

DEVELOPMENT MANAGEMENT COMMITTEE

16 DECEMBER 2019

Present: 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

Also present: Councillors S Bashir, A Grimston, J Pattinson, D Scudder and I
Stotesbury
County Councillor Khan

Officers: Head of Development Management
Interim Group Head of Place Shaping
Democratic Services Manager
Development Management Team Leader
Principal Planning Officer
Principal Planning Officer
Planning Officer

31 APOLOGIES FOR ABSENCE

There were no apologies for absence.

32 DISCLOSURE OF INTERESTS

Councillor Hastrick stated that in respect of minute number 34 she was a ward councillor for Meriden and also lived in the area. She advised that she had not had any meetings to discuss the application.

Councillor Bell commented that in respect of minute number 36 as a county councillor he had granted the sports club some locality funding.

Councillor Sharpe added that a member of the sports club was an Oxhey resident and had spoken to him but he had not given any views about the application.

33 MINUTES

The minutes of the meeting held on 2 October 2019 were submitted and signed.

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

The Principal Planning Officer (AC) explained that the proposal was for the redevelopment of the site to provide 165 residential units in 2 buildings both part 4 / 5 storeys in height, with 150 car parking spaces, communal landscaped amenity areas, secure cycle parking and other associated development.

Attention was drawn to the update sheet which noted that a further objection had been received following the publication of the agenda. The objections had already been addressed in the report.

The Chair invited Mark Foster, a local resident, to speak to the committee. Before he set out his objection to the application Mr Foster questioned one of the images shown during the officer's presentation. The Principal Planning Officer clarified the design in relation to Codicote Drive.

Mr Foster stated that the new buildings would have a dominant effect on residents of Codicote Drive. There would be a loss of privacy and the flats would overlook the smaller homes. The new buildings would be higher than those already on the site. In addition he referenced the traffic situation on this part of St Albans Road, which during peak hours was over 20% capacity. It was a severely congested area. He felt that the level of car ownership had been severely underestimated. Mr Foster also made reference to climate change impact and the density of the site.

The Chair invited Mark Jackson, representing Fairview Homes, to speak to the committee. Mr Jackson stated that the application would bring much needed homes to the area. It would be built on a brownfield site. The proposal incorporated a range of accommodation. The company had worked with the planning officers over a period of time to achieve the best possible scheme for the site. The proposal had a strong frontage and reinforced the street scene. It was a gateway site to Watford. The application met the council's development standards and made the best use of the site. They had maximised sunlight to the properties. He highlighted the local public transport availability, plus a car club would be included that would be free to residents onsite and those in the local area. He referred to the public consultation and the 23 responses received. There had been some positive comments but also concerns about parking and traffic. He urged the committee to support the application.

The Chair invited Meriden Ward Councillor Jennifer Pattinson to speak to the committee. Councillor Pattinson acknowledged that the site should be

developed for housing. During the consultation residents had been very vocal in opposition to the proposals. She felt the applicant had failed to engage with the community. She referred to the comments about transport links and how the area was frequently grid locked. The applicant had mentioned the Abbey Flyer train, however this was only suitable for leisure use and not a commuter train due to its infrequency. It was not safe to cycle in this area due to the traffic. The local GP surgeries were at capacity and the schools had waiting lists. With regard to the height of the buildings, there was nothing similar within a mile of the site. Residents were entitled to privacy but this application brought that to an abrupt end. The proposal provided only a small amount of affordable housing. The application site had not been future proofed. She felt that the application should be revised and further negotiations needed to take place.

The Chair invited Stanborough Ward Councillor Derek Scudder to speak to the committee. Councillor Scudder said that he agreed with all Councillor Pattinson's comments. He explained that this road led to the Dome roundabout which was a black spot for traffic. He felt there had been a disingenuous use of figures within the report. The tallest buildings in the surrounding area were three-storeys. This application provided buildings that were almost twice the height of those properties. The flatted developments opposite the bus garage site were set back from the road, whereas this application was not. He added that he was concerned about the density figures of the application. Comparison had been made to a building with nine flats. He did not feel this was an appropriate comparison. Finally Councillor Scudder commented that the council had tried to get larger sites developed nearer the town centre. This application would set a dangerous precedent. The use of the figures in the report gave a false impression.

The Chair informed the meeting that he and several members of the committee had visited the site the previous day. He had noted three issues with the development -

- 1) The loss of the heritage asset; there was no attempt to re-use the locally listed building. The current building at the front of the site had a strong relationship to the shops at Garston Park Parade.
- 2) The height of neighbouring properties were two and a half of storeys. Across the application site the buildings were five storeys. This was double the scale of the neighbouring properties.
- 3) Affordable homes – he had noted this had been justified by the viability assessment, however he was not sure the disbenefits of the scheme were compensated for by the homes proposed.

The committee agreed with the issues raised by the Chair, including the traffic congestion in the area. There was some concern about the proximity to neighbouring properties and whether they met policy requirements. The Principal Planning Officer confirmed that the new buildings were 20 metres from the boundary; with the length of existing properties' gardens, the proposal met the required distances. Members were not satisfied with the application and were minded to refuse it.

The Chair commented that having heard the various comments, a motion to refuse would be put forward with final wording to be agreed with officers. The refusal would be based on the loss of the locally listed building, the nature of design and scale of the new buildings and the encroachment of existing lines. It was noted that as the council did not have a specific policy about density this would not be used as a reason for refusal.

The Chair moved that the application be refused as indicated above.

