

DEVELOPMENT CONTROL COMMITTEE

7 AUGUST 2014

Present: Councillor R Martins (Chair)
Councillors S Bashir, N Bell, J Connal, I Sharpe, M Watkin,
T Williams, K Hastrick and P Jeffree (Present for minute
numbers 11 - 18)

Also present: Councillor Helen Lynch (Present for minute numbers 11 – 14,
17 and 19) and Councillor Kelly McLeod (Present for minute
numbers 11 – 17 and 19)

Officers: Head of Regeneration and Development
Major Cases and Enforcement Manager
Applications Casework Manager
Committee and Scrutiny Support Officer (RW)

11 APOLOGIES FOR ABSENCE/COMMITTEE MEMBERSHIP

There was a change of membership for this meeting: Councillor Jeffree replaced Councillor Derbyshire and Councillor Hastrick replaced Councillor Johnson.

12 DISCLOSURE OF INTERESTS (IF ANY)

The Chair declared an interest in minute number 17 (Radlett Road). He advised that he had met with residents and officers at the site but had neither discussed the application nor given his opinions on the issue.

Councillor Jeffree declared an interest in the application at minute number 19 (Boundary Way) as he was on the Board of the Watford Community Housing Trust; he agreed to leave the meeting whilst this application was discussed.

13 MINUTES

The minutes of the meeting held on 29 July 2014 were submitted and signed.

14 OUTSTANDING PLANNING APPLICATIONS AS AT 29TH JULY 2014

RESOLVED –

that the report be noted.

15

1 WELLSTONES SERVICE YARD, WELLSTONES

The Committee received a report of the Development Management Section Head including the relevant planning history of the site and details of one response to the application.

RESOLVED –

That planning permission be refused for the following reason:

1. The proposed building, by reason of its height, scale and design, would fail to integrate suitably with the surrounding built form and would cause harm to the setting of the nearby statutory and locally listed buildings situated along the High Street which it would dominate. The development would result in a structure that would appear unduly prominent in this location and it is considered that the scheme would fail to enhance the character and appearance of the area. The scheme contravenes the provisions of Policy U15 of the Watford District Plan 2000, Policies UD1 and UD2 of the Watford Local Plan Core Strategy 2006-31 and the objectives of Sections 7 and 12 of the National Planning Policy Framework (NPPF).

INFORMATIVES:

1. In dealing with this application, Watford Borough Council has considered, in a positive and proactive manner, whether the planning objections to this proposal could be satisfactorily resolved within the statutory period for determining the application, having regard to the policies of the development plan as well as paragraphs 186 and 187 of the National Planning Policy Framework and other material considerations, and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2010, as amended. However, for the reasons set out in this decision notice, the proposal is not considered to achieve an acceptable and sustainable development. The Council would nevertheless encourage discussion of alternative acceptable proposals by making use of the pre-application advice service, details of which are available on the Council's web site.

Drawing Numbers

Site Location Plan (unnumbered)

1758/01

1758/02

1758/03

1758/04

1684/05 A 17 13 F

16

18 COLONIAL WAY

The Committee received a report of the Development Management Section Head including the relevant planning history of the site and details of three letters in response to the application.

The Major Cases and Enforcement Manager drew the meeting's attention to the Update Sheet and noted that the Secretary of State for Education had approved the site for use as a state-funded school for a temporary period of one year whilst works continue to the Axis 1 building. He also noted the amended conditions 7 to 10; these were considered to be acceptable. The officer then drew attention to the amended recommendation on page 2 of the Update Sheet and noted that the payment towards the parking scheme would be £15,000 rather than £17,500 as stated in the report.

The Chair invited Ms Emma Loveland to speak to the Committee.

Ms Loveland explained that she was the Principal of the UTC and that this establishment was for 14 to 19 year-old students. She further advised that the UTC would run technically oriented courses; the Watford UTC would specialise in Hospitality, Events Management and Tourism as well as GCSEs and 'A' levels.

Ms Loveland said that the hours of the college would be from 9.00 a.m. until 5.00 p.m. on Mondays through to Thursdays and would finish at 2.00 p.m. on Fridays. Students would be encouraged to travel independently to the college and active support would be given to all students who intended to use travel arrangements other than by car.

Ms Loveland advised that students would play a full role in the community and would act as ambassadors for the college.

Ms Loveland concluded by stating that the building was particularly light and attractive; the future addition of a sports hall and auditorium would be an added benefit.

The Committee agreed that Councillor McLeod, a Tudor Ward Councillor, could address the meeting.

Councillor McLeod said that she had several concerns regarding parking matters. She advised that parking was a major problem in this area and noted that no 'drop off' facilities had been included in the drawings.

Councillor McLeod added that no car park had been allocated for staff and that the Timberlake car park was already oversubscribed. She considered that £15,000 was insufficient to address all the problems associated with parking and added that further problems would be encountered when the college was holding specific events.

Councillor McLeod then advised that she had seen no transport plan for the UTC. She considered that a number of students would approach the college

through residential alleyways which would result in noise, antisocial behaviour and nuisance for residents. She noted that no bus links were provided in this locality.

Councillor McLeod concluded by stating that more thought was required regarding parking, 'drop off' facilities and public transport links.

Replying to a question from the Chair, the Major Cases and Enforcement Manager advised that Condition 13 provided that a full Travel Plan be submitted and approved by the Local Planning Authority. He added that the upgrades noted in Condition 11 had been agreed.

