalls for New Watford Market.

The existing market traders have raised concerns about the displacement of the casual market stalls as a result of the proposed location of the Christmas Market stalls. However, in assessing this planning application only the proposed land use can be considered rather than who operates the use. The use of the land for a Christmas Market is acceptable in terms of its siting, appearance and highway impact. The issue in relation to the displacement of the casual market stalls for the duration of the Christmas Market is a matter between the market traders and the market operator. The pitches on The Parade are offered on casual licenses rather than permanent licenses, therefore there is no legal

basis to prevent the re-location of the casual market stalls. Notwithstanding this, the Projects team has commented that pitches will be available to casual traders between the Exchange Road flyover and Bentine Lane – in the location approved in planning application 14/01519/FUL.

The Development Management Section Head recommends that planning permission be granted as set out in the report, subject to conditions.

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## **BACKGROUND**

### **Site and surroundings**

The application site relates to the section of The Parade between the Exchange Road flyover and the junction with Clarendon Road, and land to the rear of the shopping frontage in Wellstones. The application site is located in the town centre and is within the Primary Shopping Area, as identified in Figure 6 of the Watford Local Plan Core Strategy 2006-31.

The Parade is fully pedestrianised and has been subject of recent improvement works, involving the installation of new hard surfacing and a reduction in the amount of street furniture. Conditional planning permission was granted in August 2014 (ref: 14/00861/FUL) for an outdoor market, including casual market stalls in The Parade between the Exchange Road flyover and the junction with Clarendon Road. The Christmas Market stalls proposed in the current application would occupy the space currently used by the casual market stalls, which means that the casual market stalls would be moved position for the duration of the Christmas Market. The Projects team within the Regeneration & Development department has stated that the casual market stalls would be positioned between the Exchange Road flyover and Bentine Lane in the area granted approval under planning application reference 14/01519/FUL.

Wellstones provides vehicular access to the rear of the buildings in the High Street. The

only road markings consist of double yellow lines. Wellstones is accessed from Market Street. It is proposed to house 2no. containers and 1no. cooling unit, each measuring 6.1m by 2.4m, on the carriageway of Wellstones along with a caravan and generator.

The nearest residential properties to the application site are listed below:

Flats 1 – 4, 38 High Street (granted conditional planning permission November 2012 under reference 12/00959/FUL).

Flats 1-6, 9 the Parade High Street (granted conditional planning permission January 2011 under reference 10/01145/FUL).

Flats 1-9, 18-24 The Parade High Street (prior approval not required April 2014 reference 14/00214/JPD).

The application site is not within a designated conservation area. The Civic Core Conservation Area is located on the other side of the Exchange Road flyover. No. 14 – 16 The Parade is a nearby statutory listed building and there are also a number of locally listed buildings close to the application site.



Aerial view of site.

