

Brian Scott

From: Bee Zee college <beezee@live.co.uk>
Sent: 21 November 2017 16:39
To: Brian Scott; Mark Baraks; Bee
Subject: Re: Reference 824-825

Dear Mr Brian

Thanks for your email dated 13th and 21st. November 2017.
I am sorry due to my ill health I could not reply your email.

I confirm on behalf of Bee Zee Ltd., that we have no objection to the proposal subject to the conditions as agreed by landlord, and written in your email dated 13th November.

I also have spoken today with Mark manager of MJ MAPP confirming this. I have told him that you may can install the bollards after leaving the space for our disable lining as per the drawings provided to them.

If I could be any help to you, please do not hesitate to contact me.
With kind regards

Zafar Chishti
Bee Zee Ltd.

From: Brian Scott <Brian.Scott@watford.gov.uk>
Sent: 21 November 2017 14:21
To: Bee Zee college
Subject: FW: Reference 824-825

Dear Mr Chishti,
I don't appear to have received a response to my email of 13/11 (see below) regarding confirmation of the withdrawal of your objection to the proposed parking management scheme in Watford House Lane, subject to the amendments as set out in my initial email. I am anxious to conclude this issue so an early response would be appreciated.

Yours sincerely,
Brian Scott

Brian Scott
Traffic Engineer
Place Shaping & Performance
Watford Borough Council
Town Hall, Watford, WD17 3EX
01923 278081
watford.gov.uk



From: Brian Scott
Sent: 13 November 2017 14:23
To: 'Bee Zee college'
Subject: RE: Reference 824-825

Dear Mr Chishti,

Further to the attached emails below, I understand that you have recently met with Mr Keith Rodwell of Real Estate Property Management Ltd who acts on behalf of the landlord for Watford House Lane and the area containing your parking bays regarding your parking bays and the potential clash with the loading bay proposed for Watford House Lane which I notified you of in October.

1. I understand that Mr Rodwell has confirmed on behalf of the landlord that the extension of the easternmost of your two parking bays is in order and agreed and that the work to physically mark the extension will be taking place shortly.
2. I also understand that Mr Rowell has agreed that as a consequence of 1 above the proposed loading bay adjacent to your parking bays will no longer form part of the Council's proposals for parking controls in Watford House Lane and will be replaced by double yellow lines and a loading ban which will prohibit waiting and loading at any time. This restriction would of course not apply to your parking bays but would apply to Watford House Lane located immediately adjacent to your bays. The yellow lines would be marked in Watford House Lane immediately adjacent to your parking bays to make it clear where parking is and is not permitted.

I would be grateful if you could confirm that subject to the above you withdraw your objection to the proposed parking scheme in Watford House Lane.

Yours sincerely,
Brian Scott

Brian Scott
Traffic Engineer
Place Shaping & Performance
Watford Borough Council
Town Hall, Watford, WD17 3EX
01923 278081
watford.gov.uk



From: Bee Zee college [<mailto:beezee@live.co.uk>]
Sent: 20 October 2017 12:31
To: Brian Scott
Subject: Re: Reference 824-825

Dear Brian Scott

thanks for your email.

We have no objection to pass on this information to REIM.

With regards
Zafar Chishti

From: Brian Scott <Brian.Scott@watford.gov.uk>
Sent: 20 October 2017 08:38
To: beezee@live.co.uk
Subject: RE: Reference 824-825

Dear Mr Chishti,

Thank you for your letter of 16 October 2017 regarding the Council's proposals to introduce parking controls in Watford House Lane. Please accept this email as formal acknowledgement of its receipt. The proposal has been brought forward in conjunction with the owners of Watford House Lane, Real Estate Investment Management Ltd. It is my intension to raise your concerns with REIM as I believe that your concerns are capable of resolution in a fairly straightforward way. Do you have any objection to me sharing your correspondence with REIM so that I can explore the issue with them in more detail?

Your sincerely,
Brian Scott

Brian Scott
Traffic Engineer
Place Shaping & Performance
Watford Borough Council
Town Hall, Watford, WD17 3EX
01923 278081
watford.gov.uk



From: Louise Barrett
Sent: 17 October 2017 17:15
To: Brian Scott
Cc: Simon Lowen
Subject: FW: Reference 824-825

For you

Kind regards

Louise Barrett
Technical Support Officer
Place Shaping & Corporate Performance
Watford Borough Council
Town Hall, Watford, WD17 3EX
01923 278327
watford.gov.uk



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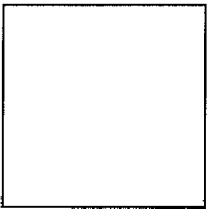
From: Bee Zee college [mailto:beezee@live.co.uk]
Sent: 17 October 2017 10:27
To: Development Control
Subject: Reference 824-825

Dear Brian Scott,

Good morning, please see the reply attachments regarding reference 824-825/BS letter dated 13-10-2017.

