

PART A	
Report of: Head of Development Management	
Date of committee:	28th March 2018
Site address:	Watford Enterprise Centre 25 Greenhill Crescent Watford WD18 8XU
Reference Number:	18/00009/FULM
Description of Development:	Demolition and rebuilding of business units 1-5 (Block A) with increase footprint and mezzanine level. Extension to increase height of existing business units 6-21 (Blocks B,C,D,E) to allow for installation of mezzanine floors. Provision of additional car and cycle parking.
Applicant:	Dutytown Ltd
Date Received:	10.01.2018
Statutory Target Date	11.04.2018
Ward:	Holywell

1.0 Site and surroundings

- 1.1 The site consists of 5 single storey blocks (blocks A to E) containing 21 units totalling 1556sqm of gross internal floor space. The group, known as 'Watford Enterprise Centre' includes general industrial and storage and distribution uses. (Use Classes B2 and B8.)
- 1.2 The site is within the Watford Business Park a designated employment area which consists of business units predominantly under use classes B1, B2 and B8.
- 1.3 The site is accessed from Greenhill Crescent and there are 43 car parking spaces within the site.
- 1.4 A foot path runs immediately adjacent to the site to the south leading to the Ebury Way foot and cycle path which runs adjacent to the east boundary of the site. Beyond which are the rears of residential properties of Croxley View and Latimer Close.
- 1.5 The site is located in Flood Zone 1 with a low probability of flooding. The subject building is not listed or located in a designated conservation area. No trees on site

are protected by a tree preservation order.

2.0 Proposed development

- 2.1 The application proposes the demolition of the existing Block A (units 1-5) and erection of a new two storey building in its place to contain 4 units of B2/B8 use. The application also proposes roof extensions to 4 other existing buildings on site (blocks B, C, D and E) to allow the creation of mezzanine floors to all 15 existing units.
- 2.2 The development would see the gross floor area of B2/B8 uses on the site increase from 1556sqm to 3340sqm, representing a 53% uplift. The development proposes 1268sqm of B2 (general industrial) and 2072sqm of B8 (storage and distribution).
- 2.3 The new build block A and extensions/alterations to the existing blocks are proposed with the following materials:
- Ground floor on front elevations (internal to site): Red brick to match existing.
 - First floor cladding and mono pitch roof: Polyester powder coated steel cladding RAL 7012 (Basalt Grey).
 - Black and grey window frames, shutters and rainwater pipes
- 2.4 The application includes the creation of an additional 12 car parking spaces on site, increasing the provision from 43 to 55. These will be located within the central landscaped island. Also included is provision for cycle storage for 20 bikes.

3.0 Relevant planning history

- 3.1 No relevant site history

4.0 Planning policies

4.1 Development plan

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;*
- (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.*

4.2 Supplementary Planning Documents

The following Supplementary Planning Documents are relevant to the

determination of this application, and must be taken into account as a material planning consideration.

- Watford Character of Area Study

4.3 National Planning Policy Framework

The National Planning Policy Framework sets out the Government's planning policies for England. The following provisions are relevant to the determination of this application, and must be taken into account as a material planning consideration:

Achieving sustainable development

The presumption in favour of sustainable development

Core planning principles

Section 1 Building a strong, competitive economy

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

Decision taking

5.0 Consultations

5.1 Neighbour consultations

9 addresses in the surrounding area were notified of the application. No representations have been received.

5.2 Statutory publicity

The application was publicised by 2 site notices posted on 22.02.2018 expiring 15.03.2018 and by advertisement in the Watford Observer published on 19.01.2018 expiring 09.02.2018.

5.3 Technical consultations

5.3.1 Hertfordshire County Council (Highway Authority)

No objection and advisory notes included for the applicant.

5.3.2 Hertfordshire County Council (Lead Local Flood Authority)

No objection to the proposed surface water drainage scheme subject to 2 conditions.

5.3.3 Hertfordshire County Council (Fire and Rescue Service)

Fire hydrants are required to support the development as set out within HCC's Planning Obligations Toolkit.