RESOLVED –

That the application be refused for the following reasons –

The proposal, due to the loss of the locally listed building, nature of the design and scale of the buildings and encroachment of the established building line, causes considerable harm in the context of the area. Pursuant to paragraph 11 (d) (ii) of the National Planning Policy Framework 2019, the adverse impacts would significantly and demonstrably outweigh the benefits when assessed against paragraphs 127, 130 and 197 of the framework. The proposal also fails to accord with policies SS1, UD1 and UD2 of Watford Local Plan Core Strategy 2006-31 (adopted 2013), saved policy U15 of Watford District Plan 2000 and sections 7.1, 7.2, 7.3 and 7.4 of Watford's Residential Design Guide (Adopted - July 2014 Amended - August 2016).

35

19/00507/FULM - 94-98 ST ALBANS ROAD AND 114 ST ALBANS ROAD

The committee received the report of the Interim 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 hybrid planning application. It comprised a detailed application for the demolition of the existing buildings and erection of 1,214 residential units and commercial floor space, a new energy centre and associated car and cycle parking, landscaping and highway works. In addition, an outline planning application sought the erection of a two form entry primary school and nursery with associated car parking and landscaping.

The Chair invited Moustafa Alam, a local resident, to speak to the committee. Mr Alam stated that the development was unlawful. He had circulated a report to the committee which provided detailed reasons. He noted that there had been 162 objections to the application and it should not go ahead. The tallest buildings were twice the height of the tower blocks in Meriden. It was not necessary to build 20% of the council's housing requirements so quickly without the relevant infrastructure in place. He commented that the original Watford Junction development brief had included more parking. There was no reference to parking for commercial vehicles. There was reference to the consultation for a Controlled Parking Zone (CPZ) in Callowland, but this had not yet been completed. Mr Alam mentioned the state of traffic in the area. He stated that the application would add extra growth during peak travel times. There would be a strain on public services, including GP surgeries and local schools. The trains at Watford junction were already packed at peak times. He put forward various changes that should be made to the application before it was considered or approved.

Following comments about the CPZ consultation and commercial vehicles the Chair asked the Development Management Team Leader to clarify the position. The Development Management Team Leader confirmed that there was a consultation in Callowland about a new CPZ. If the CPZ went ahead and this application was approved, residents on this site would not be able to apply as it was outside the CPZ area. With regard to commercial vehicles, they would be able to enter the undercroft area on the site. There would be a dedicated bin collection area; delivery area; 24-hour concierge and parcels would be collected for residents and held for them to collect. Work had been carried out with Veolia, the council's waste contractor, and transport consultants to ensure the facilities met the required needs.

The Chair invited Daniel Massie, representing Berkeley Homes, to speak to the committee. Mr Massie commented that the company believed in partnership working. Representatives had met various groups including residents. 87% of the proposed housing would be for families. The company would be fully funding the new primary school. They had engaged with local business groups. The proposal was in a highly sustainable location. It was recognised that traffic congestion was a major issue and therefore low levels of parking had been included. The company shared the council's ambition to be carbon neutral by 2030. They would work with local suppliers and colleges on an apprenticeship scheme. The company would ensure the buildings were safe and all would comprise sprinklers and built from non-combustible materials. A beautiful public space would be created.

The Chair invited Callowland Ward Councillor Ian Stotesbury to speak to the committee. Councillor Stotesbury said that this was an important development for the town. It would be the first sight as people arrived at Watford Junction and was on a major thoroughfare which was already gridlocked. He noted that the developer had held consultation meetings. It was good that a GP site had been included. He felt the school should have been built during the first phase. He would expect a high standard of asset management and if that were not the case they would be held to account. The affordable housing level was too low. He believed the impact of traffic would be harmful. He noted the CPZ was still under consultation. If it was not implemented there would be a real issue for local residents. He suggested the committee should defer the application and for the affordable homes to be reviewed. The Government and County Council should fund the new school in order for the company to provide more affordable housing.

The Chair invited County Councillor Asif Khan to speak to the Committee. Councillor Khan stated that Watford was a market town in the county of Hertfordshire. It was not a mini state, city or London borough. Any new building should be in line with it being in a market town. He stressed he was not against development on this site. There would also be a loss of commercial land. He referred to the school and the need for the pupils to get a bus to go to the local park. This proposal was a colossal development and was out of character with the properties in Nascot, Callowland and Central wards. There was nothing like the proposal in Watford or Hertfordshire. It did not harmonise with the rest of the street scene; many of the houses in the area were terraced properties. He felt the committee could use planning policy to reject the application and for the developer to be asked for a scheme with suitable affordable housing.

The Chair commented that it was not bad to have a different development compared to others in Hertfordshire. The applicant had put a lot of detail into the proposal and had thought it through. It would be different by quality, environmentally and architecturally. It was a different way of living and appealed to particular people. It was located in a sustainable location. He reminded councillors that the council's housing target had tripled since the original Watford Junction development brief had been developed.

The committee discussed the application. Some members were concerned about the scale and height of the proposed buildings and the impact on a busy road. It was felt that the character of Watford would change. It was also noted the reduced amount of affordable housing included in the scheme. Councillors were reminded that most political parties had included the intensive use of brownfield sites in their recent manifestos. It was particularly relevant when sites were near transport, railway stations. Wembley was a prime example of this type of scheme. This scheme had received a lot of attention; it ensured

there was public space and the building design was of a high quality. They were also reminded that many councils had declared a climate emergency.

Councillor Bell moved that the application should be refused due to an overdevelopment of the site and the high density and scale of the scheme.

On being put to the committee the motion to refuse was LOST.

The Chair moved the officer's recommendation.