Following a query from Councillor Watkin regarding the Secretary of State's approval for a temporary period of one year, the Major Cases and Enforcement Manager explained that this was due to circumstances pertaining to the Axis 1 building. Prior approval had been required but delays had ensued in connection with the lease of this building and the purchase of the Sanyo offices. The Major Cases and Enforcement Manager explained that emergency powers had been employed but that this would not prevent permanent use; it would enable the UTC to open on 15 September 2014 as planned.

Councillor Watkin commented that use of public transport would have a significant effect on the area; he recommended that clear strategies be put in place to ensure that there was no detrimental impact on the community.

The Major Cases and Enforcement Manager advised that there would be 50 car parking spaces for staff. It was likely that older students would drive to college which could result in parking on the roads which currently had no restrictions. He referred to West Herts College which served a greater number of students many of whom were older. He estimated that eventually one hundred students at UTC would drive to college.

The Major Cases and Enforcement Manager said that it had been agreed that the £15,000 would contribute to a consultation with local residents on parking restrictions such as were in place on roads close to West Herts College. He added that Radlett Road and Colonial Way already had waiting restrictions.

Councillor Jeffree referred to the officer's report and noted that public transport in the area was 'meagre'. He considered that few students would walk or cycle but that most would be given lifts; 'drop offs' would cause congestion. Councillor Jeffree felt that it was too soon to consult with residents; the recommendation on section 106 Head of Terms should be rephrased and this proposal kept under review.

The Head of Regeneration and Development agreed that it was too early to consult residents and that this should be actioned if problems were identified. She commented on the Travel Plan and said that this should include 'drop off' facilities. She noted another school in the borough where, since it was difficult to access the school by car, parents used other means of transport to a greater extent.

The Head of Regeneration and Development referred to Watford Junction and said that whilst the station was relatively close, current access to the UTC was not simple. She suggested that changes in transport links would make the site more accessible.

Councillor Hastrick commented that the transport assessment had indicated that there would be an slight increase of 14 vehicles; she felt that this figure was unrealistic.

Councillor Sharpe advised that the site had generated traffic previously when used for industry. He said that a refusal on parking grounds would almost certainly be overturned at appeal. He recommended that a strict transport plan be imposed and that the college act as a good neighbour and thus avoid potential problems.

With regard to parking issues and restrictions, Councillor Bashir commented that yellow lines would affect residents as well as the UTC and that the cost of a Controlled Parking Zone would have a disproportionate impact on local residents.

Responding to the Members concerns, the Major Cases and Enforcement Manager advised that it was estimated that when the UTC had full occupation there would be 75 staff and 600 students and further advised that travel to the site would be monitored and the Travel Plan updated annually.

With regard to the consultation exercise, the Major Cases and Enforcement Manager said that waiting restrictions would be considered, such as to prevent all day parking, but to offer a degree of flexibility.

The Chair MOVED that no development should commence and no part of the UTC be occupied until details of facilities for dropping off and collecting pupils shall have been submitted to and approved in writing by the Local Planning Authority.

On being put to the committee the Motion was CARRIED.

The Chair MOVED that the Travel Plan be extended.

On being put to the committee the Motion was CARRIED.

The Chair commented that there was a considerable degree of work on which ward councillors and officers should co-operate.

RESOLVED –

(A) That planning permission be granted subject to the completion of a planning obligation under section 106 of the Town and Country Planning Act 1990 to secure the following contributions and subject to the conditions listed below:

Section 106 Heads of Terms

i) To secure a financial payment to the Council of £15,000 towards a feasibility study, public consultation exercise and the design of a parking scheme for Radlett Road (north of the Colonial Way junction) and the residential roads to the north of the site (Carisbrooke Avenue, Eastfield Avenue, Devon Road, Byron Avenue and Tavistock Road) to prevent unrestricted on-street parking on these roads.

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.

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

AE(0-)00, 01, 04, 05, 06, 08, 09

AG(0-)01, 14, 15, 16, 17, 18, 21, 22

3. No demolition or construction works shall commence until a detailed scheme to deal with the risks associated with contamination of the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

i) a preliminary risk assessment (PRA) which has identified:

- all previous uses;
- potential contaminants associated with those uses;
- a conceptual model of the site indicating sources, pathways and receptors;
- potentially unacceptable risks arising from contamination at the site;

ii) where the PRA in (i) above identifies the need for further investigation, a site investigation scheme to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site;

iii) where a site investigation scheme referred to in (ii) above is required, the results of the site investigation and risk assessment and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken;

iv) where a remediation strategy referred to in (iii) above is required, a verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

No changes to these components shall be undertaken without the written approval of the Local Planning Authority. All works shall be carried out in accordance with the approved details.

4. Where a remediation strategy has been approved pursuant to Condition 3, no construction works shall commence until a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation has been submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority. The long-term monitoring and maintenance plan shall be implemented as approved.

5. If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted to, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination is to be dealt with. All works shall be carried out in accordance with the approved details.

6. In carrying out the development hereby permitted, there shall be no infiltration of surface water drainage into the ground other than with the express written approval of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approved details.

