

DEVELOPMENT CONTROL COMMITTEE

6 NOVEMBER 2014

Present: Councillor R Martins (Chair)
Councillor G Derbyshire (Vice-Chair)
Councillors S Bashir, J Connal, P Jeffree, S Johnson, I Sharpe
and T Williams

Officers: Development Management Section Head
Major Cases and Enforcement Manager
Committee and Scrutiny Officer

40 APOLOGIES FOR ABSENCE/COMMITTEE MEMBERSHIP

There was a change of membership for this meeting: Councillor Jeffree replaced Councillor Watkin.

Apologies for absence were received from Councillor Bell.

41 DISCLOSURE OF INTERESTS (IF ANY)

There were no Disclosures of Interest.

42 MINUTES

The minutes of the meeting held on 6 October 2014 were submitted and signed.

43 LAND AT DODD ROAD, LEGGATTS GREEN

It was noted that this item had been withdrawn from the agenda.

44 GAS HOLDER SITE, LOWER HIGH STREET

The Committee received a report of the Development Section Head including the relevant planning history of the site. No representations had been received.

The Chair invited Miss Samantha Thrupp to speak to the Committee in support of the application.

Miss Thrupp informed the Committee that she was a Land Regeneration Adviser. She outlined information about National Grid and its land ownership. She advised that the application was seeking approval to carry out

environmental improvements to the site. National Grid aimed to clean up existing sites and return them to use.

Miss Thrupp explained the site's history. She added that part of the site was still used to distribute natural gas across Watford. The original gas holder had recently been removed as it was no longer required.

Miss Thrupp reported that the company had engaged with local residents and businesses, including the local press. The company had won an industry participation award for the engagement work it had carried out at this site. Reynolds Coaches, a former tenant on this site, had been relocated to another National Grid site.

Miss Thrupp stated that the company had undertaken investigation works prior to the application being submitted. She said that the company had placed important focus on Health and Safety. This had included the consultation with local residents, local community representatives and businesses. She noted that no representation had been received by the Council in relation to the application. Miss Thrupp added that the company was committed to working with Watford Borough Council in relation to Frogmore House and if the application were to be granted National Grid would continue to work with all representatives.

Councillor Bashir said that he was in support of the application's intention of clearing the contaminated land. He had had initial concerns about Frogmore House's garden; however, after having read the report and noted the proposed conditions, he was satisfied with the application.

Councillor Jeffree commented that he was also pleased to see the proposed detailed condition regarding Frogmore House and its land. He asked whether there would be any archaeological works on the rest of the site or if it was considered that any historical details may have already been lost due to the previous operation on the site.

The Major Cases and Enforcement Manager responded that due to the extensive underground pipe work and foundations on the site he presumed that there would be little data left. The archaeological interest had only been raised in relation to Frogmore House.

The Chair commended the company on winning the award for its work with the local community.

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. Development works shall not take place before 8am or after 6pm Mondays to Fridays, before 8am or after 1pm on Saturdays or at any time on Sundays and Public Holidays, unless otherwise agreed in writing by the Local Planning Authority.
3. No development shall take place until a scheme incorporating the requirements set out below has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall:

- ensure no raising of ground levels;
- ensure access to and protection of the existing flood defences;
- define areas and procedures for stockpiling and storage of materials on site
- provide details of any below ground excavation works;
- ensure the effective management of the surface water drainage system, including the water quality for any discharges to a waterbody;
- assess the structural impact of any works that may have an impact on the integrity of the river wall.

The scheme shall be implemented as approved in full and shall, where relevant, be maintained thereafter, in accordance with any agreed timing or phasing arrangements, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

4. No development shall take place until a scheme incorporating the requirements to deal with the risks associated with contamination of the site set out below has been submitted to and approved in writing by the Local Planning Authority:
 - (1) A preliminary risk assessment 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.
 - (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.

Any changes to these components shall require the express written approval of the Local Planning Authority. The scheme shall be implemented as approved.

5. No occupation of any part of the application site 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.
6. No development 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.
7. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by 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.
8. No infiltration of surface water drainage into the ground at this site shall take place 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 approval details.
9. Piling or any other foundation designs using penetrative methods shall not be used except 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 groundwater.

The development shall be carried out in accordance with the approved details.

10. (a) No works of remediation shall commence within the curtilage of Frogmore House (identified as the Frogmore House Remediation Area on drawing no. HC14001-D005B) 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 remediation 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 site investigation and post investigation assessment shall be 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.
11. No works of remediation shall commence within the curtilage of Frogmore House (identified as the Frogmore House Remediation Area on drawing no. HC14001-D005B) until a method statement for the remediation of the land has been submitted to and approved in writing by the Local Planning Authority. This shall include:
- (i) measures to facilitate the archaeological investigation and recording of the site (as approved under Condition 10);
 - (ii) measures to ensure the protection and long term retention of the existing trees within the site;
 - (iii) a capping system that will allow the future restoration of the garden area.

Chair

The Meeting started at 7.30 pm
and finished at 7.40 pm