



DEVELOPMENT CONTROL COMMITTEE

Thursday, 15th May, 2014

7.30 pm

Town Hall, Watford

Publication date: 7 May 2014

CONTACT

If you require further information or you would like a copy of this agenda in another format, e.g. large print, please contact Rosy Wassell in Democracy and Governance on 01923 278375 or by email to legalanddemocratic@watford.gov.uk .

Welcome to this meeting. We hope you find these notes useful.

ACCESS

Access to the Town Hall after 5.15 pm is via the entrance to the Customer Service Centre from the visitors' car park.

Visitors may park in the staff car park after 4.00 p.m. and before 7.00 a.m. This is a Pay and Display car park; the current charge is £1.50 per visit.

The Committee Rooms are on the first floor of the Town Hall and a lift is available. Induction loops are available in the Committee Rooms and the Council Chamber.

FIRE/EMERGENCY INSTRUCTIONS

In the event of a fire alarm sounding, vacate the building immediately following the instructions given by the Democratic Services Officer.

- Do not use the lifts
- Do not stop to collect personal belongings
- Go to the assembly point at the Pond and wait for further instructions
- Do not re-enter the building until authorised to do so.

MOBILE PHONES

Please ensure that mobile phones are switched off before the start of the meeting.

MINUTES

Copies of the minutes of this meeting are usually available seven working days following the meeting and can be found on the Council's website www.watford.gov.uk/meetings

RECORDING OF MEETINGS

An audio recording may be taken at this meeting for administrative purposes only.

SPEAKING AT DEVELOPMENT CONTROL COMMITTEE

Only one person will be permitted to speak on behalf of objectors and one in support of a proposal. Precedence to speak in support of the proposal will be given to the applicant or their representative.

In order to speak, a person must register before 12 noon on the day of the meeting by contacting the Democratic Services Team. The contact details are available on the front of this agenda.

If a speaker wishes the Development Control Committee to consider any documentation at the meeting, then it must be submitted to the Democratic Services Team by 12 noon on the day of the meeting.

COMMITTEE MEMBERSHIP

Councillor R Martins (Chair)

Councillor G Derbyshire (Vice-Chair)

Councillors N Bell, I Brandon, S Johnson, A Joynes, I Sharpe, M Watkin and T Williams

AGENDA

PART A - OPEN TO THE PUBLIC

1. **APOLOGIES FOR ABSENCE/COMMITTEE MEMBERSHIP**
2. **DISCLOSURE OF INTERESTS (IF ANY)**
3. **MINUTES**

The minutes of the meeting held on 24 April 2014 to be submitted and signed. *(All minutes are available on the Council's website.)*

CONDUCT OF THE MEETING

The Committee to take items in the following order:

1. All items where people wish to speak to the Committee and have registered to do so by telephoning the Democratic Services Team.
2. Any remaining items that the Committee agree can be determined without further debate.
3. Those applications where Members wish to discuss matters in detail.

4. **OUTSTANDING PLANNING APPLICATIONS**

A total of 3 application reports are included on this agenda for decision, of which 2 will be within the Government's target dates for determination of applications

On 7th May 2014 there were 0 applications over 8 weeks not yet determined but under consideration by the Development Management Section Head.

5. **96 ESTCOURT ROAD** (Pages 1 - 26)

An application for change of use of existing office at first floor level in tower building to residential use to form part of existing residential flat at first floor and to reinstate cover to link bridge with double glazed units

6. GARAGE COMPOUND, TOLPITS LANE (Pages 27 - 54)

Application for the demolition of existing garages and erection of a three storey building with accommodation in the roof comprising 6 no. one bedroom flats and 4 no. two bedroom flats with car parking and amenity space and access from existing access road off Tolpits Lane

7. REMBRANDT HOUSE, WHIPPENDELL ROAD (Pages 55 - 88)

Application for the construction of 40 dwelling houses comprising 13 no. 2 bed houses, 27 no. 3 bed houses and minor amendments to the car parking layout, as an amendment to the house types and car parking layout approved under planning permission ref.11/00952/FULM.