RESOLVED –

That planning permission be granted subject to the completion of a legal agreement under section 106 of the Town and Country Planning Act 1990 (as amended) to secure the following planning obligations and subject to the conditions listed below:

Section 106 Heads of Terms

- i) The provision of 107 units of affordable housing within buildings N1 and N3, comprising a mix of 1, 2 and 3 bedroom flats for social rent, affordable rent and shared ownership.
- ii) Either a financial payment of up to £281,925 (index-linked) towards the provision of GP surgery accommodation within the borough of Watford or the provision of appropriate GP surgery accommodation within building S6 on the site.
- iii) The construction of a fully equipped 2 form entry primary school with nursery on the site.
- iv) A financial payment of £117,000 (index-linked) towards subsidising a minibus for the use of the primary school to transport pupils to and from Callowland Recreation Ground.
- v) A financial payment of £45,000 (index-linked) for the refurbishment of the changing rooms at Callowland Recreation Ground.
- vi) A financial payment of £5,000 (index-linked) for improvements to the playing fields at Callowland Recreation Ground.
- vii) A community use agreement for the use of the school main hall and large multi-use games area (MUGA) by residents of the development and the wider public.

- viii) A financial payment of £721,257 (index-linked) towards the provision of secondary school education serving the borough of Watford.
- ix) A financial payment of £12,000 towards the monitoring of Travel Plans for the primary school and the residential development.
- x) A financial payment of £50,000 (index-linked) towards environmental improvements along Bridle Path between the site and Watford Junction Station.
- xi) The setting up of an electric car club on the site with 5 electric charging car club spaces and a one year annual membership of the car club for each household upon first occupation (total cost of £119,200).
- xii) The provision of a £90 credit (index-linked) for the use of the Council procured demand responsive transport service (operated by Arriva Click or an alternative operator) for each household upon first occupation (total cost of £109,260).
- xiii) The upgrading of Penn Road to adoptable highway standards from St Albans Road to the eastern site boundary and the adoption of Penn Road from St Albans Road to the eastern site boundary by the Highway Authority at a time when Penn Road is required to serve the adjoining Network Rail land to the east.
- xiv) The provision of a minimum of 15 cycle spaces on Penn Road for the Council procured bike share scheme (operated by Beryl Bikes or an alternative operator).
- xv) Provision of fire hydrants 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.
2. The development (with the exception of the primary school) hereby permitted shall be carried out in accordance with the following approved drawings:

X0001, X0101
X0551, X0552, X0553
P0131, P0132A, P0133A

P0101, P0102A, P0103A, P0104A, P0105A, P0106A, P0107A, P0108A,
 P0110A
 P0551, P0552, P0553A, P0554A, P0555, P0556, P0557, P0558
 P0201, P0202, P0203, P0204, P0205, P0206, P0207
 P0211A, P0212, P0213, P0214, P0215, P0216, P0217, P0218, P0219
 P0221, P0222, P0223, P0224, P0225, P0226, P0227
 P0231, P0232, P0233, P0234, P0235, P0236, P0237
 P0241, P0242, P0243, P0244, P0245, P0246, P0247
 P0251, P0252, P0253, P0254, P0255, P0256
 P0261, P0262, P0263, P0264, P0265
 P0271, P0272, P0273, P0274
 P0281, P0282A, P0283A, P0284A
 P0291, P0292A, P0293A, P0294A
 P0601, P0602, P0611A, P0612A, P0621, P0622, P0631, P0632, P0641,
 P0642, P0651, P0652, P0661, P0662, P0671, P0672, P0681A, P0682A,
 P0691A, P0692A
 P0501, P0502, P0511
 P1001, P1002, P1003, P1004, P1005, P1006, P1007, P1008, P1009, P1010,
 P1011, P1012, P1013, P1014, P1015, P1016, P1017, P1018, P1019
 P1031, P1032A, P1033A, P1034, P1035

3. Approval of the details of the siting, design and external appearance of the primary school and the landscaping of the primary school site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced on the primary school. The details of the reserved matters shall accord with the following parameter plans submitted with the application:

Drawing nos. P0132A, P0133A
4. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of four years from the date of this permission.
5. The development of the primary school hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of three years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
6. No removal of trees, scrub or hedges shall be carried out on the site between 1st March and 31st August in any year unless a suitably qualified ecologist has previously searched the trees, scrub or hedges and certified

in writing to the Local Planning Authority that such works of removal may proceed.

7. No demolition works (including ground excavations) shall commence until a method statement detailing the measures to prevent and control the spread of Cotoneaster species during any operations has been submitted to and approved by the Local Planning Authority. The development shall be carried out only in accordance with the approved measures.
8. No demolition works (including ground excavations) shall commence until a detailed demolition environmental management plan has been submitted to and approved in writing by the local planning authority. The plan shall be based upon the Demolition and Construction Environmental Method Statement submitted with the application and include the measures and best practice guidelines contained in Chapters 6, 8 and 9 of the Environmental Statement. The demolition works and ground excavations shall only be carried out in accordance with the approved plan.
9. No demolition works (including ground excavations) shall commence until a detailed site waste management plan has been submitted to and approved in writing by the local planning authority. The plan shall be based upon and include the measures contained in the Outline Site Waste Management Plan by Waterman IE Limited (Ref. WIE14052-101-R-5-2-3-SWMP) submitted with the application. The demolition works and ground excavations shall only be carried out in accordance with the approved plan.
10. No construction works (excluding all works associated with demolition) shall commence until detailed finished site land levels and site cross-sections have been submitted to and approved in writing by the Local Planning Authority. The development shall only be constructed in accordance with the approved levels.
11. No construction works (excluding all works associated with demolition) shall commence until a development phasing plan has been submitted to and approved by the Local Planning Authority. The plan shall include for each phase a site plan delineating the area of the development phase, the number of dwellings to be constructed, the number and location of car parking spaces, access for servicing and delivery vehicles and pedestrian routes to access the building. The development shall be implemented in accordance with the approved phasing plan, unless otherwise agreed in writing by the Local Planning Authority.

