



DEVELOPMENT CONTROL COMMITTEE

Thursday, 12th March, 2015

7.30 pm

Town Hall, Watford

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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 Council Chamber is on the mezzanine floor of the Town Hall and a lift is available. An induction loop is available in 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 or on silent before the start of the meeting.

FILMING / PHOTOGRAPHY / RECORDING / REPORTING

Please note: this meeting might be filmed / photographed / recorded / reported by a party other than Watford Borough Council for subsequent broadcast or publication.

If you do not wish to have your image / voice captured you should let the Chair or Democratic Services Officer know before the start of the meeting.

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 S Bashir, N Bell, J Connal, S Johnson, 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 19 February 2015 to be submitted and signed.

Copies of the minutes of this meeting are usually available seven working days following the meeting.

(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. ENFORCEMENT PLAN (Pages 1 - 16)

That the Development Control Committee consider and approve the Planning Enforcement Plan 2015.

5. LAND AT NORTH WESTERN AVENUE (Pages 17 - 52)

An application for the development for 34 residential units (Class C3) with associated access, parking, amenity space and landscaping.

6. ST THOMAS UNITED REFORMED CHURCH, LANGLEY ROAD (Pages 53 - 90)

An application for the proposed demolition of the existing church building and redevelopment of the site by the construction of a new replacement church building and enabling a development comprising nine terraced four bedroom houses.

7. 52A - 56 HIGH STREET (Pages 91 - 112)

An application for the variation of Condition 11 (location of affordable housing) of planning permission ref. 13/00828/VAR for the redevelopment of the site to provide 4, 5 and 7-storey buildings comprising ground floor retail use and 56 flats and the variation of the Section 106 legal agreement to increase the number of affordable housing units from 17 to 45 and to reduce the sums payable to the Council towards the provision or improvement of open space and children's play space by £150,862.

8. MECCA BINGO, 19 KING STREET (Pages 113 - 156)

An application for the retention of the existing façade to King Street, demolition of the remaining building to the rear and erection of a part 4 storey, part 3 storey building to provide a ground floor Class A1/AA2 unit and 25 flats with 13 parking spaces.

Appendices to this report are to be considered as Part B in accordance with Paragraph 3, Part 1, Schedule 12A as they contain commercially sensitive information.

9. EXCLUSION OF PRESS AND PUBLIC

The Chair to move: that, under Section 100A (4) of the Local Government Act 1972, the public and press be excluded from the meeting for items of business that may be likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if a member of the public were present during consideration of the item there would be disclosure to them of exempt information as defined in Section 100 (1) of the Act for the reasons stated below in terms of Schedule 12A.