7. No construction works above ground level shall commence until details of the proposed external materials have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

8. No construction works above ground level shall commence until details of the proposed new cycle shelters have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

9. No construction works above ground level shall commence until a hard landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. This shall include details of all means of enclosure on the boundaries of the site and within the site. No part of the development shall be occupied until the approved hard landscaping works have been carried out.

10. No construction works above ground level shall commence until a soft landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The approved soft landscaping works shall be carried out not

later than the first available planting and seeding season after completion of the development. Any plants 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.

11. No part of the development shall be occupied until the following works within the public highway have been completed in full, as shown in principle on drawing no. 2376-GA-001A (WSP):
 - i) the upgrade of the uncontrolled pedestrian crossing point on Radlett Road (90m to north of the junction with Colonial Way);
 - ii) the upgrade of the uncontrolled pedestrian crossing point on the southern arm of the roundabout at the junction with Colonial Way;
 - iii) a new Zebra crossing on Colonial Way;
 - iv) new uncontrolled crossing points on Rhodes Way;
12. No part of the development shall be occupied until the existing vehicular junction on Colonial Way has been closed off and the adjacent footway and kerb reinstated.
13. No part of the development shall be occupied until a Full Travel Plan has been submitted to and approved by the Local Planning Authority. The approved Plan shall be implemented at all times during the occupation of the building.
14. No development shall commence until details of facilities for dropping off and collecting pupils from the development hereby permitted shall have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the approved drop off and collection facilities have been provided and they shall thereafter be permanently retained unless otherwise agreed in writing by the Local Planning Authority.

Informatives

1. This planning permission is accompanied by a unilateral undertaking under Section 106 of the Town and Country Planning Act 1990 to secure financial contributions towards the consultation, design and implementation of a scheme for parking restrictions on part of Radlett Road and on the residential roads to the north of the site.
2. In dealing with this application, Watford Borough Council has considered the proposal in a positive and proactive manner having regard to the policies of the development plan as well as paragraphs 186 and 187 of the National Planning Policy Framework and other material considerations, and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2010, as amended.

Drawing numbers

AE(0-)00, 01, 04, 05, 06, 08, 09

AG(0-)01, 14, 15, 16, 17, 18, 21, 22

(B) In the event that no Section 106 planning obligation is completed by 20th August 2014 in respect of the Heads of Terms set out above, the Development Management Section Head be authorised to refuse planning permission for this application for the following reason:

1. The proposal fails to make appropriate provision to prevent unrestricted on-street parking in the nearby residential roads to the north of the site occurring as a result of the proposed development.

17

COLNE RIVER PARK, RADLETT ROAD PLAYING FIELDS

The Committee received a report of the Development Management Section Head including the relevant planning history of the site and details of twenty four objections to the application.

The Applications Casework Manager referred to the Update Sheet and the series of emails between Watford Borough Council's parks officers, Council Members and residents regarding both parking and flooding issues.

The Chair invited Ms Rosalind Reeve to address the Committee.

Ms Reeve advised that she was a resident in Radlett Road and along with the residents of 14 other houses lived close to the application site. She noted that these homes had had flooding, litter and parking problems for a number of years but stated that these problems had only occurred following building on the Reeds and Orphanage Road estate.

Ms Reeves said that local residents relied on the application site for their recreational use. She pointed out that the proposed development would cost around £1,000,000 and said that she believed the application stemmed from the need to provide a replacement pitch due to the needs of the Watford Health Campus.

Ms Reeve then expressed her concerns regarding a possible building extension or a licence for music or alcohol both of which could cause inconsiderate parking, noise and disturbance. She added that the Reeds and Orphanage Road development had removed the rights of some residents to park in front of their homes and these residents had been given a dedicated car park for the use of themselves and their visitors. She said that residents were worried that were the application approved there would be no safeguard to stop the Hurling Club

using or blocking access to this park; she suggested that a barrier could be installed.

Ms Reeve then addressed the problems of flooding in the area; she commented that problems would be exacerbated by the development. She referred to the plans which showed that rainwater would be collected on the west side adjacent to the swale and then stored north of the houses. Ms Reeve considered that full maintenance schedules indicating responsibility for this area should be produced.

The Committee agreed that Councillor Helen Lynch, a Central Ward Councillor, could address the meeting.

Councillor Lynch stated that the site and residents' homes were at risk of flooding; she considered that the changes in ground level would exacerbate this risk and that work to remove water build-up had not been completed. She noted that additional drainage would be required to accommodate outflow from the changing rooms and recommended that the application be approved subject to a maintenance strategy being agreed prior to completion of the pitch.

Councillor Lynch addressed parking problems and advised that there were no transport links to this site and that the proposed car spaces numbered only 14. She added that there were no 'drop off' spaces and no capacity in the plans to provide these. Councillor Lynch noted that Timberlake car park was at some distance and that visitors were more likely to use Radlett Road; she echoed Ms Reeve's suggestion that a barrier be installed at the entrance to the residents' car park.

Councillor Lynch also noted that there would be extra cars on match days and that the proposal would infringe on residents' rights; she felt it be acceptable to exclude the overflow car park altogether. She added that match days would also inconvenience residents as it would reduce their amenity space at these times.

Councillor Lynch further requested that a condition be added that the changing rooms could not, in the future, be extended or accommodate a bar area. In addition she suggested that, as a safeguard for residents, no building work should take place on Saturday mornings since the development was very close to their homes.

The Committee then discussed the application.

