



**WATFORD
BOROUGH
COUNCIL**

DEVELOPMENT MANAGEMENT COMMITTEE

5 February 2020

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, K Collett, F Ezeifedi, K Hastrick, M Mills, I Sharpe and M Watkin

Agenda

Part A – Open to the Public

- 1. Apologies for absence**
- 2. Disclosure of interests**
- 3. Minutes**

The [minutes](#) of the meeting held on 8 January 2020 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. 19/00778/FULM Land To The North Of Thomas Sawyer Way Watford (Pages 1 - 56)**

Redevelopment of the site to provide 192 no. residential dwellings, comprising of 50 no. flats and 142 no. houses, and a community centre alongside associated landscaping, amenity space, access and parking. (Amended description and amended plans received 2nd Dec 2019)

- 5. 19/01232/COU - 4 Park Avenue (Pages 57 - 72)**

Change of use of an existing building in use as a C2 Care Home into a 13 bedroom HMO Sui Generis, hip to gable roof structure with side and rear dormers.

- 6. 19/01412/VAR – Clarendon House, 33 Bridle Path (Pages 73 - 89)**

Variation of Condition 2 (approved drawings) of planning permission 18/00409/FULM for the demolition of existing office building and erection of a mixed-use building of part 4, part 9 and part 14 storeys comprising 41 no. residential apartments and 1,800sqm of office space, with associated infrastructure including landscaping and basement car parking. Revised building configuration and elevations.

7. 19/00936/VAR – Whippendell Marine, 477-479 Whippendell Road (Pages 90 - 106)

Variation of Condition 2 of planning permission ref. 18/00269/FULM for the redevelopment of the site to provide 81 apartments in 3 apartment buildings with associated access, parking, amenity space, bin store and bicycle/residential storage areas - minor amendments to the floor plans and elevations of the approved buildings.

8. 19/01342/VARM - Land to the south of Thomas Sawyer Way (Pages 107 - 129)

Variation of Condition 2 (approved drawings) of planning permissions 19/00131/VAR and 17/01543/FULM for the development of a 253 unit residential care community for people above 55 years of age and with communal facilities including health club, swimming pool, café/restaurant and a multi-purpose village hall with associated landscaping, amenity space, access and parking and provision of a new path to link Stripling Way with the wider development site. Variation to change balcony glass balustrades to metal railing balustrades due to changes to Building Control Regulations.

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 February 2019) 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.