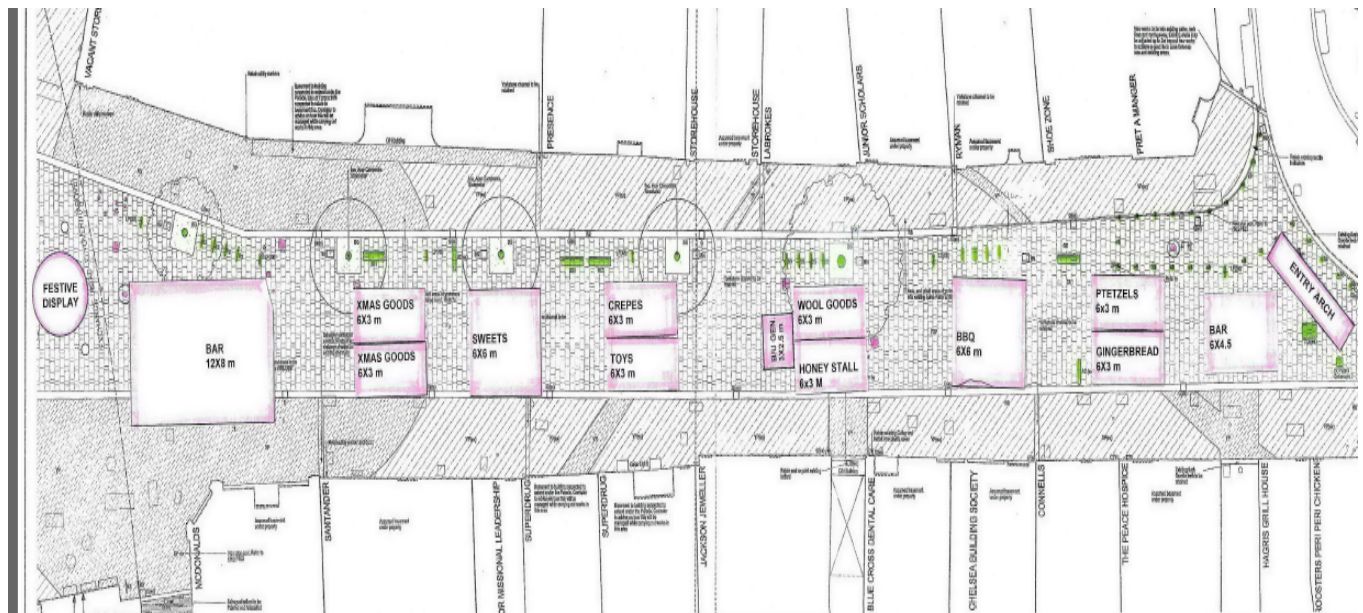
### **Proposed development**

The application proposes the use of highway land for an annual Christmas Market between 19<sup>th</sup> November - 3<sup>rd</sup> January. The market stalls would be positioned on The Parade between the Exchange Road flyover and the junction with Clarendon Road.

The stalls would be Bavarian style wooden chalets – similar to those used at Winter Wonderland in Hyde Park, London. The stalls would be constructed from 9<sup>th</sup> November and de-rigged from 4<sup>th</sup> – 10<sup>th</sup> January.

The stalls vary in size, however none would exceed 3.5m in height. The footprint of the stalls generally measure 6m by 6m and they would be positioned in the central section of The Parade. There would be two bars at each end of the Christmas Market. The bar adjacent to the Exchange Road flyover would be the largest – measuring 12m x 8m. The stalls would all have flooring and would not be fixed to the pavement.

There would be 1no. generator in The Parade (measuring 3m x 2.5m) and 1no. generator in Wellstones (measuring 5m x 2.5m). It is also proposed to house 2no. containers and 1no. cooling unit, each measuring 6.1m by 2.4m, on the carriageway of Wellstones along with a caravan.



Proposed site plan.



Photograph of proposed Christmas Market stall.