Bee Zee Ltd
Management

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Thank you.

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Brian Scott

From: Andrew Wells <Andrew.Wells@bmstores.co.uk>
Sent: 21 November 2017 18:48
To: Brian Scott; 374Watford
Cc: Keith Rodwell; Bob.Sadler@dwf.law; Jade Tilley; Michael McCabe; Tracy Cole; 'Elzbieta Radziszewska'; 'mark.baraks@mjmapp.com'; Naina Vadgama
Subject: RE: B&M 22-23 High Street Watford WD17 1LJ - WATFORD HOUSE LANE - LOADING PROHIBITION - REFERENCE 824-825

good thanks

Andrew Wells BSc (Hons) MRICS
Estates Manager
Tele :- 0151 7285400 Ex 5693

From: Brian Scott [mailto:Brian.Scott@watford.gov.uk]
Sent: 21 November 2017 14:15
To: Andrew Wells; 374Watford
Cc: Keith Rodwell; Bob.Sadler@dwf.law; Jade Tilley; Michael McCabe; Tracy Cole; 'Elzbieta Radziszewska'; 'mark.baraks@mjmapp.com'; Naina Vadgama
Subject: RE: B&M 22-23 High Street Watford WD17 1LJ - WATFORD HOUSE LANE - LOADING PROHIBITION - REFERENCE 824-825

Hi Andrew,

If you are happy with the suggested solution as set out in my email then I will only need to receive one other written confirmation of withdrawal of objection (verbal consent has already been given but written confirmation is still awaited) to be in a position to confirm the Traffic Order & implement the scheme. Practically speaking I would hope to get the scheme live & operational before Xmas, subject to receipt of that other withdrawal of objection I referred to above.

Regards,
Brian

Brian Scott
Traffic Engineer
Place Shaping & Performance
Watford Borough Council
Town Hall, Watford, WD17 3EX
01923 278081
watford.gov.uk



From: Andrew Wells [mailto:Andrew.Wells@bmstores.co.uk]
Sent: 21 November 2017 13:05
To: Brian Scott; 374Watford
Cc: Keith Rodwell; Bob.Sadler@dwf.law; Jade Tilley; Michael McCabe; Tracy Cole; 'Elzbieta Radziszewska'; 'mark.baraks@mjmapp.com'; Naina Vadgama
Subject: RE: B&M 22-23 High Street Watford WD17 1LJ - WATFORD HOUSE LANE - LOADING PROHIBITION - REFERENCE 824-825

Hi – all looks good – when will this be implemented ?

Andrew

Andrew Wells BSc (Hons) MRICS
Estates Manager
Tele :- 0151 7285400 Ex 5693

From: Brian Scott [<mailto:Brian.Scott@watford.gov.uk>]
Sent: 20 November 2017 16:42
To: Andrew Wells; 374Watford
Cc: Keith Rodwell; Bob.Sadler@dwf.law; Jade Tilley; Michael McCabe; Tracy Cole; 'Elzbieta Radziszewska'; 'mark.baraks@mjmapp.com'; Naina Vadgama
Subject: RE: B&M 22-23 High Street Watford WD17 1LJ - WATFORD HOUSE LANE - LOADING PROHIBITION - REFERENCE 824-825

Dear Andrew,

A site meeting to view the loading operation in Watford House Lane took place last week. Ironically the operation was frustrated because of the presence of parked cars in Watford House Lane such that the B & M articulated lorry had to park up in Clarendon Road & its delivery trolleyed in to the loading bay. Hopefully the proposed parking management scheme will address this.

I met the Watford store manager Dane Koekoek on site along with Keith Rodwell from Real Estate Investment Management Ltd who manage Watford House Lane on behalf of the landlord. In brief summary we identified the need to amend the original proposal which sought to prohibit parking & loading 24/7 in Watford House Lane (except for 2 specific loading bays) so that the B & M delivery vehicles can reverse up to the B & M loading dock and legitimately extend in to Watford House Lane itself during the loading operation without risking getting a parking ticket.

Specifically we identified that if the hours of operation of the proposed loading ban were amended on the section of Watford House Lane shown MARKED WITH YELLOW DOUBLE YELLOW LINES on the attached plan so that loading could take place between 5a.m. and 9:30a.m. each day in that section only it would meet the loading needs for B & M whilst generally maintaining the integrity of the proposed scheme. For the sake of clarity, I've attached photos of the section of Watford House Lane concerned. The relaxation of the loading ban would run from the right hand side of the black pedestrian door shown in photo 1 (from immediately behind the silver car) up to the start of the tubular fence shown in photo 2 (to just behind the white car).

