

DEVELOPMENT CONTROL COMMITTEE

14 MAY 2015

Present: 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

Also present: Councillor Karen Collett

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

88 APOLOGIES FOR ABSENCE/COMMITTEE MEMBERSHIP

There were no apologies for absence.

The Chairman remarked that this was the last meeting of the current municipal year and thanked Committee Members and Officers for their diligent and professional approach to the consideration of all applications.

89 DISCLOSURE OF INTERESTS (IF ANY)

There were no disclosures of interest.

90 MINUTES

The minutes of the meeting held on 23 April 2015 were submitted and signed.

91 CAXTON COURT, CAXTON WAY

The Committee received a report from the Development Management Section Head including the relevant planning history of the site.

The Chair invited Richard Hogg to speak to the Committee in opposition to the application.

Mr Hogg stated that he had been a tenant at the business estate since 2006 and had filed an objection along with other tenants primarily concerning car parking provision. He noted that the existing 160 car parking spaces would be retained; however there would be a 40% increase in operational floor area as a result of the proposed development.

Mr Hogg also referenced the obligation within the existing lease to provide 159 spaces to existing businesses which would leave only one space for any new businesses taking up a tenancy on the estate as a result of the development. He also noted that the proposed development would lead to tension between tenants and the need to police fair use of the spaces would take away resources from actually running their businesses.

Mr Hogg also highlighted that the survey undertaken had taken place in the afternoon and did not take into account the increased parking demand in the morning which was created by Royal Mail vehicles. He noted that his company had taken on the lease under the understanding that the site would not be developed further. He described the proposed development as aggressive and that it would result in a cramped estate which would clip the wings of the existing businesses.

The Chair invited Michael Wood to speak to the Committee in favour of the application.

Mr Wood stated the proposed development would create new employment space in line with the Council's core strategy to create new jobs. He described the four new units as suited to small and medium businesses and an important inclusion to the employment stock in Watford. Mr Wood highlighted that two surveys had been undertaken to consider the parking arrangements and that the development met the parking authority's adopted standards. It was noted that the tenant's grievances regarding the lease were a private matter and not a planning consideration.

Mr Wood concluded by stating the development was agreeable to both County Council highways officers and Borough Council planning officers. Furthermore, there would be minimal disruption during the construction period.

The Chairman opened the debate to the Committee Members.

Councillor Bell stated that he was in favour of increasing employment opportunity; however he was concerned about car parking, describing the existing situation as 'chock-a-block'. He suggested amending condition 14 of the report to create additional car parking spaces to avoid tension between tenants.

Councillor Williams agreed with Councillor Bell's comments. He also highlighted what seemed to be a contradiction in the comments of the County Council highways officer who stated that the development could put additional pressure on the existing parking but also stated that the proposed level of parking would prevent any overspill onto the existing on street parking.

The Major Cases and Enforcement Manager clarified that the site was designed to maintain 160 car parking spaces while allowing heavy goods vehicles (H.G.V.s) access to the loading bays. Further car parking spaces could be generated at the expense of manoeuvring space for H.G.V.s. It was open to tenants to park in this space if it was not used by H.G.V.s for turning and

accessing loading bays. He noted that the amount of vehicles using the car parking spaces fluctuated day to day and also during the day. It was noted that parking standards were generic, derived from County Council standards which were in turn derived from national data; standards were set for a use class rather than a specific user. The proposed development met the generic parking standards.

Councillor Bashir joined Councillors Bell and Williams in welcoming the additional employment space. However he too noted that car parking was an issue for the estate. However he believed the development did not create additional impact.

Councillor Sharpe noted that the proposal was clearly an intensification of use. However the Committee could either approve or reject the application, and if they were to reject it, it would have to be with reasons based on the Council's approved policies. He noted that if such a scheme was to be built from scratch 155-206 car parking spaces would be required; therefore the retained 160 car parking spaces were sufficient to comply with the Council's policies and there was no justification to reject the application on these grounds. However Councillor Sharpe joined Councillors Bell and Williams in offering sympathy to Mr Hogg and the existing tenants.