Councillor Sharpe advised that the site was already established as a playing field and that the clubhouse would be constructed on already built land. Since the site would continue in its established use it would be difficult to reason that the application was unacceptable.

With reference to Councillor Lynch's statement regarding a condition mitigating against an extension or installation of a bar area in the changing rooms, Councillor Sharpe explained that it was not possible to foresee what future committees might determine.

With reference to Councillor Lynch's suggestion of the infringement of residents' rights, Councillor Sharpe compared the application site to a similar site in Oxhey ward; he said that the area was generally only in use by the local community for walking, play and dog walking; the site was only used by the club on match days.

The Chair asked the Applications Casework Manager to respond to the concerns of residents.

The Applications Casework Manager addressed the issue of flooding and said that the view of the Environment Agency had been that the proposal would improve the situation: a concrete slab would be removed and replaced by a permeable surface. The scheme would consequently alleviate the flood risk.

With regard to parking issues, the Applications Casework Manager explained that the club would be relatively small and very few cars would visit the site; there would be no problems associated with parking. He added that Herts Highways had advised that it would be safe to stop on both Radlett Road and the link road in order to set down visitors.

On the issue of a bar on the premises, the Applications Casework Manager said that it would be difficult to grant such a licence on green belt land. He advised that since the site was designated as a playing field, it was only possible to build a changing room.

The Applications Casework Manager concluded by assuring the meeting that there would remain a large space for residents' amenity and that this investment would prove to be an asset for the local community.

In response to a question from the Chair, the Applications Casework Manager said that the changing rooms would not be permitted an extension under Permitted Development Rights.

Councillor Jeffree noted that the site was already used as a playing field and that consent was requested for levelling, drainage and construction work. He further commented that, given the lawful use of the site was as a playing field, there should be no highways consideration with regards to this continued use. He considered that, had the field been well maintained, the site would have continued its use as a playing field. The proposed works would bring back the field into its lawful use and this would benefit the community. The only highways issue to be considered would be in relation to the provision of the car parking spaces and its access in association with the club house. Councillor Jeffree agreed that a condition was needed to provide for a strategy which would ensure the maintenance of drainage and 'run off'.

The Chair advised that it was important that the Committee assess the Conditions and reinforce them where required; once agreed the Council must ensure that the conditions were enforced.

Members discussed residents' concerns regarding additional parking and problems where players could be dropped off on the road.

Responding to concerns regarding the exit from the car park, the Applications Casework Manager assured Members that this exit was 15m from the chicane on Radlett Road.

Following further comments from Members, the Chair noted that there were no planning reasons for refusal of this application. He asked for clarification on the question of a maintenance strategy.

The Head of Regeneration and Development referred to Condition 13 and said that this could be amended to include details of a maintenance scheme.

The Head of Regeneration and Development further referred to Condition 2 which allowed construction work between the hours of 8.00 a.m. and 1.00 p.m. on Saturdays as generally permitted at other sites; she advised, however, that this could be removed.

In response to the Chair's suggestion that the Timberlake car park be used on match days, the Head of Regeneration and Development advised that Condition 7 could be amended to provide a Car Parking Management Plan which would include major events. She proposed that a marshalling arrangement be used which the Applicant should make acceptable.

The Chair MOVED that there should be no Saturday working.

On being put to the committee the Motion was CARRIED.

The Chair MOVED that a Management Strategy should be submitted to and approved in writing by the Local Planning Authority.

On being put to the committee the Motion was CARRIED.

RESOLVED –

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.
- 2 Construction of the development hereby permitted shall not take place before 8am or after 6pm Mondays to Fridays and not at all on Saturdays, Sundays and Public Holidays.
- 3 No sport shall take place on the playing field unless an appropriate risk assessment in respect of that sport has been undertaken and the risk assessment has been submitted to and approved in writing by the Local Planning Authority. Any remedial measures included in the approved

assessment shall be put in place before any game involving that sport is played on the field. Where the approved remedial measures include the erection of physical structures, details of those structures shall be submitted to and approved in writing by the Local Planning Authority before any such structures are put in place.

4 No development shall commence within the site until full details and samples of the materials to be used for the external surfaces of the building, including windows, have been submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved details.

5 The proposed changing room facilities shall only be used for purposes associated with sporting activities taking place on the playing field and in particular they shall not be used for any form of entertainment or leisure purposes.

6 The development shall not be occupied until the parking and turning areas have been constructed, surfaced and permanently marked out as identified on drawing number 007. The car parking and turning areas so provided shall be maintained as such at all times and shall not be used for any other purpose.

7 No club or other organisation shall make use of the development hereby permitted until a Car Park Management Strategy and Full Travel Plan relating to the activities of that club or other organisation shall have been submitted to and approved in writing by the Local Planning Authority. The Car Park Management Plan shall include details of drop off and collection facilities and details of how the car park within the site is to be managed and what measures will be taken to ensure that any car parking arising from the use of the development is accommodated without detriment to the safe and free flow of traffic or the amenity of residents. Any approved permanent physical measures shall be put in place before the development is first brought into use and the site shall thereafter be managed in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

8 No development shall commence within the site until details of on-site parking for all contractors, sub-contractors, visitors and delivery vehicles has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority and those details shall be provided and kept available for use at all times during the period of site works.