12. No construction works shall commence in any development phase until a detailed construction environmental management plan has been submitted to and approved in writing by the local planning authority. The plan shall be based upon the Demolition and Construction Environmental Method Statement submitted with the application and include the measures and best practice guidelines contained in Chapters 6, 8 and 9 of the Environmental Statement. The construction works shall only be carried out in accordance with the approved plan.
13. No construction works shall commence in any development phase until a detailed site waste management plan has been submitted to and approved in writing by the local planning authority. The plan shall be based upon and include the measures contained in the submitted Outline Site Waste Management Plan by Waterman IE Limited (Ref. WIE14052-101-R-5-2-3-SWMP). The construction works shall only be carried out in accordance with the approved plan.
14. Following demolition of the existing buildings and prior to the commencement of any construction works in each phase of the development, the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:
 - i) A supplementary site investigation, undertaken in those areas that were previously inaccessible based on the Preliminary Environmental Risk Assessment prepared by Waterman IE Limited (Report ref. WIE14052-101-R-4-2-1-PERA) and the Geo-environmental and Geotechnical Ground Investigation Report prepared by Fairhurst (Report ref. 125840), to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. This should include an assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, pests, woodland and service lines and pipes, adjoining land, ground waters and surface waters, ecological systems, archaeological sites and ancient monuments.
 - ii) The site investigation results and the detailed risk assessment (i) 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.
 - iii) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (ii) 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 consent of the local planning authority. The scheme shall be implemented as approved.

15. Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of each phase of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.
16. 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 and verification plan 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. No occupation of any part of the permitted 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 shall be 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.
17. The proposed residential development permitted by this planning permission shall be carried out in accordance with the approved drainage strategy as indicated on the Drainage Strategy layout produced by Fairhurst, drawing number 125840-C-4002, revision P7, dated 1 October 2019 and the following mitigation measures detailed within the Flood Risk Assessment (May 2019) unless otherwise agreed in writing by the Local Planning Authority:
 1. Limiting the surface water runoff generated by the critical storm events so that it will not exceed the surface water runoff rate of 8 l/s for Phase 1A; 2 l/s for Phase 1B and 5 l/s for Phase 2 during the 1 in 100 year event including plus 40% of climate change allowance.
 2. Providing storage to ensure no increase in surface water runoff volumes for all rainfall events up to and including the 1 in 100 year

plus climate change event providing a minimum of 39.1 m³ of storage in blue roof structures and 160 m³ of storage in the proposed underground attenuation tank (or such storage volume agreed with the LLFA) for Phase 1A; a minimum of 145.5 m³ of storage in blue roof structures, 420 m³ of storage in the proposed underground concrete attenuation tank and 420 m³ of storage in the proposed landscaped podium over car parking with sub-base attenuation (or such storage volume agreed with the LLFA) for Phase 1B; a minimum of 89.3 m³ of storage in blue roof structures and 296 m³ of storage in the proposed underground attenuation tank (or such storage volume agreed with the LLFA) for the proposed residential development included in Phase 2.

3. Discharge of surface water from the private drainage network into the public surface water sewer served by Thames Water.

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.

18. The proposed school development permitted by this planning permission shall be carried out in accordance with the approved principles of the drainage strategy indicated on the Drainage Strategy layout produced by Fairhurst, drawing number 125840-C-4002, revision P7, dated 1 October 2019 and the following mitigation measures detailed within the Flood Risk Assessment (May 2019) unless otherwise agreed in writing by the Local Planning Authority:

1. Limiting the surface water runoff from the school site generated by the critical storm events so that it will not exceed the surface water runoff rate of 2.6 l/s during the 1 in 100 year event including plus 40% of climate change allowance.
2. Providing storage to ensure no increase in surface water runoff volumes for all rainfall events up to and including the 1 in 100 year plus climate change event providing a minimum of 154 m³ of storage in the proposed blue roof structure (or such storage volume agreed with the LLFA) for the proposed school development included in Phase 2.
3. Discharge of surface water from the private drainage network into the wider strategic drainage network on the site and then into the existing public surface water sewer served by Thames Water.

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.

19. No development for Phase 1A 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 scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall include the following:

1. Detailed modelling to demonstrate how the system operates during up to and including the 1 in 100 year critical duration storm event including an allowance for climate change. This should include drain down times for all storage features.
2. Final, detailed drainage plan including the location of all SuDS features, pipe runs, invert levels and discharge points.
3. Full, detailed engineering drawings of all SuDS features including cross and long sections, their size, volume, depth and any inlet and outlet features.

20. No development for Phase 1B 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 scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall include the following:

1. Detailed modelling to demonstrate how the system operates during up to and including the 1 in 100 year critical duration storm event including an allowance for climate change. This should include drain down times for all storage features.
2. Final, detailed drainage plan including the location of all SuDS features, pipe runs, invert levels and discharge points.
3. Full, detailed engineering drawings of all SuDS features including cross and long sections, their size, volume, depth and any inlet and outlet features.

21. No development for Phase 2 for the residential 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 scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall include the following:

1. Detailed modelling to demonstrate how the system operates during up to and including the 1 in 100 year critical duration storm event including an allowance for climate change. This should include drain down times for all storage features.
 2. Final, detailed drainage plan including the location of all SuDS features, pipe runs, invert levels and discharge points.
 3. Full, detailed engineering drawings of all SuDS features including cross and long sections, their size, volume, depth and any inlet and outlet features.
22. No development for Phase 2 for the school development shall take place until a detailed surface water drainage scheme for the site based on the principles of the approved drainage strategy and sustainable drainage principles, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall include the following:

1. Detailed modelling to demonstrate how the system operates during up to and including the 1 in 100 year critical duration storm event including an allowance for climate change. This should include drain down times for all storage features.
 2. Final, detailed drainage plan including the location of all SuDS features, pipe runs, invert levels and discharge points. If areas are to be designated for informal flooding these should also be shown on a detailed site plan.
 3. Exceedance flow paths for surface water for events greater than the 1 in 100 year including climate change allowance.
 4. Full, detailed engineering drawings of all SuDS features including cross and long sections, their size, volume, depth and any inlet and outlet features.
23. Upon completion of the drainage works for each phase in accordance with the phasing arrangements, a management and maintenance plan for the SuDS features and drainage network must be submitted to and approved in writing by the Local Planning Authority.