### **Relevant planning history**

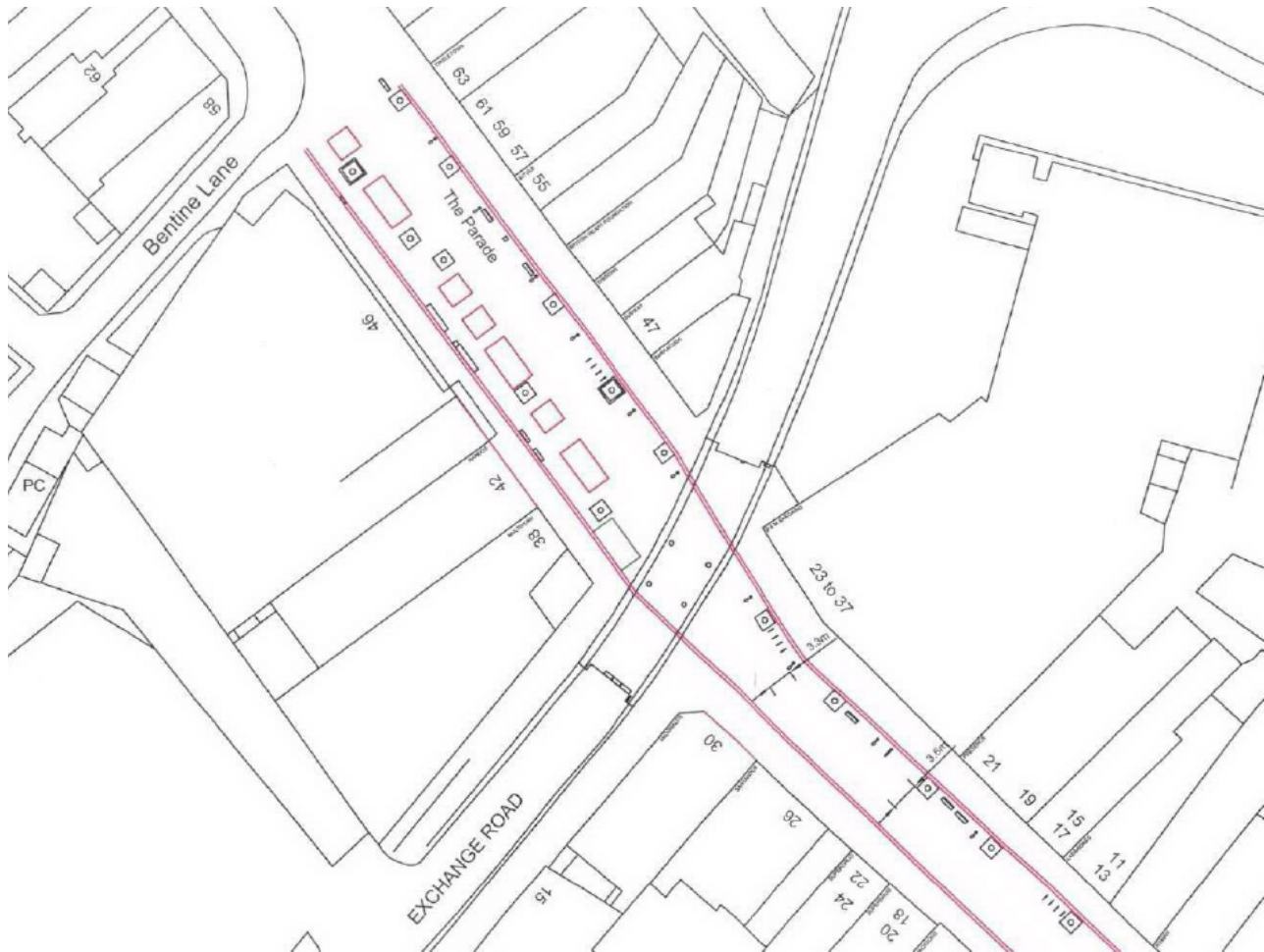
The following planning history is relevant to this application:

**14/00861/FUL** - Change of use from car parking to a mixed retail use covered outdoor market comprising fixed stalls under a steel and fabric canopy and portable market stalls in High Street, including arrangements for servicing and access from Watford House Lane and Beechen Grove. Conditional Planning Permission. August 2014.



Approved siting of casual market stalls – planning application 14/00861/FUL.

**14/01519/FUL** - Use of highway for market with portable stalls in the section of The Parade between the Exchange Road flyover and Bentine Lane. Conditional Planning Permission. December 2014.



Approved siting of casual market stalls between Exchange Road flyover and Bentine Lane – planning application 14/01519/FUL.

### **Relevant Policies**

#### **National Planning Policy Framework (NPPF)**

Paragraph 17 Core planning principles

Section 1 Building a strong, competitive economy

Section 2 Ensuring the vitality of town centres

Section 4 Promoting sustainable transport

Section 7 Requiring good design

Section 10 Meeting the challenge of climate change, flooding and coastal change

Section 11 Conserving and enhancing the natural environment

Section 12 Conserving and enhancing the historic environment



## **Hertfordshire Waste Core Strategy and Development Management Policies**

### **Document 2011-2026**

- 1 Strategy for the Provision of Waste Management Facilities
- 1A Presumption in Favour of Sustainable Development
- 2 Waste Prevention and Reduction
- 9 Sustainable Transport
- 10 Climate Change
- 13 Road Transport & Traffic

### **Hertfordshire Minerals Local Plan Review 2002-2016**

No relevant policies.