9 No development shall commence within the site shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site has been submitted to and approved in writing by the Local Planning Authority:

- (1) A preliminary risk assessment which has identified:

- (i) all previous uses;
 - (ii) potential contaminants associated with those uses;
 - (iii) a conceptual model of the site indicating sources, pathways and receptors;
 - (iv) potentially unacceptable risks arising from contamination at the site.
- (2) A site investigation scheme, based on (1), to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- (3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- (4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

10 The development hereby permitted shall not be brought into use until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation has been submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

11 No development within the site shall take place until a long-term monitoring and maintenance plan in respect of contamination, including a timetable of monitoring and submission of reports to the Local Planning Authority, has been submitted to and approved in writing by the Local Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to

and approved in writing by the Local Planning Authority. Any necessary contingency measures shall be carried out in accordance with the details in the approved reports. On completion of the monitoring specified in the plan a final report demonstrating that all long-term remediation works have been carried out and confirming that remedial targets have been achieved shall be submitted to and approved in writing by the Local Planning Authority.

12 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has:

- (a) submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination is to be dealt with; and,
- (b) obtained written approval from the Local Planning Authority for that remediation strategy. The remediation strategy shall be implemented as approved.

13 No development shall commence within the site until such time as a scheme to dispose of foul and surface water has been submitted to and approved in writing by the Local Planning Authority. The scheme shall also make provision for roof drainage from the building to be sealed at ground level. The scheme shall be implemented as approved.

14 Piling or any other foundation designs using penetrative methods shall not be used on site other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

15 No development shall commence within the site until a detailed method statement for the removal and long-term management or control of Japanese Knotweed on the site has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include proposed measures that will be used to prevent the spread of Japanese Knotweed during any operations. Development shall proceed only in accordance with the approved method statement.

16 No development shall commence on site until a detailed survey of the application site has been undertaken to assess the existing ground conditions and the extent of any land contamination and if necessary appropriate measures shall be incorporated into the development to ensure adequate protection for future occupants of the development and occupiers of existing adjoining premises from contamination. Such measures shall be agreed in writing with the Local Planning Authority prior to any works commencing on the site and shall be incorporated into the development before any part of the approved development is first brought into use.

17 No development commence within the site until the detailed design of the vehicular access to the site has been submitted to and approved in writing by the

Local Planning Authority. The development shall be carried out only in accordance with the approved detailed design.

18. The development hereby permitted shall be carried out in accordance with the following approved drawings and other documents:

SG/821/001a Site location plan
SG/821/100b Access and Constraints Plan
SG/821/200e/ Pitch Layout proposal
SG/821/300b/ Cut and Fill Construction Sections
SG/821/400a / Remedial proposal
SG/821/401/ Japanese Knotweed Treatment Proposals
SG/821/500a / car park

004 floor and roof plan proposed
007 Site plan as existing and proposed
008 Plans and Elevations as proposed
009 Contextual elevation as proposed

Documents
Design and Access Statement
WDE Remedial Strategy Report
WDE Geo Environmental Assessment
Hydro – Logic Services LLP Flood Risk Assessment Report
Transport Assessment (two documents)

Informatives

1 There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.

2 Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

3 With regard to water supply, this comes within the area covered by the Affinity Water Company. For your information the address to write to is - Affinity Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333.

4 The Highway Authority requires the alterations to or the construction of the vehicle crossover to be undertaken such that the works are carried out to their specification and by a contractor who is authorised to work in the public highway. The applicant may need to apply to Highways (Telephone 0300 1234047) to arrange this or use link:-

<http://www.hertsdirect.org/services/transtreets/highways/hhonlineservices/vxo/>

5 Note: should there be any obstructions on the public highway, footpath, grass verge, i.e. trees, posted signs, TG pole, lamp columns, drainage gulleys etc, then permission for removal and/or repositioning will need to be gained before work can commence on site. The applicant will need to be aware that they will/may be required to fund this work.

6 In dealing with this application, Watford Borough Council has considered the proposal in a positive and proactive manner having regard to the policies of the development plan as well as paragraphs 186 and 187 of the National Planning Policy Framework and other material considerations, and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2010, as amended.

Drawing Numbers

SG/821/001a Site location plan

SG/821/100b Access and Constraints Plan

SG/821/200e/ Pitch Layout proposal

SG/821/300b/ Cut and Fill Construction Sections

SG/821/400a / Remedial proposal

SG/821/401/ Japanese Knotweed Treatment Proposals

SG/821/500a / car park

004 floor and roof plan proposed

007 Site plan as existing and proposed

008 Plans and Elevations as proposed

009 Contextual elevation as proposed

Documents

Design and Access Statement

WDE Remedial Strategy Report

WDE Geo Environmental Assessment

Hydro – Logic Services LLP Flood Risk Assessment Report

Transport Assessment (two documents)

CHARTER PLACE

The Committee received a report of the Development Management Section Head including the relevant planning history of the site and details of two responses to the application.

The Major Cases and Enforcement Manager noted the Update Sheet for this application and amended Condition 15. He also noted that since the planning obligation had been completed, recommendation (B) could be removed.

The Chair asked the Major Cases and Enforcement Manager to comment on the design changes.

The Major Cases and Enforcement Manager noted that the main change concerned the legal requirement to include a high level fire escape in the cinema; this had resulted in an increased height of 2.4 m on the High Street façade.