5.3.4 Property Services (Watford Borough Council Freeholder)

The plans are broadly acceptable but as freeholders detailed drawings and commercial terms will need to be approved.

5.3.5 Arboricultural Officer

The proposals indicate the removal of eleven trees on the eastern boundary to accommodate the new build of block A and three trees on the central island to accommodate additional parking. Due to the proximity and depth of excavation for the new block, a further two trees may require removal. Whilst none of these trees are exceptional they do provide some screening of the site and consideration of some replacement planting along this boundary should be considered: either large shrubs or small trees or a mixture of these would be appropriate. The loss of the trees on the central island is considered acceptable as a number of trees are to be retained.

[Officer Comment- Replacement planting will be secured by condition.]

5.3.6 Thames Water

No objection with regard to sewerage infrastructure capacity.

5.3.7 Environmental Health

Potential for contamination on site however not a sensitive end use. Condition recommended

6.0 **Appraisal**

6.1 **Main issues**

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

- (a) Principle of use.
- (b) Design and layout.
- (c) Access, parking and traffic generation
- (d) Impact on neighbouring properties
- (e) Environmental matters.

6.2 (a) Principle of use

The site is located within Watford Business Park which is a designated Employment Area as identified by the Watford District Plan ('saved' Policy E1) and the Watford Local Plan Core strategy (Special Policy Area 6: Western Gateway). Both plan

policies seek to retain, enhance and increase B Class uses in this area.

- 6.3 Borough wide, the Core Strategy and the more recent Economic Growth and Delivery Assessment (EGDA) prepared by Nathaniel Lichfield and Partners (2014) identify that increased provision of employment floorspace is required to meet growing demand. Employment floorspace is therefore required to meet strategic objectives and maintain Watford's role as a regional employment centre.
- 6.4 The proposed development will increase the existing employment floorspace on the site by 53% from 1556sqm to 3340sqm. This increase of B2 and B8 floorspace within the employment area is fully supported in principle. The development will continue to provide small and medium sized units which will remain in serving a range of small to medium business types within the B2 and B8 uses.
- 6.5 The proposal would make more efficient use of employment land and would support provision of larger and improved premises for businesses. As such, the proposed development is fully in accordance with the policy and objectives for the designated employment area.
- 6.6 (b) Design and layout
The site layout will remain as existing with the units arranged around a circular internal road.
- 6.7 The Watford Business Park includes predominantly 2 storeys of varying commercial uses and designs. The proposed development of the site to create 2 storey buildings would be of a scale entirely suitable and in keeping with this context.
- 6.8 The mono pitch roof design and proposed materials would be entirely suited to the industrial and business function of the site and context. The overall refurbishment of the buildings will improve the overall appearance of the site.
- 6.9 The development would include the loss of some of the central landscaped area to create additional on site car parking. Owing to the commercial nature of the site and surrounding, it is not considered that this would be significantly harmful to the visual amenity of the site.
- 6.10 (c) Access, parking and traffic generation
i) Access
The submitted plans show that the existing access arrangement would not be altered. The existing circular road within the site will allow for vehicles to continue to enter and leave the site in forward gear.

6.11 *ii) Parking*

The application proposes to increase the on-site parking provision from 43 spaces to 55 spaces.

6.12 The Watford District Plan 2000 identifies the site within Zone 4 of the Car and Cycle Parking Zone Map. As set by 'saved' Policy T22 and Appendix 2 of the plan, the maximum parking provision on the proposed site, based on floor areas proposed, would be 55 car parking spaces. The proposal includes this maximum provision and so would be compliant with the maximum standard.

6.13 The car parking increase of 28% from existing, is not proportionate to the 53% floor space increase on site. The 55 space provision is however supported by the parking survey undertaking in the Transport Statement to accompany the application. A survey of existing surveyed parking demand was used to calculate expected car parking demand for the proposed development. This concludes that the provision will accommodate the parking accumulation expected onsite with the exception of 1 extra vehicle expected for one hour per day. There is on road parking provision outside the site and around the industrial estate. It is considered reasonable for this expected overflow of one car for one hour per day to be accommodated comfortably in the surrounding roads without creating harm to the surrounding highway.