### **Watford Local Plan: Core Strategy 2006-31**

WBC1 Presumption in favour of sustainable development

SS1 Spatial Strategy

SPA1 Town Centre

SD1 Sustainable Design

TLC1 Retail and Commercial Leisure Development

T2 Location of New Development

T3 Improving Accessibility

T4 Transport Assessments

UD1 Delivering High Quality Design

UD2 Built heritage Conservation

### **Watford District Plan 2000 (saved policies)**

SE7 Waste Storage, Recovery and Recycling in New Development

SE22 Noise

SE23 Light Pollution

T21 Access and Servicing

T22 Car Parking Standards

U15 Buildings of Local Interest

U17 Setting of Conservation Areas

### **Supplementary Planning Guidance**

Watford Character of Area Study

Watford Town Centre Streetscape Design Guide

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## **CONSULTATIONS**

### **Neighbour consultations**

Neighbour letters were sent to the following properties:

Flat 6, 9 The Parade High Street, Watford, WD17 1LQ

Flat 5, 9 The Parade High Street, Watford, WD17 1LQ

Flat 4, 9 The Parade High Street, Watford, WD17 1LQ

Flat 2, 9 The Parade High Street, Watford, WD17 1LQ

Flat 1, 9 The Parade High Street, Watford, WD17 1LQ

5 The Parade High Street, Watford, WD17 1LQ,

3 The Parade High Street, Watford, WD17 1LQ,

1 The Parade High Street, Watford, WD17 1LQ,

23 - 33 The Parade High Street, Watford, WD17 1LQ,

Flat 9, 18 - 24 The Parade High Street, Watford, WD17 1AA

Flat 8, 18 - 24 The Parade High Street, Watford, WD17 1AA

Flat 7, 18 - 24 The Parade High Street, Watford, WD17 1AA

Flat 6, 18 - 24 The Parade High Street, Watford, WD17 1AA

Flat 5, 18 - 24 The Parade High Street, Watford, WD17 1AA

Flat 4, 18 - 24 The Parade High Street, Watford, WD17 1AA

Flat 3, 18 - 24 The Parade High Street, Watford, WD17 1AA

First Floor And Second Floor, 2 - 4 The Parade High Street, Watford, WD17 1AA

6 The Parade High Street, Watford, WD17 1AA,

First Floor, 14 The Parade High Street, Watford, WD17 1AA  
19 - 21 The Parade High Street, Watford, WD17 1LQ,  
15 - 17 The Parade High Street, Watford, WD17 1LQ,  
9 The Parade High Street, Watford, WD17 1LQ,  
11 - 13 The Parade High Street, Watford, WD17 1LQ,  
30 - 34 The Parade High Street, Watford, WD17 1EA,  
22 - 24 The Parade High Street, Watford, WD17 1AA,  
2 - 4 The Parade High Street, Watford, WD17 1AA,  
8 The Parade High Street, Watford, WD17 1AA,  
14 The Parade High Street, Watford, WD17 1AA,  
Flat 1, 18 - 24 The Parade High Street, Watford, WD17 1AA  
Flat 2, 18 - 24 The Parade High Street, Watford, WD17 1AA  
16 The Parade High Street, Watford, WD17 1AA,  
10 The Parade High Street, Watford, WD17 1AA,  
Flat 3, 9 The Parade High Street, Watford, WD17 1LQ  
The Moon Under Water, 44 High Street, Watford, WD17 2BS  
Next 2 Choice, 46 High Street, Watford, WD17 2BS  
42 High Street, Watford, WD17 2BS,  
1 Wellstones, Watford, Hertfordshire, WD17 2AE  
Units 8 And 9, Watford Market, Watford House Lane, Watford  
Units 6 And 7, Watford Market, Watford House Lane, Watford  
Units 42 And 43, Watford Market, Watford House Lane, Watford  
Units 38 And 39, Watford Market, Watford House Lane, Watford  
Units 31 And 32, Watford Market, Watford House Lane, Watford  
Units 10 And 11, Watford Market, Watford House Lane, Watford  
Units 1 And 2, Watford Market, Watford House Lane, Watford  
Unit 5, Watford Market, Watford House Lane, Watford  
Unit 41, Watford Market, Watford House Lane, Watford  
Unit 40B, Watford Market, Watford House Lane, Watford  
Unit 40A, Watford Market, Watford House Lane, Watford  
Unit 40, Watford Market, Watford House Lane, Watford