The Major Cases and Enforcement Manager advised that the original design had referenced the relationship with listed buildings in this locality which were to be refurbished as part of the Harlequin Centre. He explained that the initial objective could only be achieved by removing the cinema in which case the entire scheme would be forfeited. He assured the Committee that the benefits would significantly outweigh possible harm to the building.

RESOLVED –

(A) That conditional planning permission be granted subject to the completion of a planning obligation under section 106 of the Town and Country Planning Act 1990 to secure the following contributions and subject to the conditions listed below:

Section 106 Heads of Terms

i) To secure a financial payment to the Council of £100,000 towards the cost of environmental improvements in the public realm on High Street, in accordance with Policy SPA1 of the Watford Local Plan Core Strategy 2006-31.

Conditions

Time Limit

1. The development to which this permission relates shall be begun before 5th February 2018.

Approved Drawings

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

AP (02) 0999 P02, 1000 P02, 1001 P02, 1002 P01, 1003 P01, 1004 P01, 1150 P01, 1151 P01, 1010 P01, 1011 P01, 1012 P01, 1015 P01

AP (04) 1152 P05, 0249 P04, 0250 P07, 0251 P07, 0252 P09, 0253 P10, 0254 P10, 0255 P10, 0256 P09, 0257 P09
AP (05) 1600 P11, 1601 P06, 1602 P08, 1603 P04
AP (06) 1700 P06, 1701 P01, 1702 P05, 1703 P05

Hours of Construction

3. No demolition works or construction of the development hereby permitted shall not take place before 8am or after 6pm Mondays to Fridays, before 8am or after 1pm on Saturdays and not at all on Sundays and Public Holidays, unless otherwise agreed in writing by the Local Planning Authority. This shall exclude any internal fit-out works of the individual units by tenants.

Considerate Constructors Scheme

4. The construction of the development shall be registered with the Considerate Constructors Scheme and shall be carried out in accordance with the requirements of this Scheme at all times.

Construction Method Statement and Phasing Plan

5. No development shall commence until a Construction Method Statement and Phasing Plan has been submitted to and approved in writing by the Local Planning Authority. This Plan shall include the phasing of the development and, for each phase, details of contractors' parking, the delivery and storage of materials, any temporary access/egress points to adjoining highways, and wheel washing facilities. The Plan as approved shall be implemented throughout the construction period.

Site Waste Management Plan

6. No development shall commence until a Site Waste Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan as approved shall be implemented throughout the construction period.

External Materials

7. No construction works shall commence until details of all the materials to be used for the external surfaces and finishes of each of the buildings within the development (new buildings and refurbished existing buildings), the existing Charter Palace car park elevations and the first floor walkways have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out only in accordance with the approved materials.

Waste and Recycling Storage

8. No construction works shall commence until a basement level plan detailing the siting and size of storage facilities for waste and recycling for all of the proposed units within the development has been submitted to and approved in writing by the Local Planning Authority. No unit shall be occupied until these facilities have been provided in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Delivery and Servicing Management Plan

9. No unit within the development shall be occupied until a Delivery and Servicing Management Plan has been submitted to and approved in writing by the Local Planning Authority. The development shall be operated in accordance with the approved Plan at all times, unless otherwise agreed in writing by the Local Planning Authority.

BREEAM Assessment and Green Guide for Tenants

10. No construction works shall commence until an Interim (Design Stage) certificate issued by or on behalf of The Building Research Establishment has been submitted to the Local Planning Authority to demonstrate that the shell and core design of the development will achieve a BREEAM 'Very Good' Rating. This shall be supplemented by details of any measures that would need to be secured by the tenant fit out and a mechanism by which these will be secured. The development shall be carried out in accordance with the approved details.

Sustainable Drainage Scheme

11. Development shall not begin until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment (FRA) (Issue 03, prepared by Waterman dated 5 September) has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include a restriction in run-off and surface water storage on site as outlined in the FRA.

Foul Water Impact Assessment and Drainage Strategy

12. No construction works shall commence until an impact study to assess the impact of the development on foul water flows on the sewerage network has been undertaken and a drainage strategy, based upon the findings of this study and incorporating any additional on or off-site infrastructure necessary to provide the required capacity, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved drainage strategy has been undertaken in full.

Impact Piling

13. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority. The development shall only be carried out in accordance with the approved details.

Shop front Design

14. No shop front shall be installed on any retail unit within the development (new buildings or refurbished existing buildings), the cinema or the leisure unit until a detailed shop front design guide has been submitted to and approved in writing by the Local Planning Authority. The shop front design guide shall include details of materials, signage zones, lighting, windows and doors. All shop fronts to the retail units, cinema and leisure unit shall be installed in accordance with the approved design guide and shall be retained at all times, unless otherwise agreed in writing by the Local Planning Authority.

15. No shop front shall be installed on any restaurant unit within the development or any unit fronting on to High Street until the details of the design and materials of the shop front and the signage zone, and the extent of any outdoor seating area and how this will be demarcated, have been submitted to and approved in writing by the Local Planning Authority. The shop front shall only be installed in accordance with the approved details and shall be retained at all times, unless otherwise agreed in writing by the Local Planning Authority.

Hard Landscaping and Street Furniture

16. Within 12 months of the commencement of construction works, a hard landscaping and street furniture scheme for all areas within the public realm, based upon the Council's adopted Streetscape Design Guide, shall be submitted to the Local Planning Authority. This shall include samples of the materials to be used for all pedestrian routes, public squares and areas of public highway at ground and first floor level and details of all street furniture to be used. No hard landscaping works shall be carried out until a scheme has been approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved scheme.