6.14 The majority of the parking spaces are in groups immediately to the front of each unit the Transport Assessment has also considered the spaces as allocated to each unit as well as overall. The arrangement of these spaces between the units has therefore been set out and is acceptable. Further details of a car parking management plan are not required.

6.15 It has therefore been demonstrated that the development can reasonably support its parking needs onsite. There is therefore no requirement for a Car Parking Management Scheme or Travel Plan to support the development. It is nonetheless noted that the use of non-car transport methods would be convenient for the site with public transport options and the Ebury way cycle route located immediately to the rear of the site.

6.16 *iii) traffic generation*

The submitted Transport Assessment shows that the increase in parking would generate an increase in two-way vehicle flows at the site. It is however noted that the site is within a sustainable location and within an existing industrial estate with expected transport movements. HCC have advised that the additional trips will be a small proportion and are unlikely to result in any material impact on the capacity of the local road network.

6.17 (d) impact on neighbouring properties

The immediate context of the site is the Business Park which does not contain any residential properties. There are however residential properties located to the rear (east) of the site on the other side of the Ebury Way foot/cycle way. There is however a minimum back to back distance of 68m to the nearest house and minimum distance of 53m between the boundary of the site and the nearest garden.

6.18 By virtue of this distance it is not considered that the development would create any notable adverse impact to neighbours resulting from the two storey buildings or the intensification of use at the site.

6.19 (f) Environmental matters

i) Surface water drainage strategy

The drainage strategy for the site includes underground tank storage and the Lead Local Flood Authority advise they have no objection subject to the two conditions recommended.

ii) Waste and recycling

Each existing and proposed unit is shown as containing its own waste and recycling storage internally to each unit. This is acceptable.

iii) Fire hydrants

HCC Fire and Rescue service have requested the provision of fire hydrant/s to support the development and as set out within HCC's Planning Obligations Toolkit. This provision is deemed appropriate and justified for inclusion under a Planning obligation however it is considered that these can also be secured by way of condition to the application. As no other matters are required under a s106 agreement, it is reasonable and pragmatic to secure fire hydrants by condition in this instance.

7.0 Community Infrastructure Levy and Planning Obligations

7.1 Community Infrastructure Levy (CIL)

The council introduced the Community Infrastructure Levy (CIL) with effect from 1 April 2015. The CIL charge covers a wide range of infrastructure as set out in the council's Regulation 123 list, including highways and transport improvements, education provision, youth facilities, childcare facilities, children's play space, adult care services, open space and sports facilities. CIL is chargeable on the relevant net additional floorspace created by the development. The charge is non-negotiable

and is calculated at the time that planning permission is granted.

The CIL charge for industrial uses is £0. Accordingly, no liability to CIL arises in the case of the development proposed in this application.

7.2 S.106 planning obligation

The council introduced the Community Infrastructure Levy (CIL) with effect from 1 April 2015. On and from this date, s.106 planning obligations can only be used to secure affordable housing provision and other site specific requirements, such as the removal of entitlement to parking permits in Controlled Parking Zones and the provision of fire hydrants. In this case, the implementation of the proposed Travel Plan, submission and implementation of a Car Parking Management Plan and a financial contribution towards the long term monitoring of the Plans is sought.

7.2.1 Under Regulation 122 of the Community Infrastructure Levy Regulations 2010, where a decision is made which results in planning permission being granted for development, a planning obligation may only constitute a reason for granting planning permission for that development if the obligation is:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

7.2.2 The contributions sought by the council are directly related to the proposed development as they mitigate impacts that will arise directly from it and are fairly and reasonably related in scale and kind to the development. They are also necessary to make the development acceptable in accordance with the council's planning policies. Accordingly, the contributions sought by council meet the tests in Regulation 122 of the Community Infrastructure Regulations 2010, and, consequently, the planning obligation can be taken into account as a material planning consideration in the determination of the application. The council's approach to seeking a financial contribution by means of a planning obligation is also fully in accordance with the advice set out in paragraphs 203 to 205 of the National Planning Policy Framework.