Councillor Connal highlighted the fact workmen had found bronze age relics near to the application site when work had been carried out in August 1960. Given the close proximity to the find, Councillor Connal requested an appropriate condition be included in the list of conditions, should the application be approved, to ensure the site was sufficiently considered by the County Council archaeological officers to ensure no historical artefacts would be destroyed before work began.

The Chairman moved that the application be approved subject to the conditions outlined below, which include an additional condition (condition 8) to ensure the carrying out of a desktop archaeological survey.

RESOLVED UNANIMOUSLY:

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

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

126.13.01B, 05B, 06, 07, 08, 09, 10, 11, 12, 50

Reason: For the avoidance of doubt and in the interests of proper planning.

3. No development 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 site investigation scheme, based on the submitted Preliminary Risk Assessment (prepared by Jomas dated January 2015; reference P8927J557) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

(2) The results of the site investigation and detailed risk assessment referred to in (1) 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.

(3) 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 (2) 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.

Reason: To protect the water environment, including groundwater, in accordance with saved Policy SE24 of the Watford District Plan 2000. The desk study indicates the potential presence of contamination from the previous uses. The site is located on a Principal Aquifer, and within a Source Protection Zone 1 for public water supply, indicating that groundwater beneath the site will reach the public drinking water supply within 50 days. The Principal Aquifer is a designated groundwater body under the Water Framework Directive – Mid-Chilterns Chalk that is currently at 'poor' status. The groundwater in this waterbody needs to be protected from further contamination, particularly those contaminants already identified in the River Basin Management Plan, so that the water quality does not deteriorate. This is a pre-commencement condition as any contamination within the site needs to be identified and an appropriate remediation scheme agreed as these works will need to be undertaken before construction works commence.

4. No occupation of any part of the 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.

Reason: To protect the water environment, including groundwater, in accordance with saved Policy SE24 of the Watford District Plan 2000. The desk study indicates the potential presence of contamination from the previous uses. The site is located on a Principal Aquifer, and within a Source Protection Zone 1 for public water supply, indicating that groundwater beneath the site will reach the public drinking water supply within 50 days. The Principal Aquifer is a designated groundwater body under the Water Framework Directive – Mid-Chilterns Chalk that is currently at 'poor' status. The groundwater in this waterbody needs to be protected from further contamination, particularly those contaminants already identified in the River Basin Management Plan, so that the water quality does not deteriorate.

5. 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.

Reason: To protect the water environment, including groundwater, in accordance with saved Policy SE24 of the Watford District Plan 2000. The desk study indicates the potential presence of contamination from the previous uses. The site is located on a Principal Aquifer, and within a Source Protection Zone 1 for public water supply, indicating that groundwater beneath the site will reach the public drinking water supply within 50 days. The Principal Aquifer is a designated groundwater body under the Water Framework Directive – Mid-Chilterns Chalk that is currently at 'poor' status. The groundwater in this waterbody needs to be protected from further contamination, particularly those contaminants already identified in the River Basin Management Plan, so that the water quality does not deteriorate. No site investigation can fully characterise a site, so this condition is required to ensure any previously unidentified contamination is appropriately managed.

6. No infiltration of surface water drainage into the ground at this site 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.

Reason: To protect the water environment, including groundwater, in accordance with saved Policy SE24 of the Watford District Plan 2000. The desk study indicates the potential presence of contamination from the previous uses. The site is located on a Principal Aquifer, and within a Source Protection Zone 1 for public water supply, indicating that groundwater beneath the site will reach the public drinking water supply within 50 days. The Principal Aquifer is a designated groundwater body under the Water Framework Directive – Mid-Chilterns Chalk that is currently at ‘poor’ status. The groundwater in this waterbody needs to be protected from further contamination, particularly those contaminants already identified in the River Basin Management Plan, so that the water quality does not deteriorate.