Unit 4, Watford Market, Watford House Lane, Watford  
Market Office, Watford Market, Watford House Lane, Watford  
Unit 37, Watford Market, Watford House Lane, Watford  
Unit 36, Watford Market, Watford House Lane, Watford  
Unit 35, Watford Market, Watford House Lane, Watford  
Unit 34, Watford Market, Watford House Lane, Watford  
Unit 33, Watford Market, Watford House Lane, Watford  
Unit 30, Watford Market, Watford House Lane, Watford  
Unit 3, Watford Market, Watford House Lane, Watford  
Unit 27, Watford Market, Watford House Lane, Watford  
Unit 25, Watford Market, Watford House Lane, Watford  
Units 28 And 29, Watford Market, Watford House Lane, Watford  
Units 6 And 7, Watford Market, Watford House Lane, Watford  
Unit 18, Watford Market, Watford House Lane, Watford  
Unit 19, Watford Market, Watford House Lane, Watford  
Units 12 And 13, Watford Market, Watford House Lane, Watford  
Unit 15, Watford Market, Watford House Lane, Watford  
Unit 22, Watford Market, Watford House Lane, Watford  
Unit 23, Watford Market, Watford House Lane, Watford  
Unit 24, Watford Market, Watford House Lane, Watford  
Unit 4, Watford Market, Watford House Lane, Watford  
26 The Parade , High Street, Watford, WD17 1AA  
42 The Parade High Street, Watford, WD17 1AZ,  
46 The Parade High Street, Watford, WD17 1AY,  
4 Palace View, 38 High Street, Watford, WD17 2BS  
3 Palace View, 38 High Street, Watford, WD17 2BS  
2 Palace View, 38 High Street, Watford, WD17 2BS  
1 Palace View, 38 High Street, Watford, WD17 2BS  
38A High Street, Watford, WD17 2BS,  
40 High Street, Watford, WD17 2BS,

The following is a summary of the representations that have been received:

Number of original notifications: 79  
Number of objections: 17  
Number in support: 0  
Number of representations: 0  
TOTAL REPRESENTATIONS: 17

Neighbour letters were originally sent on 4<sup>th</sup> August 2015 and 17 letters of objection were received. The applicant subsequently amended the red edge on the location plan to include land within Wellstones, therefore additional properties were notified. New neighbour letters were sent on 29<sup>th</sup> September 2015 with an expiry date of 20<sup>th</sup> October 2015 for any additional representations.

The points that have been raised are summarised and considered in the table below.

Representations	Officer's response
Object to the proposed Christmas Market being positioned where the regular market is held.  The Christmas Market should be positioned further up the High Street linking the ice rink with the current market, and therefore not affecting the regular traders' pitches, but at the same time achieving the objective of driving footfall up the High Street and through the container market.  You're taking trade away from people	The concern from existing market traders in relation to the Christmas Market being positioned where the existing casual stalls are located is acknowledged. However, in assessing this planning application only the proposed land use can be considered rather than who operates the use. The use of the land for a Christmas Market is acceptable in terms of its siting, appearance and highway impact. The issue in relation to the displacement of the casual market stalls for the duration of the

who support the local area 365 days a year with business tax, water rates, market licence. When you let outside market businesses come and take the area where we have sold from the past six months, we lose our customers because they think we are not trading. We have put money into the Watford community and are liked by the community who are disgusted with the way your organisation is treating local hardworking people. We understand that other markets need to be added but we would like to be included, not just pushed away.

