

DEVELOPMENT MANAGEMENT COMMITTEE

4 MARCH 2020

Present: Councillor P Jeffree (Chair)
Councillor S Johnson (Vice-Chair)
Councillors N Bell, K Collett, F Ezeifedi, K Hastrick, I Sharpe and
M Watkin

Officers: Managing Director
Head of Development Management
Principal Planning Officer
Democratic Services Officer (IS)

54 APOLOGIES FOR ABSENCE

Apologies had been received from Councillor Mills.

55 DISCLOSURE OF INTERESTS

There were no disclosures of interest.

56 MINUTES

The minutes of the meeting held on 5 February 2020 were submitted and signed.

57 19/01365/FUL - SOUTH LODGE, HEMPSTEAD ROAD

The committee received the report of the Head of Development Management, including the relevant planning history of the site. It was agreed that both South Lodge applications would be determined together. In the interests of clarity, the minutes would keep the two matters separate.

The Principal Planning Officer (AC) explained that the proposal was for the construction of a new four-bedroom dwelling with associated car parking and landscaping, alterations and an extension to the existing South Lodge dwelling and the creation of a new shared vehicular access point from Hempstead Road.

The Chair invited Mr Alun Evans of ROK Planning to address the committee. Mr Evans described the development as reviving an old and loved local building. This plan was an improvement on the relatively rudimentary one that had been approved a few years ago. He commented that this was not just doing the minimum to restore the building, but should leave a lasting legacy for the future.

Mr Evans added that the plan to restore and sympathetically improve a local heritage building, plus a new and contemporary 21st century build alongside, would provide a beneficial contrast, for many years.

He concluded by stating that Highways had also supported the application, as it improved the safety of the vehicular entry and egress from the site.

The Chair summed up the application, stating that the improvements to the old building were similar to what had historically been approved. He added that he felt the contrast between the old building and the proposed new one was good.

Comment was made that although there was general support for the application, this one new building did not mean there would be further ones built on the strip of greenery.

A question was asked if the pavement that is currently dropped to facilitate vehicular access, would be raised up to be the same as the rest of the pavement.

There followed a short discussion about the feasibility of imposing such a condition on the highway. The Head of Development Management advised that highway works to reinstate the pavement could be secured through a planning condition and a s278 agreement.

There was a short discussion around how best the construction traffic should be routed in to the site.

The Chair moved that the application be approved, subject to the conditions contained in Section 8 of the officer's report and the additional condition to reinstate the pavement.

RESOLVED –

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

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

1627_LP
1627_SP Rev: A

S_00
S_01
1627_P_EX_00
1627_RP_EX_00
1627_P_00 Rev: C
1627_RP_00 Rev: A
1627_P_01 Rev: A
1627_RP_01 Rev: A
1627_EXT_00 Rev: A
1627_E_00
1627_E_01
1627_E_02
1627_E_03 Rev: A
1627_E_04
1627_E_05
1627_E_06 Rev: A
1627_E_07
1627_E_08
1627_E_EX_00
1627_E_EX_01
1627_E_EX_02
1627_E_EX_03
1627_E_EXT_0 Rev: A
Arboricultural Method Statement
Arboricultural Method Statement Addendum Note
Heritage Statement

3. No development shall take place above the level of the foundations hereby permitted until samples of the external materials for both the listed lodge and new dwelling, to include, bricks, rendering, zinc fascias, roof tiles, the sedum roof, external door and window frames, rainwater goods, paving and boundary fence / gates have been submitted to and approved in writing by the Local Planning Authority.
4. The tree protection measures shall be carried out in full accordance with the recommendations detailed in the Arboricultural Method Statement Reference: AMS/MF/006/19 and the Arboricultural Method Statement Addendum Note Reference: AMS/MF/006/19/AAN1/271119 both by Marcus Foster Arboricultural Design & Consultancy.
5. The new dwelling shall not be occupied until the existing vehicular access from the A411 has been stopped up to vehicles and the dropped kerb reinstated to curb and channel in accordance with drawing reference: 1627_RP_00 Rev: A.

6. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (or any modification or re-enactment thereof), no development permitted under Schedule 2, Part 1, Classes A, B, C, D, E, F, G or H of the Order shall be carried out to the new house without the prior written permission of the Local Planning Authority.

58

19/01402/LBC - SOUTH LODGE, HEMPSTEAD ROAD

The committee received the report of the Head of Development Management, including the relevant planning history of the site.

The Principal Planning Officer introduced the report explaining that the application was for alterations and an extension to the existing South Lodge dwelling.

The discussion in item 57 also applies to this application.

The Chair moved the officer's recommendation.

RESOLVED –

That listed building consent 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. The development hereby permitted shall be carried out in accordance with the following approved drawings and documents:

1627_LP
1627_SP Rev: A
S_00
S_01
1627_P_EX_00
1627_RP_EX_00
1627_P_00 Rev: C
1627_RP_00 Rev: A
1627_P_01 Rev: A
1627_RP_01 Rev: A
1627_EXT_00 Rev: A
1627_E_00
1627_E_01
1627_E_02

1627_E_03 Rev: A
1627_E_04
1627_E_05
1627_E_06 Rev: A
1627_E_07
1627_E_08
1627_E_EX_00
1627_E_EX_01
1627_E_EX_02
1627_E_EX_03
1627_E_EXT_0 Rev: A

3. No development shall take place above the level of the foundation hereby permitted until samples of the external materials for the listed lodge, to include, bricks, rendering, roof tiles, external door and window frames and rainwater goods have been submitted to and approved in writing by the Local Planning Authority.

59

19/01450/FULM - 26-28 STATION ROAD

The committee received the report of the Head of Development Management, including the relevant planning history of the site.

The Head of Development Management introduced the report explaining that the application proposed the demolition of the existing building and construction of a mixed use seven storey block comprising 1040 sq.m of commercial space and 9 residential units.

The Chair summed up the application and stated that he approved of the application. There followed general agreement and recommendation of the application.

A question was asked about what would happen if there was a subsequent application to increase the number of residential properties to 10 or more. The Head of Development Management assured the committee that if that happened, the Council's affordable housing policies would be applied.

The Chair moved the officer's recommendation to approve, subject to conditions and a S106 Heads of Terms as set out in section 8 of this report.

RESOLVED –

That, pursuant to a planning obligation under s.106 of the Town and Country Planning Act 1990 having been completed to secure the following Heads of Terms, planning permission be granted subject to the conditions listed below:

Section 106 Heads of Terms

- i) A financial payment to the Council of £2,000 towards the variation of the Borough of Watford (Watford Central Area and West Watford Area) (Controlled Parking Zones) (Consolidation) Order 2010 to exclude the site from the controlled parking zone, thereby preventing residents' parking permits being issued to this 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.
2. The development hereby permitted shall be carried out in accordance with the following approved drawings:-

STR/19/PL/2/LP01 – Location Plan
STR/19/PL/2/L01 – Site Plan
STR/19/PL/2/L 10 Rev A – Proposed ground floor
STR/19/PL/2/L11 – First and second floor plan
STR/19/PL/2/L12 – Third and Fourth floor plan
STR/19/PL/2/L13 – Fifth and sixth floor plan
STR/19/PL/2/L14 – Roof plan
STR/19/PL/2/L20 – Front elevation
STR/19/PL/2/L21 – Side 1 elevation
STR/19/PL/2/L22 – Rear and Side 2 elevation
STR/19/PL/2/L23 – Rear and Side 2 elevation
STR/19/PL/2/L30 – Visuals

3. The development permitted by this planning permission shall be carried out in accordance with the approved surface water drainage assessment carried out by jnpgroup, reference S10681 R002 Rev B, dated June 2019.the following mitigation measures detailed within the FRA:
 1. Limiting the surface water run-off generated by the critical storm events so that it will not exceed the surface water run-off rate of 2.5 l/s during the 1 in 100 year event plus 40% of climate change event.
 2. Providing storage to ensure no increase in surface water run-off

volumes for all rainfall events up to and including the 1 in 100 year + climate change event providing a minimum of 26.7 m³ (or such storage volume agreed with the LLFA) of total storage volume in permeable paved area.