This shall include:

1. Provision of complete set of as built drawings including the final drainage layout for site drainage network.
 2. Maintenance and operational activities for the lifetime of the development.
 3. Arrangements for adoption and any other measures to secure the operation of the scheme throughout its lifetime.
24. 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.
25. No piling (or other foundation designs using penetrative methods) 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 groundwater pollution, and the programme for works) has been submitted to and approved in writing by the Local Planning Authority. All piling must be undertaken in accordance with the terms of the approved piling method statement.
26. Prior to the commencement of any superstructure works within each development phase, details and samples of the materials to be used for all the external finishes of the buildings, including walls, roofs, doors, windows and balconies, for the development phase shall be submitted to and approved in writing by the Local Planning Authority. The materials shall be based upon the materials palette in the Design and Access Statement by Lifschutz Davidson Sandilands. The development within each phase shall be carried out only in accordance with the approved materials.
27. Prior to the commencement of any superstructure works within each development phase, a detailed noise mitigation scheme for the building to achieve satisfactory internal noise levels to each dwelling, in accordance with BS 8233:2014 'Guidance on Sound Insulation and Noise Reduction for buildings', shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the building fabric, glazing specifications, party walls and floors and mechanical ventilation

systems. The noise mitigation scheme shall address potential noise nuisance arising from road traffic, rail traffic, electrical substations, thermal substations, and all plant and equipment associated with commercial units within the building. The noise from electrical substations shall not exceed the criteria set out in Table 5 of 'A Procedure for the Assessment of Low Frequency complaints' (University of Salford, Manchester, 2009). No dwelling within the development phase shall be occupied until all the approved mitigation measures have been completed.

28. No plant and equipment associated with the commercial units shall be installed on any building until a noise impact assessment, including proposed mitigation measures for noise, to achieve satisfactory internal noise levels to the nearest residential dwellings, has been submitted to and approved in writing by the Local Planning Authority. The plant and equipment
29. Prior to the commencement of any superstructure works in each development phase that includes a commercial unit(s), full details of the proposed shop front(s) for the commercial unit(s) within that phase shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the following:
 - a) Detailed drawings at scale 1:20 including sections of the proposed shop front(s);
 - b) Detailed drawings at scale 1:20 of the proposed area for signage;
 - c) Details of the proposed materials for the shop front(s);
 - d) Details of any proposed security measures; and,

The shop front(s) shall be installed in accordance with the approved details prior to the first occupation of the commercial unit(s) and shall be maintained as such thereafter.

30. Prior to the commencement of any superstructure works for each development phase, a landscaping scheme for the treatment of all open spaces, including but not limited to public open space, communal amenity space, children's play space and private amenity space, shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall be based upon the Landscape Strategy by Gillespies include the following details:
 - a) Details of the landscape management scheme;
 - b) Details of children's play space , including but not limited to types of play areas, play equipment, how the space is differentiated from

- communal/public open space and how this fits in with the children's play space strategy for the whole site;
- c) Enclosures: including but not limited to types, dimensions and treatments of walls, fences, screens, barriers, rails, retaining walls and hedges;
 - d) Hard landscaping: including but not limited to ground surfaces, kerbs, edges, paving, furniture, bins, lighting, steps and if applicable synthetic surfaces;
 - e) Soft landscaping: number and type of species to be planted;
 - f) Trees: number and type of species to be planted;
 - g) Biodiversity measures, including but not limited to green roofs, brown roofs, bird boxes, bat boxes, invertebrate boxes and bee hives;
 - h) Lighting details, including siting, type, height, specification, hours of operation and lux values;
 - i) Details of the wayfinding signage and details of the maintenance of any such signs proposed and approved;
 - j) Details of how the landscaping features will provide suitable wind mitigation as set out in the Environmental Statement;
 - k) Management plan detailing management responsibilities and maintenance schedules for the ongoing maintenance and access for communal amenity areas and public open space; and,
 - l) Any other landscaping feature(s) forming part of the scheme.

All landscaping in accordance with the approved scheme shall be completed/planted during the first planting season following practical completion of the development phase. Any trees or shrubs which die within five years of completion of the development phase shall be replaced with the same species, unless otherwise approved in writing, to the satisfaction of the Local Planning Authority.

The development phase shall be carried out strictly in accordance with the approved details and shall be maintained as such thereafter.

- 31. No dwelling or commercial unit forming part of the development shall be occupied (unless otherwise agreed in writing by the Local Planning Authority as part of a phasing of the development) until the existing junction between Penn Road and St Albans Road has been upgraded and the footpath improvements along Penn Road, as shown in principle on drawing no. 17279-00-201 in the Transport Assessment by Markides Associates, have been completed in full.
- 32. No dwelling or commercial unit within the development shall be occupied until written approval has been provided by the Local Planning Authority

that either 1) all wastewater network upgrades required to accommodate the additional flows from the development have been completed; or 2) a housing and infrastructure phasing plan has been approved in writing which specifies the infrastructure works to be undertaken and the number of properties that can be occupied in each development phase. Where a housing and infrastructure phasing plan has been approved, no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.