I would be grateful if you could examine the attached amendment proposals and confirm whether you are able to withdraw your objection to the original draft proposals if the suggested amendment above is incorporated in to it. I look forward to hearing from you.

Regards,
Brian

Brian Scott
Traffic Engineer
Place Shaping & Performance
Watford Borough Council
Town Hall, Watford, WD17 3EX
01923 278081
watford.gov.uk



From: Brian Scott
Sent: 01 November 2017 10:12
To: 'Andrew Wells'; Naina Vadgama; 'mark.baraks@mjmapp.com'; 'Elzbieta Radziszewska'; 374Watford; Michael McCabe; Tracy Cole
Cc: Keith Rodwell; Bob.Sadler@dwf.law; Jade Tilley
Subject: RE: B&M 22-23 High Street Watford WD17 1LJ - WATFORD HOUSE LANE - LOADING PROHIBITION - REFERENCE 824-825

Andrew,

The public enforcement regime I am constrained by does not allow me to issue a permit that would allow B & M vehicles to park/ load where others are prohibited from doing so. I had in mind a more straight forward change of relaxing the proposed loading ban where it is currently an issue so that no offence is committed whilst deliveries take place. That relaxation could be as straightforward as either removing the loading ban on the problem section completely or as an alternative allowing loading on it between say 4am and 8am and prohibiting it for the remainder of the time. Hopefully the proposed site meeting will enable us to identify a solution along these lines.

Regards,
Brian

From: Andrew Wells [<mailto:Andrew.Wells@bmstores.co.uk>]
Sent: 01 November 2017 09:58
To: Brian Scott; Naina Vadgama; 'mark.baraks@mjmapp.com'; 'Elzbieta Radziszewska'; 374Watford; Michael McCabe; Tracy Cole
Cc: Keith Rodwell; Bob.Sadler@dwf.law; Jade Tilley
Subject: RE: B&M 22-23 High Street Watford WD17 1LJ - WATFORD HOUSE LANE - LOADING PROHIBITION - REFERENCE 824-825

Brain

the important thing to document is that we don't get a parking ticket when we are doing our deliveries etc. (assuming a solution can be found etc.)
as you will appreciate personnel change over time and hence there has to be something in writing (a permit sticker or whatever) so that there is no confusion over the years etc.

Thanks

Andrew

Andrew Wells BSc (Hons) MRICS
Estates Manager
Tele :- 0151 7285400 Ex 5693

From: Brian Scott [<mailto:Brian.Scott@watford.gov.uk>]
Sent: 01 November 2017 09:18
To: Naina Vadgama; 'mark.baraks@mjmapp.com'; 'Elzbieta Radziszewska'; 374Watford; Michael McCabe; Tracy Cole
Cc: Andrew Wells; Keith Rodwell; Bob.Sadler@dwf.law; Jade Tilley
Subject: RE: B&M 22-23 High Street Watford WD17 1LJ - WATFORD HOUSE LANE - LOADING PROHIBITION - REFERENCE 824-825

Dear all,

Further to Andrew Wells' email of 31/10, I am anxious to resolve the concerns raised regarding the proposals for a waiting/ loading ban in Watford House Lane in Andrew's original email of 23/10 (see below). I am confident that suitable amendments can be made to the proposal that will address the concerns raised regarding the identified conflict between deliveries to the Watford store and the current proposals. It would be helpful to me if I could meet

on site with representatives from B&M & if appropriate the landlord's managing agents so that we could jointly observe the delivery operation & agree suitable amendments to the parking scheme to overcome the concerns raised. I understand that deliveries take place early mornings (pre-7am). I'm happy to meet at that time if it would assist in agreeing a way forward. I could make an early morning meeting on site on any morning next week (w/c 6/11) except Friday. For the following week (w/c 13/11) I could do early morning on Monday, Tuesday or Wednesday. Could I ask that you liaise internally and let me know your preference regarding attendees & the most suitable day and also an exact time. If you need to discuss please give me a call – 01923 278081.