7.2.3 It is recommended that fire hydrants are secured by condition and there are no s106 contributions required to support the development,

8.0 Conclusion

8.1 The proposed development is fully in accordance with relevant policy and guidance of the Watford District Plan 2000 and Core Strategy. The increase B2/B8 floorspace

at the site within the designated employment area would make more efficient use of the site to support business growth and is fully supported.

- 8.2 The development would be sufficiently supported with the maximum provision of car parking spaces as set by the Watford District Plan 2000, it would be of a scale and design suited to its context and would not result in notable harm to residential or commercial neighbours.
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9.0 Human Rights implications

- 9.1 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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10.0 Recommendation

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

Conditions

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.

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. Drawing numbers

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

GHC-P001-S2-P1	Site Location Plan
GHC-P002-S2-P0	Existing Site Plan
GHC-P003-S2-P0	Existing Ground Floor Plan

GHC-P004-S2-P0	Proposed Site Plan
GHC-P100-S2-P0	Proposed Ground Floor Plan
GHC-P101-S2-P0	Proposed Mezzanine Floor Plan
GHC-P102-S2-P0	Proposed Roof Floor Plan
GHC-P103-S2-P0	Proposed Plans of Unit 12
GHC-P104-S2-P0	Proposed Plans of Unit 4
GHC-P200-S2-P0	Proposed Elevations 1-4
GHC-P201-S2-P0	Proposed Elevations 5-8
GHC-P202-S2-P0	Proposed Elevations Block A
GHC-P600-S2-P0	Design And Access Statement

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

3. Fire Hydrants

No works shall commence until a detailed scheme for the provision of mains water services to serve the development, including, where necessary, fire hydrants, has been submitted to and approved in writing by the Local Planning Authority. No occupation of the development shall take place until the approved mains water scheme has been provided in full.

Reason: This is a pre-commencement condition in order to ensure adequate mains water services, and in particular fire hydrants, are provided to serve the development.

4. Tree and landscaping plan

No work shall commence until a detailed tree and landscaping scheme for the site, including details of trees to be retained, trees to be removed and replacement planting, has been submitted to and approved in writing by the Local Planning Authority. The approved landscaping scheme shall be carried out not later than the first available planting and seeding season after completion of development. Any trees or plants whether new or existing which within a period of five years die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, or in accordance with details approved by the Local Planning Authority.

Reason: In the interests of the visual appearance of the site and the wider area, in accordance with Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

5. Approved materials

All the external surfaces of the development shall be finished in the materials

specified in the application and as follows:

- Brickwork: Red brick to match existing
- Windows: Polyester powder coated Aluminium RAL 9005 (Signal Black)
- Cladding to walls and mono-pitch roof: Polyester powder coated Aluminium. Profile 34/1000 trapezoidal box. Colour RAL 7012 (Basalt Grey)
- Rainwater Pipes: Square sections, Polyester powder coated. Colour RAL 7012 (Basalt Grey)
- Doors Steel Fire doors Colour RAL 9005 (Signal Black)
- Roller Shutter: Steel Colour RAL 9005 (Signal Black)

Details of any alternative materials shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development and the development shall only be carried out in accordance with any alternative details approved by this Condition.

Reason: In the interests of the visual appearance of the site, pursuant to Policy UD1 of the Watford Local Plan: Core Strategy 2006 - 31.

6. Surface Water Drainage A

The development permitted by this planning permission shall be carried out in accordance with the approved surface water drainage assessment carried out by Michael Barclay Partnership LLP, report reference MBP-7335-25, November 2017 and the following mitigation measures detailed within the surface water management plan:

1. Limiting the surface water run-off generated by the critical storm events so that it will not exceed the surface water run-off rate of 8.5 l/s during the 1 in 100 year event plus 40% of climate change event.
2. Providing storage to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + climate change event providing a minimum of 240 m³ (or such storage volume agreed with the LLFA) of total storage volume in underground attenuation tank.
3. Discharge of surface water from the private drain into the Thames Water surface water sewer network.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason To prevent flooding by ensuring the satisfactory disposal and storage of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants.

