



**WATFORD
BOROUGH
COUNCIL**

DEVELOPMENT MANAGEMENT COMMITTEE

5 September 2018

7.00 pm

Town Hall

Contact

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For further information about attending meetings please visit the council's [website](#).

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Committee Membership

Councillor P Jeffree (Chair)

Councillor S Johnson (Vice-Chair)

Councillors N Bell, R Laird, M Mills, I Sharpe, R Smith, M Watkin and T Williams

Agenda

Part A – Open to the Public

1. **Apologies for absence/committee membership**
2. **Disclosure of interests**
3. **Minutes**

The [minutes](#) of the meeting held on 25 July 2018 to be submitted and signed.

CONDUCT OF THE MEETING

The committee will take items in the following order:

1. All items where people wish to speak and have registered with Democratic Services.
2. Any remaining items the committee agrees can be determined without further debate.
3. Those applications which the committee wishes to discuss in detail.
4. **18/00323/FULM 8 Oxhey Road (Pages 6 - 31)**

Demolition of existing dwelling and outbuildings for redevelopment into 10 apartments with associated car parking, landscaping improvements, new accesses onto Oxhey Road and Hollybush Close and other associated external alterations (Amended plans and description - dwellings reduced from 12 to 10).

5. **18/00684/COU 56 Kingsfield Road (Pages 32 - 46)**

Change of use from a six person HMO (House of Multiple Occupancy) to an 11 person HMO. This involves minor works involving the addition of an internal conversion of a first bedroom to kitchenette area.

6. 18/00473/FUL 39 Middle Ope (Pages 47 - 62)

The erection of a two storey side extension and a single storey rear extension.
(Amended plans)

7. 18/00689/FULM Halsey House, Rosslyn Road (Pages 63 - 81)

Demolition of existing building (Town and Country Club) and construction of four storey building comprising 39 dwellings (1 and 2 bedroom flats) with 12 car parking spaces, cycle store, bin store and amenity space. All units to be affordable housing.

8. 18/00978/VAR 149a, 149b and land to the rear of 149 St Albans Road (Pages 82 - 104)

Variation of Condition 2 for alterations to the design and massing of Block B (to accommodate the 3 metre buffer zone around Thames Water sewer) pursuant to planning permission 18/00542/FULM.

9. 18/00338/FULM Blueprint Commercial Centre Imperial Way (Pages 105 - 123)

Demolition of existing B1 (Business) and B2 (General industrial) buildings and erection of replacement development comprising two new B1 (b) (Research and Development) and (c) (Industrial Process), B2 (General Industrial) and B8 (Storage and Distribution) buildings with re-positioned access, parking and turning facilities.

Introduction

Please note that the officer report is a summary of the issues including representations made and consultation responses. Full details of the applications, plans submitted, supporting information and documents, representations made, consultation responses and correspondence can be found on the council's web based [Public Access system](#) using the application reference or address.

Specific policy considerations for each application are detailed within the individual reports. The background papers and policy framework listed below have been relied upon in the preparation of the reports in this agenda.

Background papers

- The current planning applications under consideration and correspondence related to that application.
- All relevant third party representations and consultation replies received.

Policy Framework

- The Statutory Plans and Supplementary Planning Guidance, together with relevant Government legislation, Circulars, Advice, Orders, Directions and Guidance listed below:

Local Planning Documents

Local Development Documents provide the framework for making planning decisions. These can be found on the Council's [website](#) and include:

- the existing Local Plan which consists of the Core Strategy, saved policies in the Watford District Plan 2000 and Proposals Map); and
- Supplementary Planning Documents.

County Planning Documents

The Hertfordshire Waste Local Plan and Minerals Local Plan prepared by Hertfordshire County Council are material considerations alongside the Watford Local Plan. These documents can be found on the county council's [website](#).

National Planning Documents

Key legislation can be found using this [weblink](#), including:

- Growth and Infrastructure Act (2013)

- Housing and Planning Act (2016)
- Localism Act (2011) and subsequent amendments
- Planning Act (2008) and subsequent amendments
- Planning and Compulsory Planning Act (2004) and subsequent amendments
- Town and Country Planning Act (1990) and subsequent amendments
- Town and Country Planning (Local Planning) (England) Regulations 2012 and subsequent amendments.

National guidance can be found on the government service and information [website](#), including:

- National Planning Policy Framework (revised July 2018) and supporting Technical Guidance
- Planning Practice Guidance (PPG) (web based)
- Planning policy for traveller sites
- Relevant government circulars
- Relevant Ministerial Statements (which will be referred to in the individual reports as necessary)

Section 106 Planning obligations and Community Infrastructure Levy (CIL)

The Council introduced the Community Infrastructure Levy (CIL) with effect from 1 April 2015. The CIL charge covers a wide range of infrastructure as set out in the Council's Regulation 123 list, including highways and transport improvements, education provision, youth facilities, childcare facilities, children's play space, adult care services, open space and sports facilities. CIL is chargeable on the relevant net additional floorspace created by the development. The charge is non-negotiable and is calculated at the time that planning permission is granted where relevant. Section 106 planning obligations can only be used to secure affordable housing provision and other site specific requirements, such as the removal of entitlement to parking permits in Controlled Parking Zones and the provision of fire hydrants.

Human Rights implications

The Local Planning Authority is justified in interfering with the applicant's human rights in order to alleviate any adverse effect on adjoining properties and their occupiers and on general public amenity. With regard to any infringement of third party human rights, these are not considered to be of such a nature and degree as to override the human rights of the applicant and therefore warrant refusal of planning permission.