33. No dwelling or commercial unit within the development shall be occupied until written approval has been provided by the local planning authority that either 1) all surface water network upgrades required to accommodate the additional flows from the development have been completed; or 2) a housing and infrastructure phasing plan has been approved in writing which specifies the infrastructure works to be undertaken and the number of properties that can be occupied in each development phase. Where a housing and infrastructure phasing plan has been approved no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.
34. No dwelling shall be occupied within any development phase until details of the provision of communal facilities for terrestrial and satellite television reception (eg. aerials, dishes and other such equipment) for the building in the development phase has been submitted to and approved in writing by the Local Planning Authority. Such details shall include the specific size and location of all equipment. The approved details shall be implemented prior to the first occupation of the relevant building and shall be retained thereafter. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) no other television reception equipment shall be introduced onto the walls or the roof of the building without the prior written approval of the Local Planning Authority.
35. No dwelling or commercial unit within each development phase shall be occupied until the refuse and recycling storage facilities for that phase have been provided in accordance with the approved plans. The storage facilities shall be retained at all times thereafter.
36. No dwelling shall be occupied within any development phase until a residential delivery and servicing management plan has been submitted to and approved in writing by the Local Planning Authority. This plan shall include all deliveries to and waste and recycling collections from the residential dwellings.

The development shall be operated strictly in accordance with the approved plan, shall be maintained as such thereafter and no change thereof shall take place without the prior written consent of the Local Planning Authority.

37. No commercial unit within any development phase shall be occupied until details of a delivery and servicing management plan has been submitted to and approved in writing by the Local Planning Authority. This plan shall include all deliveries to and waste and recycling collections from the commercial unit. No deliveries to or collections from any commercial unit shall take place before 7.00am or after 11.00pm on any day.

The development shall be operated strictly in accordance with the details approved, shall be maintained as such thereafter and no change thereof shall take place without the prior written consent of the Local Planning Authority

38. The commercial units shown within buildings S2, S3, S6, N1, N2, N3 and N4 shall only be used for purposes within Use Classes A1, A2, A3, A4, A5, B1, D1 or D2 of the Town and Country Planning (Use Classes) Order 1987 (as amended). Prior to the first occupation of any commercial unit full details of the proposed use, together with hours of operation, shall be submitted to and approved in writing by the Local Planning Authority.

The development shall be operated strictly in accordance with the details approved, shall be maintained as such thereafter and no change thereof shall take place without the prior written consent of the Local Planning Authority.

39. No commercial unit within buildings S2, S3, S6, N1, N2, N3 and N4 shall be used for purposes within Use Classes A3, A4 or A5 of the Town and Country Planning (Use Classes) Order 1987 (as amended) until details of the means of ventilation for the extraction and dispersal of fumes, including details the extraction, ventilation and filtration equipment and any other external plant or machinery (including ventilation units and air intake louvres) together with details of its method of construction, appearance, finish and acoustic performance has been submitted to and approved in writing by the Local Planning Authority. The use shall not commence until the approved plant and equipment has been installed in full. The approved plant and equipment shall be retained at all times. No further external equipment or plant may be installed without the prior written approval of the Local Planning Authority.

40. Prior to the first occupation of any building within each development phase a car parking and cycle parking strategy for that phase shall be submitted to and approved in writing by the Local Planning Authority including:
- a) The location and allocation of car parking for commercial and residential users.
 - b) The location of the accessible car parking spaces.
 - c) The number and location of the electric vehicle charging spaces, which should be a minimum of 10% of the total number of car parking spaces provided.
 - d) The location of and number of cycle parking spaces including details of the stands to be used.
 - e) Security and accessibility measures.

No dwelling shall be occupied until the approved car parking and cycle parking strategy for that phase has been implemented in full. The approved car and cycle parking spaces shall be retained as approved at all times.

41. No commercial unit within buildings S2, S3, S6, N1, N2, N3 and N4 hereby permitted shall be occupied until a certificate of compliance from an accredited assessor, confirming that the unit has achieved a BREEAM rating of Very Good, has been submitted to and approved in writing by the Local Planning Authority.
42. No external multi-use games area (MUGA) within the primary school site shall be used for sporting activities by staff, pupils or members of the public before 9.00am or after 9.00pm on any day.
43. The primary school shall not be occupied until details of the means of ventilation for the extraction and dispersal of fumes, including details the extraction, ventilation and filtration equipment and any other external plant or machinery (including ventilation units and air intake louvres) together with details of its method of construction, appearance, finish and acoustic performance has been submitted to and approved in writing by the Local Planning Authority. The use of the primary school shall not commence until the approved plant and equipment has been installed in full. The approved plant and equipment shall be retained at all times. No further external equipment or plant may be installed without the prior written approval of the Local Planning Authority.
44. No lighting shall be installed within the primary school site or on the building until full details of the lighting, including siting, type, height,

specification, hours of operation and lux values, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details approved.

36

19/00366/FULM - W H SPORTS CLUB LIMITED, 8 PARK AVENUE

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

The Development Management Team Leader introduced the report explaining that the application proposed improvements to the existing sports club, including the demolition of the function hall and erection of a first floor extension to provide a new function hall, erection of a single storey meeting room/store extension, construction of an indoor multi-purpose fitness studio, a new outdoor floodlit multi use games area (MUGA), reconfiguration of the existing sports club carpark, and the erection of a 4-storey residential development to provide 23 one and two bedroom dwellings with separate access from Cassio Road.

The Chair invited Dr Tim Robson to speak to the committee. Dr Robson welcomed the redevelopment of the sports club by releasing a small parcel of land. However if the application were granted it would mean the loss of a resource for Watford. The site had been the location for a health service for the homeless. New Hope wanted to pull together all its facilities into one location. He was disappointed that the service had not been given first refusal on this piece of land. He hoped that the suggested unique new facility would not be lost.