Most of us are struggling in our new home and so some of us have been forced to also trade on the high street. There are also now many established permanent street traders who trade every day rain or shine. By allocating the best pitches to "outside" traders at the most profitable time of year and effectively forcing the regular and permanent traders to either give up or move to a less desirable position is unjust, unfair and counter productive, given the specialist markets are supposed to boost trade.

Christmas Market is a matter between the market traders and the market operator.

The Projects team has commented that the pitches on The Parade are offered on casual licenses rather than permanent licenses, therefore there is no legal basis to prevent the re-location of the casual market stalls. Notwithstanding this, the Projects team has commented that pitches will be available to casual traders between the Exchange Road flyover and Bentine Lane – in the location approved in planning application 14/01519/FUL.

We are not against a Christmas specialist market but object to its positioning when it affects the current traders livelihoods.

Whilst moving traders just a few hundred yards may not seem like a big issue, the regular traders have worked hard throughout the year to establish a client base who know where to find them, many shoppers have a limited dwell time and if the desired trader is not in the normal position the likelihood is that they will either assume they are not there and shop elsewhere.

The specialist street markets were always supposed to compliment, enhance and act as a draw for the permanent local traders.

Under this current plan you are likely to further damage the container market as well as disrupt and affect the regular street traders.

The suggestion from us is to position the Christmas market further up the high street around the big skate site and leading down from there, effectively joining the current container and street market to this event space and

maximising the footfall through both (as people will be drawn up and through).	
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The Committee will be advised of any additional representations received after the date this report was written.

The applicant was notified on 20<sup>th</sup> August 2015 that they incorrectly filled in Certificate A on the application form. Certificate B should have been filled in and Hertfordshire County Council (as land owner) notified of the planning application. The applicant submitted Certificate B on 28<sup>th</sup> September 2015.

### **Site Notice**

2no. site notices were posted in The Parade and 1no. site notice was posted in Wellstones. The site notices were originally posted on 14<sup>th</sup> August 2015. New site notices were posted in the same locations on 29<sup>th</sup> September 2015 with an expiry date of 20<sup>th</sup> October 2015 for any additional representations.

### **Statutory consultations**

Hertfordshire County Council (Highway Authority)

*Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission.*

*Informative:*

*1. Please note that the stalls shall not encroach any further onto public highway land other than that shown on drawing number WCM/1B.*

*Reason: To ensure easy and unobstructed access for users of the footpath at this location.*



*2. Stalls shall be completely removable, freestanding, and not need any works to be carried out within the footpath in order to secure them.*

*Reason: to ensure that the footpath is maintained in an orderly manner, for the safety and convenience of footway users.*

*3. Stalls and all ancillary equipment shall be completely removed by 10<sup>th</sup> January.*

*Reason: To ensure that any potential disruption to pedestrian desire line and convenience in minimised.*

**COMMENTS:**

*The proposed use of highway land for Christmas Market between 19th November to 3rd January on The Parade High Street between Exchange Road flyover and Clarendon Road. The stalls for the market will be within the kerbed area of carriageway and will be clear of the pedestrian footpath. There will no threat to the safety of footway users. As such, the principle of the proposal is acceptable to the Highway Authority, subject to the above informatives.*

Hertfordshire Highways were contacted on 7<sup>th</sup> September 2015 for comments in relation to the siting of container/cooling units, a generator and a caravan in Wellstones.

Hertfordshire Highways provided the comments below on 8<sup>th</sup> September 2015:

*I understand that the double yellow ones will be suspended over lengths against which these items of equipment would be positioned. We are happy that the containers will be secured behind a Heras fencing screen. The resulting 'compound' will need to be licensed as it would be on public highway. Geoff thought that a hoarding licence might be the most appropriate route for that. The cables from the generator would clearly need to be secured and made safe from pedestrians and vehicles using the road.*

## Environmental Health

*Looking at the information provided, we have the following comments at this stage:*