7. Piling or any other foundation designs using penetrative methods shall not be undertaken 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.

Reason: To protect the water environment, including groundwater, in accordance with saved Policy SE24 of the Watford District Plan 2000. The desk study indicates the potential presence of contamination from the previous uses. The site is located on a Principal Aquifer, and within a Source Protection Zone 1 for public water supply, indicating that groundwater beneath the site will reach the public drinking water supply within 50 days. The Principal Aquifer is a designated groundwater body under the Water Framework Directive – Mid-Chilterns Chalk that is currently at ‘poor’ status. The groundwater in this waterbody needs to be protected from further contamination, particularly those contaminants already identified in the River Basin Management Plan, so that the water quality does not deteriorate.

8. No development works shall take place until:

(a) A desk based archaeological assessment of the site has been undertaken to assess the potential of the site for archaeological remains and this has been submitted to and approved in writing by the Local Planning Authority; and

(b) Where the findings of the desk based assessment are that the site has potential for archaeological remains, 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

1. The programme and methodology of site investigation and recording

2. The programme and methodology of site investigation and recording as suggested by the archaeological impact assessment and any archaeological evaluation
3. The programme for post investigation assessment
4. Provision to be made for analysis of the site investigation and recording
5. Provision to be made for publication and dissemination of the analysis and records of the site investigation
6. Provision to be made for archive deposition of the analysis and records of the site investigation
7. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

(c) The development shall not be occupied until the archaeological investigation and post investigation assessment has been completed in accordance with the programme set out in the Archaeological Written Scheme of Investigation approved under part (b) of this condition and the provision made for analysis.

(d) 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 part (b) of this condition and the provision made for analysis and publication where appropriate.

9. No construction works on the new building shall commence until details of all the proposed external materials for the building 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.

Reason: In the interests of the visual appearance of the site and the character and appearance of the area, in accordance with Policy UD1 of the Watford Local Plan Core Strategy 2006-31. This is a pre-commencement condition as the materials need to be agreed with the Local Planning Authority before the building is constructed.

10. No construction works on the new building shall commence until a car parking plan, showing a minimum of 108 spaces for the use of the existing units on the site during construction works, has been submitted to and approved in writing by the Local Planning Authority, and these spaces have been provided in full. These spaces shall be retained at all times during construction works.

Reason: To ensure adequate parking facilities are provided on the site for existing occupiers of the site during construction works and to minimise any additional on-street car parking, in accordance with saved Policies T22 and T24 of the Watford District Plan 2000. This is a pre-commencement condition as adequate car parking provision, whether temporary or permanent, needs to be made for the existing commercial units on the site

before the new building is constructed as the proposal will result in the loss of existing parking spaces.

11. No development shall commence until details of the siting and type of tree protection fencing to be installed, to protect the root zones and canopies of trees to be retained on the boundaries of the site and immediately adjoining the site, have been submitted to and approved in writing by the Local Planning Authority, and these measures have been installed in full. The approved fencing shall be retained at all times during development works.

Reason: To ensure the trees to be retained do not suffer damage during construction works, in accordance with saved Policy SE37 of the Watford District Plan 2000. This is a pre-commencement condition as the tree protection measures need to be in place before construction commences to ensure the retained trees are not damaged.

12. No development shall take place within the approved tree protection fencing unless details of the works and the construction methods to be used have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the trees to be retained do not suffer damage during construction works, in accordance with saved Policy SE37 of the Watford District Plan 2000.

13. The surface water drainage scheme shall be carried out in accordance with the details shown on drawing no.14-064/300 P1 (Bradbrook Consulting), unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect groundwater and minimise surface water run-off and non-fluvial flooding, in accordance with Policy SD2 of the Watford Local Plan Core Strategy 2006-31.