The Chair reminded the committee they could only consider the application before them.

The Chair invited Gerry Cassidy, planning consultant, to speak to the committee. Mr Cassidy said that the site was allocated as open space. There had been a similar application last year which had been refused. The applicant had listened to the committee and officers and then submitted the latest application. He discussed the lack of affordable housing and how any surplus would be put back into the club rather than affordable housing. The application was supported by Sport England and the council's housing and planning officers. The council could require, through a Section 106 agreement, that any surplus funds not spent could be put into the council's affordable housing budget. If the council granted the application the work would start in May.

Councillors noted the application's support by Sport England and Head of Parks and Open Space. The councillors were aware of the needs of the homeless and a

hub in Watford. The council was working with New Hope and had identified sites.

Following a question about the early review mechanism, it was noted that this would provide the council with an opportunity to review the viability of the scheme, and the potential to secure an affordable housing contribution.

The Chair moved the officer's recommendation with the addition of the early review mechanism on viability.

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) The provision of the approved sporting, social and supporting facilities at the site within a period of 5 years from the date of permission.
- ii) The payment of monies not spent on the approved sporting, social and supporting facilities within a period of 5 years to the Council as a commuted sum towards the provision of affordable housing within the borough.
- iii) 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.
- iv) The provision of fire hydrants, as required, to serve the residential building.
- v) Review of the viability of the scheme with any uplift to be paid to the council as a commuted sum towards affordable housing.

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:-

1021-001, 002B, 003B, 004A, 005A, 006
1021-100H, 101C, 102D, 103D, 104A, 105A, 106A, 300C
1012-001C, 101G, 102F, 103D, 300E, 301B

3. The development within the wider sports club site (excluding the residential building) shall be carried out in accordance with the approved Surface Water Drainage Strategy 4551, prepared by Ambiental (Ref: 4551 SWDS, dated 04/11/2019, version: Final v1.0) and the following mitigation measures:

- i) Implement drainage strategy based on infiltration to include collection of surface water from the MUGA, overflow car park, cricket pitch, as well as all other identified areas on the Surface Water Drainage Strategy Drainage Layout Drawing, Drawing No. 4551-DR01, Revision A, dated 04.11.2019, to include permeable paving, and discharge via geocellular soakaway.
- ii) 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 + 40% climate change event providing a minimum of 87.3m³ (or such storage volume agreed with the LPA) of total storage volume in geocellular crates and additional permeable paving areas.

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 within the wider sports club site (excluding the residential building) shall take place until a detailed surface water drainage scheme for the improvements to the existing sports club, based on the approved drainage strategy and sustainable drainage principles and incorporating the measures below, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

- i) Final detailed drainage layout including the precise locations of all SuDS features.
- ii) Detailed engineered drawings of all the proposed SuDS features including cross section drawings, their location, size, volume, depth

- and any inlet and outlet features including any connecting pipe runs.
 - iii) Inclusion of silt traps for the protection of residual tanked elements.
 - iv) Demonstrate appropriate SuDS management and treatment and inclusion of above ground features such as permeable paving etc. and ensuring appropriate management and treatment of the car parking areas. Investigation into the use of filter trenches/strips and swales etc. to minimise the use of proprietary surface water treatment products.
 - v) Final detailed management plan to include full details of rigorous maintenance needed, in addition to including arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.
5. Upon completion of the drainage works for the improvements to existing sports club site and in accordance with the timing / phasing arrangement, a management and maintenance plan for the SuDS features and drainage network must be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
- i) Provision of a complete set of as built drawings for site drainage.
 - ii) Maintenance and operational activities.
 - iii) Arrangements for adoption and any other measures to secure the operation of the scheme throughout its lifetime.
6. The residential development shall be carried out in accordance with the approved Surface Water Drainage Strategy, prepared by Ambiental (Ref: 4387_3814 SWDS, dated 18/02/2019, version: Final v1.0) and the following mitigation measures:
- i) 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 3.5 l/s during the 1 in 100 year event plus 40% of climate change event.
 - ii) 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 26m³ (or such storage volume agreed with the LLFA) of total storage volume in underground tank and additional permeable paving areas.
 - iii) 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.

7. No development on the residential site shall take place until a detailed surface water drainage scheme, based on the approved drainage strategy and sustainable drainage principles and incorporating the measures below, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
 - i) Final detailed drainage layout including precise locations of all the SuDS features and connection points into the public sewer.
 - ii) 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.
 - iii) Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.
8. Upon completion of the drainage works for the residential development and in accordance with the timing / phasing arrangement, a management and maintenance plan for the SuDS features and drainage network must be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
 - i) Provision of a complete set of as built drawings for site drainage.
 - ii) Maintenance and operational activities.
 - iii) Arrangements for adoption and any other measures to secure the operation of the scheme throughout its lifetime.
9. No piling shall take place on the site unless 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 full accordance with the terms of the approved piling method statement.
10. No construction works on the residential site shall commence until the tree protection measures set out in the Arboricultural Method

Statement by Tree Aware UK (updated 18 February 2019) and shown on the Tree Protection Plan, drawing no. 55008-5-02 Rev 1, have been installed in full. These measures shall be retained at all times during construction works.