- 1. The location of the generator to the rear of 38 and 38a High Street is in close proximity to 4 residential flats. The generator would be better sited in the location currently identified as the location of a caravan.*
- 2. Detail as to the sound output of the generator must be provided in order to understand the impact it would have on the surrounding area.*
- 3. Detail as to the sound output of the back up generator must also be provided. Additionally it would be useful to have an understanding of when the back up generator is planned on being used, e.g. just for emergency use should the main generator fail or more systematically when stalls are busy and demand for power is high.*
- 4. It may be appropriate to consider acoustic screens or barriers surrounding the generators. This would depend on the sound output of the generators as well as their final locations and planned usage.*

The applicant subsequently submitted information that the generators would be 'super silent' generators with a maximum sound level of 69dB. Environmental Health provided the following comments on 14<sup>th</sup> October:

*Having considered the additional information relating to the application I assume that the sound level being given is the sound power level for the generator.*

*With this assumption I have calculated the approximate sound level at the nearest noise sensitive receptor and this calculation has shown that if the generator has a sound power level of 69dB then the internal noise levels within the dwellings would comply with the internal noise levels as set out in BS 8233:2014. Therefore if permission is granted a condition limiting the maximum sound power level of any generator to 69dB should be attached.*

Hertfordshire Constabulary

*As regards designing out crime on the basis of information available I am content with the application.*

Licensing

*I have no specific comments to make.*

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**APPRAISAL**

In accordance with s.38 of the Planning and Compulsory Purchase Act 2004, the Development Plan for Watford comprises:

- (a) *Watford Local Plan: Core Strategy 2006-31 (adopted January 2013);*
- (b) *the continuing “saved” policies of the Watford District Plan 2000;*
- (c) *the Hertfordshire Waste Core Strategy and Development Management Policies Document 2011-2026; and*
- (d) *the Hertfordshire Minerals Local Plan Review 2002-2016.*

The main issues to be considered in the determination of this application are:

- (a) *land use*
- (b) *the impact on the amenity of the area*
- (c) *the impact on the residential amenities of neighbouring properties*
- (d) *traffic and pedestrian safety*
- (e) *security*

(a) land use

The existing market traders have raised concerns about the displacement of the existing casual market stalls as a result of the proposed location of the Christmas Market stalls. However, in assessing this planning application only the proposed land use can be considered rather than who operates the use. The use of the land for a Christmas Market

is acceptable in terms of its siting, appearance and highway impact. The issue in relation to the displacement of the casual market stalls for the duration of the Christmas Market is a matter between the market traders and the market operator. The pitches on The Parade are offered on casual licenses rather than permanent licenses, therefore there is no legal basis to prevent the re-location of the casual market stalls. Notwithstanding this, the Projects team has commented that pitches will be available to casual traders between the Exchange Road flyover and Bentine Lane – in the location approved in planning application 14/01519/FUL.

(b) the impact on the amenity of the area

The stalls would be Bavarian style wooden chalets – similar to those used at Winter Wonderland in Hyde Park, London. The sizes of the proposed stalls are appropriate as they would not appear excessively large in the street scene. Furthermore, the stalls would achieve an acceptable standard of appearance. It should also be taken into consideration that the stalls would be in place for a short period of the year and would not be a permanent fixture of the street scene.

The associated generator, containers/cooling unit and caravan in Wellstones would not have a significant impact on the visual amenity of the surrounding area. Wellstones is a service Road to the rear of the Primary Shopping Frontage and various paraphernalia associated with the commercial uses is evident. The temporary positioning of the ancillary equipment in Wellstones would not have a significant harmful impact on the character and appearance of the area.

(c) the impact on the residential amenities of neighbouring properties

The applicant has stated that the generators would be ‘super silent’ generators with a maximum sound level of 69dB. The Environmental Health department has calculated that based on the generators having a sound power level of 69dB, the internal noise levels within the nearest dwellings would comply with the internal noise levels as set out in BS 8233:2014. Therefore, the generators would be unlikely to cause noise and disturbance to

neighbouring properties. A condition should be attached to the grant of planning permission to restrict the sound power level of the generators to 69dB.