14. The development shall be constructed in accordance with the submitted Energy Strategy by Desco (Design and Consultancy) Limited (ref.1296-50-RPT-01; Issue No.2; dated 3rd February 2015), unless otherwise agreed in writing by the Local Planning Authority.

Reason: To reduce the energy use and carbon emissions of the development, in accordance with Policies SD1 and SD3 of the Watford Local Plan Core Strategy 2006-31.

15. No part of the new building shall be occupied until 160 car parking spaces, as shown on approved drawing no.126.13.05B, have been laid out and constructed in full, unless otherwise approved in writing by the Local Planning Authority. These spaces shall be retained at all times for the parking of cars.

Reason: To ensure adequate parking facilities are provided on the site and to minimise any additional on-street car parking, in accordance with saved Policy T22 of the Watford District Plan 2000.

16. No part of the development shall be occupied until the cycle parking facilities, as shown on approved drawing no.126.13.05B, have been provided in full. These shall be retained for the parking of cycles at all times.

Reason: To ensure adequate cycle parking facilities are provided for the occupiers of the site, in accordance with saved Policy T10 of the Watford District Plan 2000.

17. No plant or equipment (including flues, extraction units and air conditioning units) shall be installed externally on any part of the development unless details have been submitted to and approved in writing by the Local Planning Authority. Any plant or equipment shall be installed as approved.

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

18. There shall be no outside storage of goods, materials, waste or recycling within the servicing and car parking areas of any unit.

Reason: To ensure adequate servicing and parking facilities are retained for each unit at all times, in accordance with saved Policies T21 and T22 of the Watford District Plan 2000.

Informatives

1. 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

126.13.01B, 05B, 06, 07, 08, 09, 10, 11, 12, 50

92

LINCOLN COURT, HAINES WAY

The Committee received a report from the Development Management Section Head including the relevant planning history of the site.

The Chair invited Susan Speer to speak to the Committee in opposition to the application.

Ms Speer stated that she understood the existing building needed to be demolished as the required standards were not met. However she objected to

the size of the redevelopment and the fact that the new building would be erected closer to the road causing a blind spot and making the road and the bend more dangerous for both car users and pedestrians. Ms Speer also noted the existing problem of the narrowness of the road which caused difficulties when two buses passed each other. She noted the parking survey had been carried out at a quiet time and was not representative of the amount of cars which increased in the evening because of users of the Orbital Community Centre across the road from the application site.

Ms Speer highlighted that there was already a lack of car parking spaces and the limited number of spaces for the new flats (one car parking space per flat) would exacerbate parking problems on the nearby road due to overspill from the community centre.

The Chair invited Euan Barr to speak to the Committee in favour of the application.

Mr Barr stated that the parking survey had confirmed that the car parking spaces available on site and on street parking would meet the parking needs of the development. He noted that spaces have been provided to local residents who would lose garages to the development. Furthermore, as the Orbital Community Centre was a separate organisation it was not appropriate for the Housing Trust to provide overspill car parking for them; however, the Trust was willing to work with the centre generally.

The Chair invited Ward Councillor Karen Collett to speak to the Committee regarding the application.

Councillor Collett referred to a petition which had been signed by 95 local residents highlighting existing car parking problems. She noted that most households had two cars, and steep mounds and grass verges prevented dropped kerbs and that led to on street parking, exacerbating the narrowness of the road and causing difficulties for the number 10 bus which was routed along Haines Way. She noted that previous residents of the site had been elderly and many did not drive. The proposed development would lead to residents parking on the bend of Haines Way.

The Chairman opened the debate to the Committee Members.

Councillor Sharpe appreciated the comments of Ms Speer and Councillor Collett; however he believed the issues were similar to the previous application considered by the Committee. He noted that all Councillors were aware of the parking issues but saw no grounds on which to reject the application as the application met the Council's parking standards. Councillor Sharpe expressed a desire to see the relevant parties come together to find ways to facilitate additional parking.