3. Discharge of surface water from the private drain into the Thames Water sewer network.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, 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 detailed surface water drainage scheme for the site based on the approved drainage strategy and sustainable drainage principles, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including 1 in 100 year + climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
 1. Final detailed drainage plan including the location and provided volume of all SuDS features, pipe runs and discharge points. If areas are to be designated for informal flooding these should also be shown on a detailed site plan.
 2. Exploration of the potential to include additional permeable paving within the site.
 3. Detailed engineered drawings of the proposed SuDS features including cross section drawings, their size, volume, depth and any inlet and outlet features including any connecting pipe runs.
 4. Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.
5. No 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 in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.
6. No external facing materials shall be installed on the building until full details and samples of all the materials to be used for the external surfaces

of the building have been submitted to and approved in writing by the Local Planning Authority. Details shall include the reveals for windows and doors of the development.

7. No part of the development shall be occupied until detailed hard and soft landscaping scheme for the site, has been submitted to and approved in writing by the Local Planning Authority. The approved soft landscaping scheme shall be carried out not later than the first available planting and seeding season after completion of 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.
8. No dwelling within the development shall be occupied until the bin and bicycle storage for the residential dwellings has been installed in accordance with approved drawing STR/19/PL/2/L 10 Rev A. These facilities shall be retained at all times.
9. No part of the commercial premises shall be occupied until the bin and bicycle storage facilities for the commercial users has been installed in accordance with approved drawing STR/19/PL/2/L 10 Rev A. These facilities shall be retained at all times.
10. No dwelling shall be occupied until details of a communal terrestrial television aerial(s) and satellite dish(es) have been submitted to and approved in writing by the Local Planning Authority.
11. All residential units shall include the noise mitigation measures detailed in section 4.2 of the 'Acoustic Design Statement' dated DLW/7236/A dated 13th December 2019 prepared by AIRO Ltd.
12. The ground floor premises shown on STR/19/PL/2/L 10 Rev A shall be used only for financial and professional services within Use Class A2 and for no other purpose.
13. The office floorspace of the first, second, third and fourth floors, as shown on STR/19/PL/2/L11 and STR/19/PL/2/L12 shall be used only as office use within use class B1(a) of the schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended).
14. The upper floor windows in the east and north east side elevations shall be installed and retained with obscure-glazing, and shall be non-opening other

than in parts of the windows which are more than 1.7 metres above the floor of the room in which the window is installed.

60

19/01375/FUL - 2 GREEN LANE

The committee received the report of the Head of Development Management, including the relevant planning history of the site.

The Development Management Team Leader introduced the report advising that this was a retrospective application for the erection of a building containing 3 x flats.

Attention was drawn to the update sheet which noted the removal of Condition 1 shown in the officer's report. This was not required as the application is for retrospective permission. Comment was made that developers should follow the correct procedure if they wished to build something other than agreed by planning permission.

The Chair moved the officer's recommendation.

RESOLVED –

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

1. Within 3 months of this decision, details for all hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a smaller front driveway area for the parking of no more than 3 cars and soft landscaping to the front and rear of the site. The approved hard landscaping shall be carried out within 3 months of the approval of the details and shall be retained at all times. The soft landscaping shall be carried out not later than the first available planting and seeding season following approval of the details. 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.
2. Within 3 months of the date of this decision details of the size, type, siting and finish of refuse and recycling storage enclosures for the flats shall be submitted to and approved in writing by the Local Planning Authority. The stores approved under this condition shall be installed and made available for use within 3 months of the approval of the details and shall be retained at all times for refuse/recycling only and shall not be used for any other purpose.
3. Within 3 months of the date of this decision details of the size, type, siting and finish of a cycle storage enclosure for the proposed flats shall be submitted to and approved in writing by the Local Planning Authority. The storage approved under this

condition shall be installed and made available for use within 3 months of the approval of the details and shall be retained at all times for cycle storage only and shall not be used for any other purpose.

4. Notwithstanding the drawing hereby approved the proposed windows on the side elevations facing south shall be obscured and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the finished floor level.

Chair

The Meeting started at 7.00 pm
and finished at 7.40 pm