The application form states that music will be played in the 'bridge bar' which will be Christmas themed, the music will only be played within the bar area at a noise level that people can talk over, it will not be like a busy bar or nightclub, it will be festive background music to add to the atmosphere of the market. The application site is located in the town centre where some noise associated with town centre activities is to be expected. Notwithstanding this, given that the market stalls would close at the relatively early time of 10pm, it is not considered that there would be a significant adverse effect on the amenities of neighbouring residential properties.

Should the Council receive complaints about noise emitted from the market stalls this could be investigated under section 79 of the Environmental Protection Act 1990.

#### (d) traffic and pedestrian safety

The Highway Authority has commented that the proposed Christmas Market would not be detrimental to pedestrian safety. The proposed stalls are sufficiently spaced to allow circulation of pedestrians between the stalls. The Highway Authority has no objection to the siting of the generator, containers/cooling unit and caravan in Wellstones, however a license will be required because of its location on the public highway.

#### (e) security

There will be 24 hour security for both the Christmas Market area and the service area in Wellstones. Hertfordshire Constabulary have raised no objection to the proposed Christmas Market.

### **Conclusion**

The use of the land for a Christmas Market is acceptable in terms of its siting, appearance and highway impact. The proposal would result in the casual market stalls being moved to a different position for the duration of the Christmas Market, however, as discussed in the

report, this is not a material planning consideration. The Christmas Market would be unlikely to cause noise and disturbance to neighbouring residential properties. Accordingly, the Development Management Section Head recommends that the application should be approved, subject to conditions.

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### **Human rights implications**

The Local Planning Authority is justified in interfering with the applicant's Human Rights in order to alleviate any adverse effect on adjoining properties and their occupiers and on general public amenity. With regard to any infringement of third party Human Rights, these are not considered to be of such a nature and degree as to override the Human Rights of the applicant and therefore warrant refusal of planning permission.

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### **RECOMMENDATION**

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.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The annual Christmas Market use hereby approved shall not be operated outside the period 19<sup>th</sup> November – 3<sup>rd</sup> January and installation of the market stalls and ancillary equipment shall not commence before 9<sup>th</sup> November and shall be completely removed from the highway by 10<sup>th</sup> January, unless otherwise agreed in writing by the Local Planning Authority.

Reason: The Christmas Market is a seasonal event. The permanent siting of the market stalls on the highway would affect the visual amenity of the area and obstruct the highway.

3. No market stalls shall be open to members of the public before 11am or after 10pm, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities and quiet enjoyment of neighbouring residential properties pursuant to Policy SE22 of the Watford District Plan 2000.

4. The market stalls and ancillary equipment hereby approved shall not encroach any further onto public highway land other than that shown on drawing Nos. *WCM/1B and WCM/2/E*, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure easy and unobstructed access for users of the highway at this location.

5. The market stalls and ancillary equipment hereby approved shall be completely removable, freestanding, and not need any works to be carried out within the footpath in order to secure them.

Reason: To ensure that the footpath is maintained in an orderly manner, for the safety and convenience of highway users.

6. There shall be no storage of refuse bins, waste materials, boxes or packing cases on the highway, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual appearance of the site.

7. The sound power level of the generators shall not exceed 69dB, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities and quiet enjoyment of neighbouring residential properties pursuant to Policy SE22 of the Watford District Plan 2000.

8. The development shall be carried out in accordance with the details in the application form and following drawings, unless otherwise agreed in writing by the Local Planning Authority. The following drawings are hereby approved: Location plan; WCM/1B; and WCM/2/E.

Reason: For the avoidance of doubt as to what has been permitted and in the interests of proper planning.

#### **INFORMATIVES:**

1. A license is required under s115E of the Highways Act 1980, and this must be obtained from the Watford Borough Council licensing authority.
2. The storage of ancillary equipment in Wellstones will require a license from the Highway Authority. Further information is available via the website <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.

#### **Drawing Numbers**

Location plan

WCM/1B

WCM/2/E

Images of market stalls

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