Regards,
Brian Scott

Brian Scott

Traffic Engineer

Place Shaping & Performance

Watford Borough Council

Town Hall, Watford, WD17 3EX

01923 278081

watford.gov.uk



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From: Andrew Wells [<mailto:Andrew.Wells@bmstores.co.uk>]

Sent: 31 October 2017 18:31

To: Naina Vadgama; Brian Scott; 'mark.baraks@mjmapp.com'; 'Elzbieta Radziszewska'; 374Watford; Michael McCabe; Tracy Cole

Subject: RE: B&M 22-23 High Street Watford WD17 1LJ - WATFORD HOUSE LANE - LOADING PROHIBITION - REFERENCE 824-825

Hi

sorry just back from holiday and only just picked up your e mail

I wouldn't be available to come to Watford for a meeting but I have copied in the landlords managing agents and our store / area manager who may also be able to attend

may I suggest you liaise with them directly re a meeting to see our transport operation

Thanks

Andrew

Andrew Wells BSc (Hons) MRICS

Estates Manager

Tele :- 0151 7285400 Ex 5693

From: Brian Scott [<mailto:Brian.Scott@watford.gov.uk>]

Sent: 25 October 2017 13:54

To: Iain Pratt

Cc: Andrew Wells

Subject: RE: B&M 22-23 High Street Watford WD17 1LJ - WATFORD HOUSE LANE - LOADING PROHIBITION - REFERENCE 824-825

Importance: High

Hello Iain,

I've picked your name up as a contact in Andrew Wells' absence on leave in relation to the email Andrew sent to us a few days ago (see below + attachments) regarding proposals for parking & loading restrictions in Watford House

Lane, a road privately owned by Real Estate Investment Management Ltd (REIM) which provides access to the loading bay for your Watford store. The content of Andrew's email is self-explanatory & the purpose of this email is to see if I could meet either you or Andrew on site to discuss the access and loading issues to see if we can agree a solution to the proposed parking controls which retains the integrity of the scheme but avoids the possibility of your vehicles being issued with a parking ticket whilst parked up and delivering to your store. I have discussed the content of Andrew's email with a Mr Keith Rodwell from REIM who is anxious to agree an acceptable solution to the concerns raised. Keith is in Watford on Tuesday next week (2/11) and has suggested that it would be helpful if a site meeting could be convened then to view the site. It would be helpful if that meeting could take place early morning when your loading operation is taking place so that the issue can be seen first-hand by all those concerned. Both Keith & myself could be on site at about 6:30am on Tuesday if that works for you or Andrew. If this is too early in the day, a later time in the morning would suit to discuss the issues and I would try to arrange for some photos to be taken of the loading operation in advance to support the discussions. Could you let me know if a meeting on Tuesday is realistic for you or Andrew and if it is, let me know what time would work for you.

Yours sincerely,
Brian Scott

Brian Scott
Traffic Engineer
Place Shaping & Performance
Watford Borough Council
Town Hall, Watford, WD17 3EX
01923 278081
watford.gov.uk



From: Development Control
Sent: 23 October 2017 15:55
To: Andy Smith; Brian Scott
Cc: 'watfordcouncil@watford.parkinguk.org'
Subject: FW: B&M 22-23 High Street Watford WD17 1LJ - WATFORD HOUSE LANE - LOADING PROHIBITION - REFERENCE 824-825

From: Andrew Wells [<mailto:Andrew.Wells@bmstores.co.uk>]
Sent: 23 October 2017 10:41
To: Development Control
Cc: 'Elzbieta Radziszewska'; mark.baraks@mjmapp.com; Michael McCabe; Tracy Cole
Subject: B&M 22-23 High Street Watford WD17 1LJ - WATFORD HOUSE LANE - LOADING PROHIBITION - REFERENCE 824-825

Dear Sirs

we refer to the above

Our store have received the attached letter , giving notice that you are going to be enforcing the double yellow lines in Watford House Lane. We have regularly had problems with cars parking in this road, preventing our delivery lorries reversing into the loading bay, or parking while we're taking a delivery, and then the lorry can't get out. I believe this proposed enforcement by the council is useful and will potentially help issues .

However when we have deliveries our lorries back into the communal loading bay area, but because of their length they stick out into the road and block it, preventing any vehicles from passing by. We get deliveries at 6am (5 days a week in peak), and they're usually gone by 7am. We get them this time as they then don't cause problems with anyone else here. Our concern is that if the council are now enforcing restrictions here, will you come along at this

time and ticket our delivery vehicle for blocking the road? I have marked where our delivery vehicles sit on the plan attached.

The additional issue is that the loading bay proposed is not big enough for our lorries

Would it be possible to have a pass so we are not ticketed ?

Yours faithfully

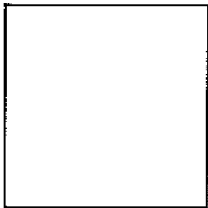
Andrew

Andrew Wells BSc (Hons) MRICS
Estates Manager
Tele :- 0151 7285400 Ex 5693

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