Lighting Scheme (buildings and spaces)

17. Within 12 months of the commencement of construction works, a comprehensive lighting scheme for the development (to include the new and existing buildings, the existing car park elevations, the pedestrian routes at ground and first floor levels and the new public spaces), shall be submitted to the Local Planning Authority. No lighting works shall be carried out until a scheme has been approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved scheme.

Detailed drawings of buildings

18. No construction works shall commence until detailed drawings of each of the proposed new buildings have been submitted to and approved in writing by the Local Planning Authority. These drawings shall show relevant extracts of each building at a scale of 1:20 of the detailing of the buildings (i.e. window reveals, treatment of gables and parapets, brickwork patterns, etc.). The development shall only be constructed in accordance with the approved details.

Details of Grove Walk elevations

19. Within 12 months of the commencement of construction works, detailed drawings of the elevations to Grove Walk pedestrian walkway and the ground floor elevation to Beechen Grove (to include details of shop fronts and all other treatments to the elevations, and materials) and the underside of the roof of Grove Walk and the canopy on Beechen Grove (to include any cladding, materials and lighting), shall be submitted to the Local Planning Authority. No works shall be carried out until details have been approved in writing by the Local Planning Authority. The development shall only be constructed in accordance with the approved details.

Details of glazed canopy

20. Within 12 months of the commencement of construction works, details of the design and materials of the high level glazed canopy and its supporting

structures shall be submitted to the Local Planning Authority. No works relating to the glazed canopy shall be carried out until details have been approved in writing by the Local Planning Authority. The development shall only be constructed in accordance with the approved details.

Travel Plan

21. No part of the development shall be occupied until the existing Watford Travel Plan has been updated, submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be implemented as approved at all times.

Cycle Parking

22. No construction works shall commence until ground level and basement level plans detailing the siting of the proposed cycle parking provision for employees and visitors within the site has been submitted to and approved in writing by the Local Planning Authority. This provision shall comprise a minimum of 40 spaces at ground level for visitors and a minimum of 82 spaces at basement level for employees.

23. No unit within the development shall be occupied until details of the design of the cycle parking facilities for employees and visitors have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be installed in accordance with the details approved pursuant to Condition 22.

Off-site highways improvement works

24. No part of the development shall be occupied until the following highway improvement works, as shown in principle on drawing nos. 2013-1325-DWG-205B and 210A (ttp consulting), have been completed:-

- i) Realignment of pedestrian crossing across bus lane on Beechen Grove.
- ii) Improvements to pedestrian crossing on Beechen Grove.
- iii) Improvements to exits from basement and Charter Palace car park.

Archaeology

25. (a) No works of demolition or construction shall commence until an Archaeological Written Scheme of Investigation has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include an assessment of archaeological significance and research questions and the following details:

- i) the programme and methodology of site investigation and recording;
- ii) the programme for post investigation assessment;
- iii) the provision to be made for analysis of the site investigation and recording;
- iv) the provision to be made for publication and dissemination of the analysis and records of the site investigation;

- v) the provision to be made for archive deposition of the analysis and records of the site investigation;
- vi) the nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

(b) Works of demolition or construction shall only take place in accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under (a) above.

(c) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under (a) above and the provision made for analysis and publication where appropriate.

External plant noise levels

26. No unit within the development shall be occupied until details of all externally mounted air handling plant serving that unit, including its acoustic performance, have been submitted to and approved in writing by the Local Planning Authority. All such plant, including any associated mitigation measures, shall achieve the noise levels set out in the Environmental Noise Survey Report, reference 19403/ENS1 Revision 2 dated September 2013, unless otherwise agreed in writing by the Local Planning Authority. Before any unit is opened to the public, the plant and any associated mitigation measures shall be installed, and thereafter shall be maintained, in accordance with the details approved by the Local Planning Authority. For the purposes of this condition, a unit shall be construed as including any part of any building to which the public are admitted and that is capable of being occupied independently of any other part and, for the avoidance of doubt, shall include any part used as a restaurant, shop or for leisure purposes.

27. No common parts of the development shall be occupied until details of all externally mounted air handling plant serving those parts, including its acoustic performance, have been submitted to and approved in writing by the Local Planning Authority. All such plant, including any associated mitigation measures, shall achieve the noise levels set out in the Environmental Noise Survey Report, reference 19403/ENS1 Revision 2 dated September 2013, unless otherwise agreed in writing by the Local Planning Authority. Before any of the common parts of the development are opened to the public, the plant and any associated mitigation measures relating to that part shall be installed, and thereafter shall be maintained, in accordance with the details approved by the Local Planning Authority. For the purposes of this condition, the common parts of the development shall be construed as including any part of the development to which the public are admitted which do not fall within the definition of "unit" in Condition 26.

Noise emission from leisure uses

28. No construction works shall commence until details of the acoustic performance of the building fabric of the cinema and leisure units, demonstrating compliance with the requirements set out in the Environmental Noise Survey

Report, reference 19403/ENS1 Revision 2 dated September 2013, have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Fume extraction from restaurant uses

29. Before any restaurant unit is occupied, details of the equipment to be provided for the extraction and filtration of fumes and/or odours produced by cooking and food preparation shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, no fume extraction equipment shall be externally mounted on the vertical facades of any part of the development. Before any restaurant unit is opened to the public, such equipment shall be installed as approved, and thereafter maintained in full working order at all times, in accordance with the details approved by the Local Planning Authority.