7. Surface Water Drainage B

No development shall take place until a detailed surface water drainage scheme for the site based on the approved drainage strategy and sustainable drainage principles, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including 1 in 100 year + climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

1. Full detailed drainage plan including location of all SuDS measures, pipe runs, discharge points, invert levels and exceedance flow paths for surface water for events greater than the 1 in 100 year plus climate change event.
2. Detailed engineered drawings of the proposed SuDS features including their size, volume, depth and any inlet and outlet features including any connecting pipe runs.
3. Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason: To prevent the increased risk of flooding, both on and off site.

8. Cycle storage

Prior to occupation of the new development, secure and weatherproof cycle storage shall be installed in the site in accordance with approved drawings GHC-P004-S2-PO and GHC-P100-S2-PO.

Reason: To ensure that secure and weatherproof cycle storage facilities are provided for employees and visitors in accordance with Policy T10 of the Watford District Plan 2000 and Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

9. Car Parking

Prior to occupation of the new development, the car parking provision shall be installed in accordance with approved drawings GHC-P004-S2-PO and GHC-P100-S2-PO.

Reason: To ensure that sufficient on site parking is provided for employees and visitors in accordance with Policy T22 of the Watford District Plan 2000 Policies T2 and SS1 of the Watford Local Plan Core Strategy 2006-31.

10. Contamination

Reporting of Unexpected Contamination: In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

11. No Permitted Development Change of Use

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 as uses within Classes B2 (general industry) and B8 (storage and distribution) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Reason: To accord with the employment designation of the land and the details of the submitted application.

Informatives

1. The Local Planning Authority has been positive and proactive in its consideration of this planning application, in line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority suggested modifications to the development during the course of the application and the applicant submitted amendments which result in a form of development that maintains/improves the economic, social and environmental conditions of the District.
2. You are advised that this permission does not dispense with the necessity of obtaining approval or consent under the Building Regulations, Building Acts and other relevant legislation or regulations. You should contact the Building

Control Manager of this Authority if you require information.

3. You are advised of the need to comply with the provisions of The Control of Pollution Act 1974, The Health & Safety at Work Act 1974, The Clean Air Act 1993 and The Environmental Protection Act 1990.

In order to minimise impact of noise, any works associated with the development which are audible at the site boundary should be restricted to the following hours:

- Monday to Friday 8am to 6pm
- Saturdays 8am to 1pm
- Noisy work is prohibited on Sundays and bank holidays

Instructions should be given to ensure that vehicles and plant entering and leaving the site comply with the stated hours of work.

Further details for both the applicant and those potentially affected by construction noise can be found on the council's website at:

https://www.watford.gov.uk/info/20010/your_environment/188/neighbour_complaints_%E2%80%93_construction_noise.

- 4 The grant of planning permission does not constitute the approval of Watford Borough Council as the freeholder of the site. The development will need to be agreed with the property services team representing the Council in accordance with the freehold terms.

Drawing numbers

GHC-P001-S2-P1	Site Location Plan
GHC-P002-S2-P0	Existing Site Plan
GHC-P003-S2-P0	Existing Ground Floor Plan
GHC-P004-S2-P0	Proposed Site Plan
GHC-P100-S2-P0	Proposed Ground Floor Plan
GHC-P101-S2-P0	Proposed Mezzanine Floor Plan
GHC-P102-S2-P0	Proposed Roof Floor Plan
GHC-P103-S2-P0	Proposed Plans of Unit 12
GHC-P104-S2-P0	Proposed Plans of Unit 4
GHC-P200-S2-P0	Proposed Elevations 1-4
GHC-P201-S2-P0	Proposed Elevations 5-8
GHC-P202-S2-P0	Proposed Elevations Block A
GHC-P600-S2-P0	Design And Access Statement

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