The Chair took issue with the timing of the parking survey. He noted that it had taken place at 1am which he did not believe offered a true representation of residents' parking problems. He also highlighted the safety concerns raised

relating to Haines Way and requested a response from planning officers. The Major Cases and Enforcement Manager stated that the survey had been undertaken in accordance with standard best practice which assumed residents were all at home at that time and other users had left the area. Furthermore, it was not for the Trust to provide overspill parking for the Orbital Community Centre. Regarding the dangerous parking, the appropriate response would be to install double yellow lines to restrict parking on the bend.

Councillor Johnson questioned whether more than two social rent units could have been provided. It was noted that the Council had not requested the Trust provide a specific number of social rent units as the public subsidy for this type of unit was largely no longer available. Councillor Bell also expressed a desire to see more social rent accommodation provided. The Chair requested that officers request the maximum available social rent units from future developments.

Councillor Derbyshire commented on the quality of the development describing the proposed façade as attractive and interesting with good sized flats. He recognised Ms Speer's concerns about the dangers on the bend; however he also noted the County Council's highways officer had not raised any such concerns. He sympathised with the parking situation noting it was an issue wherever one lived.

Councillor Bashir welcomed the proposed modern development of a disused building. However, he expressed disappointment that the proposals only offered two social rent units. He encouraged officers to push for a greater amount in future developments. He noted parking was an issue throughout the town and called on the relevant parties to come together after the Committee meeting to work out parking concerns.

Councillor Watkin raised concerns regarding the timing of the survey stating the problem time was when residents came home from work at 7pm at the same time the Orbital Community Centre was holding events. He did not believe residents wished to move their cars when car parking spaces became available at midnight. However he noted that the cause of the parking problem was the centre and not the proposed development. He stated that the Committee had to apply the Council's parking standards though they didn't really believe in their effectiveness. He also noted that if the Committee had to account for every potential car when considering applications it would not be possible to build anything other than car parks.

Councillor Connall suggested underground car parking as a means of dealing with the parking issues; however it was considered to be too expensive for developers to make schemes economically viable.

The Chairman moved that the application be approved subject to the conditions outlined below:

RESOLVED UNANIMOUSLY:

That, in consequence of a unilateral undertaking under s.106 of the Town

and Country Planning Act 1990 (as amended) having been entered into to secure the provisions set out below, planning permission be granted subject to the following conditions:

Section 106 Heads of Terms

- i) To secure all 22 of the units as affordable housing for affordable rent and social rent.
- ii) To secure the provision of fire hydrants as required by the County Council to serve the development.

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.

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

100, 101

LC/AP/XX/00/DR/A/0150/S4/P13

LC/AP/XX/XX/DR/A/0151/S4/P7, 0152/S4/P6, 0158/S4/P9, 0159/S4/P9, 0160/S4/P5

Reason: For the avoidance of doubt and in the interests of proper planning.

3. No demolition or construction of the development hereby permitted shall 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.

Reason: To safeguard the amenities and quiet enjoyment of neighbouring properties during the time that the development is being constructed, pursuant to saved Policy SE22 of the Watford District Plan 2000.

4. No demolition or construction works shall commence within the site until a Construction Environmental Management Plan has been submitted to and approved by the Local Planning Authority. This Plan shall include details of temporary access for demolition/construction vehicles, contractors parking, the delivery and storage of materials, measures to mitigate noise and dust, wheel washing facilities, plant and equipment and a contact procedure for complaints. The Plan as approved shall be implemented throughout the relevant demolition and construction periods.

Reason: To safeguard the amenities and quiet enjoyment of neighbouring properties and prevent obstruction of the adjoining highway during the time that the demolition and construction phases. This is a pre-commencement condition as these details need to be agreed with the Local Planning Authority before the works commence.

5. No impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure.

6. No construction works shall commence until details of the materials to be used for all the external finishes of the building, including walls, roofs, doors, windows, canopies and balcony railings, have been submitted to and approved in writing by the Local Planning Authority. All windows to the flats must achieve a minimum sound reduction of 30dB where they face directly onto Haines Way. The development shall be carried out only in accordance with the approved materials.