Palace Charter car park opening hours

30. Palace Charter car park shall open for use by the public at all times during which any retail unit, restaurant unit, the cinema or the leisure unit are open and it shall not be closed to the public until at least one hour after the closure of the last unit within the development.

Land contamination

31. No development approved by this planning permission shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

- i) A site investigation scheme, based on the submitted Preliminary Environmental Risk Assessment (by Watermans, reference EED14097-100-R.1.2.2-NS, dated October 2013) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

- ii) The results of the site investigation and detailed risk assessment referred to in (i) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

- iii) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (ii) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

32. No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation has been submitted to and approved, in writing, by the local planning authority. The

report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a “long-term monitoring and maintenance plan”) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

33. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

34. No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

High St/Beechen Grove pedestrian link

35. Upon opening of the development to the public, the pedestrian route shown on the approved drawings between High Street and Beechen Grove, via the realigned Meeting Alley and Grove Walk, shall be made available and kept open to members of the public to pass and repass on foot and shall not be gated or closed off by any means, either temporarily or permanently, to prevent the passage of pedestrians unless required in connection with temporary maintenance, improvement or emergency works.

Listed building at 63-65, High Street

36. No works of any nature shall be carried out to the listed building until a detailed scheme for the refurbishment and restoration of the front façade of the building, to include the removal of the existing exterior paint and the reinstatement of the original design of the ground floor windows, has been submitted to and approved in writing by the Local Planning Authority. The works to the building shall only be carried out in accordance with the approved details.

Informatives

1. This planning permission is accompanied by a unilateral undertaking under Section 106 of the Town and Country Planning Act 1990 to secure a financial contribution towards environmental improvements in the public realm on High Street.

2. In dealing with this application, Watford Borough Council has considered the proposal in a positive and proactive manner having regard to the policies of the development plan as well as paragraphs 186 and 187 of the National Planning Policy Framework and other material considerations, and in

accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2010, as amended.

Drawing numbers

AP (02) 0999 P02, 1000 P02, 1001 P02, 1002 P01, 1003 P01, 1004 P01, 1150 P01, 1151 P01, 1010 P01, 1011 P01, 1012 P01, 1015 P01

AP (04) 1152 P05, 0249 P04, 0250 P07, 0251 P07, 0252 P09, 0253 P10, 0254 P10, 0255 P10, 0256 P09, 0257 P09

AP (05) 1600 P11, 1601 P06, 1602 P08, 1603 P04

AP (06) 1700 P06, 1701 P01, 1702 P05, 1703 P05

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BOUNDARY WAY

The Committee received a report of the Development Management Section Head including the relevant planning history of the site and details of thirteen letters in response to the application.

The Major Cases and Enforcement Manager introduced the application and drew the meeting's attention to the Update Sheet. He noted that an additional representation had been received and that comments from Watford Borough Council's (WBC) Head of Democracy and Governance had been included in the update sheet.

The Major Cases and Enforcement Manager advised that the bat survey had been completed. The survey reported that a bat roost had been discovered in one of the buildings to be demolished and that the Bat Group considered that it was possible that bats were also occupying another building which was not scheduled for demolition. An additional recommendation (Condition 18) was included on the Update Sheet.

The Major Cases and Enforcement Manager then noted that the majority of homes on the estate lay within Three Rivers District Council's (TRDC) boundaries thus making TRDC the lead authority. He advised that TRDC was not proposing to use Section 106 monies for affordable housing; but that this funding would be used to secure 11 such dwellings in Watford.

The Major Cases and Enforcement Manager concluded by recommending approval for the application subject to the inclusion of a new Condition 18 and the Planning Obligation.

The Chair then addressed the meeting and invited Councillor Watkin, a member of the Committee, to put forward a suggested proposal.

Councillor Watkin said that the current application was exceptionally complex and suggested that a site visit for Members accompanied by planning officers would be wise. This would then clarify for Members which areas were part of WBC and which part of TRDC. He explained that although he had visited the

site he had found it difficult to interpret the plans without the benefit of officers' assistance.

Councillor Watkin noted that the planning committee at TRDC had visited the site and proposed that the decision be deferred until a visit had been arranged for WBC's Development Control Committee members, who should be accompanied by officers.

Councillors Williams and Bashir both expressed their agreement with this proposal.

The Chair asked for clarification from the Committee with regard to the benefit they considered would ensue from a visit with officers.

Councillors Bell and Connal both said that they had found it difficult to assess each council's boundaries and were consequently unsure which areas were the responsibility of WBC. They considered that a visit with officers would assist in understanding the impact the proposed development would have.

Councillor Sharpe agreed that the Committee needed to be clear which areas of the entire site were within WBC's boundaries. He felt that deferral could be useful if greater understanding would be achieved through a site visit.

The Chair also considered that deferral would be wise as a more informed decision could be reached after a site visit.

The Chair MOVED that the application be DEFERRED.

On being put to the Committee, the Motion was CARRIED.

RESOLVED –

that the application be deferred pending a site visit for the Development Control Committee and planning officers.

Chair

The Meeting started at 7.30 pm
and finished at 9.40 pm