Reason: In the interests of the visual appearance of the site and the character and appearance of the area, in accordance with Policy UD1 of the Watford Local Plan Core Strategy 2006-31. This is a pre-commencement condition as the materials need to be approved by the Local Planning Authority before the development is constructed.

7. No construction works shall commence until details of a sustainable surface water drainage scheme for the development has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the approved drainage scheme has been implemented in full.

Reason: To ensure the surface water drainage is designed to minimise the likelihood of flooding downstream, to reduce the risk of flooding by ensuring the satisfactory storage of and disposal of surface water from the site, and to reduce the impact of flooding on the proposed development in accordance with Policy SD2 of the Watford Local Plan Core Strategy 2006-31. This is a pre-commencement condition as these details need to be approved by the Local Planning Authority before the development is constructed.

8. No part of the building shall be occupied until full details of a soft landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. This shall include the retention of existing

trees and hedging where possible and measures to enhance the ecological biodiversity of the site. The approved landscaping scheme shall be carried out not later than the first available planting and seeding season after completion of the 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.

9. No part of the building shall be occupied until full details of a hard landscaping scheme, including details of all site boundary treatments and all fencing within the site, have been submitted to and approved in writing by the Local Planning Authority, and the works have been carried out in accordance with the approved details. No wall, fence, hedge or other means of enclosure to be provided along the Haines Way frontage shall exceed a height of 600mm above the level of the centre line of the new access junction for a distance of 25m on both sides of the access (reference Road in Herts Table 4.2.3.1).

Reason: In the interests of the visual appearance of the site and the local area, and to provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access, in accordance with saved Policy T21 of the Watford District Plan 2000 and Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

10. No part of the building shall be occupied until details of the bin store and the cycle store (sufficient to accommodate a minimum of 16 cycles) as shown in principle on drawing no. LC/AP/XX/00/DR/A/0150/S4/P13, have been submitted to and approved in writing by the Local Planning Authority and the bin store and cycle store have been constructed in accordance with the approved details.

Reason: To ensure adequate facilities are provided for the future occupiers and in the interests of the visual appearance of the site, in accordance with saved Policies SE7 and T10 of the Watford District Plan 2000 and Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

11. No part of the development shall be occupied until the 26 car parking spaces shown on drawing no. LC/AP/XX/00/DR/A/0150/S4/P13, have been laid out and constructed in full. These spaces shall be retained for parking cars at all times.

Reason: To ensure adequate parking facilities are provided on the site and to minimise any additional on-street car parking, in accordance with saved Policies T22 and T24 of the Watford District Plan 2000.

12. No part of the development shall be occupied until the new access junction on Haines Way, as shown in principle on drawing no. LC/AP/XX/00/DR/A/0150/S4/P13, has been laid out and constructed in full and the existing access on Haines Way has been closed off and the footpath reinstated.

Reason: To ensure adequate access arrangements are provided to serve the development and in the interests of highway safety, in accordance with saved Policy T21 of the Watford District Plan 2000.

Informatives

1. This planning permission is accompanied by a unilateral undertaking under Section 106 of the Town and Country Planning Act 1990 to secure the provision of 22 affordable housing units and the necessary fire hydrants to serve the development.
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. The Council also gave pre-application advice on the proposal prior to the submission of the application and undertook discussions with the applicant's agent during the application process.
3. Before commencing the development the applicant shall contact Hertfordshire County Council Highways (0300 123 4047) to obtain i) their permission/requirements regarding access for vehicles involved in the demolition of the existing building; ii) a condition survey of any adjacent highways which may be affected by construction vehicles together with an agreement with the highway authority that the developer will bear all costs in reinstating any damage to the highway.

Chair

The Meeting started at Time Not Specified
and finished at Time Not Specified