11. No construction works on the residential building above ground level shall commence until a noise impact assessment has been submitted to and approved in writing by the Local Planning Authority. The report shall assess the impact of road traffic noise and the use of the tennis courts on the proposed residential dwellings and include appropriate mitigation measures to ensure good indoor ambient noise levels are achieved to each flat in accordance with BS8233: Guidance on Sound Insulation and Noise Reduction for Buildings 2014. Any mitigation measures shall allow for background and purge ventilation to the flats. No dwelling shall be occupied until the approved mitigation measures have been installed in full.
12. No construction works on the residential building above ground level shall commence until full details and samples of the materials to be used for the external surfaces of the building (including walls, roofs, windows, doors and balconies) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be constructed in the approved materials.
13. No residential dwelling shall be occupied until a detailed soft landscaping scheme for all the land within the residential site has been submitted to and approved in writing by the Local Planning Authority. The approved 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.
14. No residential dwelling shall be occupied until a detailed hard landscaping scheme for all the land within the residential site has been submitted to and approved in writing by the Local Planning Authority and the approved scheme has been completed in full.
15. No residential dwelling shall be occupied until details of the design and materials for a secure and weatherproof cycle store for a minimum of 23 cycles within the residential site has been submitted to and approved in writing by the Local Planning Authority and the approved store has been

constructed in full. The approved cycle store shall be retained at all times.

16. No residential dwelling shall be occupied until details of the design and materials for a secure bin store for waste and recycling storage within the residential site has been submitted to and approved in writing by the Local Planning Authority and the approved store has been constructed in full. The approved bin store shall be retained at all times.
17. No residential dwelling shall be occupied until details of parking management plan for the residential site, to prevent and control unauthorised parking within the site, has been submitted to and approved in writing by the Local Planning Authority. The occupation of the residential site shall be in accordance with the approved parking management plan at all times.
18. No development of the multi-use games area shall commence until details of the multi-use games area design specifications including the surfacing, fencing and line markings have been submitted to and approved in writing by the Local Planning Authority. The multi-use games area shall not be constructed other than in accordance with the approved details.
19. No development of the artificial cricket wicket and cricket practice nets shall commence until details of the design specification of the artificial cricket wicket and cricket practice nets have been submitted to and approved in writing by the Local Planning Authority. The artificial cricket wicket and cricket practice nets shall not be constructed other than in accordance with the approved details.
20. No construction works on the first floor extension to the bar/lounge, the single storey meeting room/store or the extension on north-eastern elevation of fitness suite respectively shall commence until full details and samples of the materials to be used for the external surfaces of the respective extension/building (including walls, roofs, windows, doors and balconies) have been submitted to and approved in writing by the Local Planning Authority. The development of the respective extension/building shall only be constructed in the approved materials.
21. At least 3 months prior to the first use of the approved MUGA a revised Travel Plan for the West Herts Sports Club, based upon the Hertfordshire County Council document 'Hertfordshire's Travel Plan Guidance', shall be submitted and approved in writing by the Local Planning Authority. The approved Travel Plan shall be implemented at all times.

22. Prior to the first use of the new function hall and overflow car park, a management plan shall be submitted to and approved in writing, addressing details of how potential noise impacting on adjoining residents will be addressed. The development shall be implemented in accordance with the details submitted.

Informatives

1. IN907 Positive proactive statement
2. IN910 Building Regulations
3. IN912 Hours of Construction
4. IN909 Street naming and numbering
5. IN913 Community Infrastructure Levy
6. IN914 S106 Agreement
7. Existing drainage system needs some immediate attention.

37

19/00638/FULM - GARSTON PARK, CODICOTE DRIVE

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

The Planning Officer introduced the report advising that the application would enhance the park entrances at St Albans Road and Codicote Drive, resurface existing footpaths. In addition, the application would involve the refurbishment of the existing play area and erection of a new natural timber sculpture in the Nature Reserve.

Attention was drawn to the update sheet which noted the removal of Condition 3 shown in the officer's report.

The Chair moved the officer's recommendation.

RESOLVED –

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.
2. The development shall be carried out in accordance with the following drawings, unless otherwise approved in writing by the Local Planning Authority. The following drawings are hereby approved:
1096_404
1096_405

1096_413 Rev B
1096_901
1096_406
1096_903
1096_200
1096_904
1096_902 REV A

3. All the external surfaces of the development shall be finished in materials of the type, colour, texture and style as specified in the drawings approved by Condition 2 unless otherwise approved in writing by the local Planning Authority.

38

19/00599/OUTM - 1-5 FARADAY CLOSE AND 1-6 GREENHILL CRESCENT

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

The Principal Planning Officer (AR) introduced the report advising that the application sought outline planning permission (all matters reserved) for up to 8240m² of commercial/industrial floor space with ancillary first floor office and associated parking and landscaping.

Attention was drawn to the update sheet which included notification of a response from local Lead Flood Authority, which included two additional conditions.

The Chair moved the officer's recommendation.

RESOLVED –

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

1. Approval of the details of the following reserved matters shall be obtained from the Local Planning Authority before any development commences:
(a) appearance; (b) access; (c) landscaping; (d) layout; (e) scale.
2. Application(s) for approval of the 'reserved matters' must be made not later than the expiration of three years from the date of this permission. The development to which this permission relates must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last reserved matter to be approved.

3. No development approved by this outline planning permission or approved reserved matters shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:
 1. A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site
 2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.
 3. The results of the site investigation and the detailed risk assessment referred to in (2) 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.
 4. 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 (3) 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 written consent of the local planning authority. The scheme shall be implemented as approved.

4. Prior to any part of the permitted development being occupied, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be 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.
5. The development hereby permitted shall not commence until a monitoring and maintenance plan in respect of contamination, including a timetable of monitoring and submission of reports to the local planning authority, has been submitted to, and approved in writing by, the local planning authority. Reports as specified in the approved plan, including

details of any necessary contingency action arising from the monitoring, shall be submitted to, and approved in writing by, the local planning authority.

6. 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 a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.
7. No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the local planning authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.
8. Piling, deep foundations or other intrusive groundworks (investigation boreholes/tunnel shafts/ground source heating and cooling systems) using penetrative methods shall not be carried out other than with the written consent of the local planning authority. The development shall be carried out in accordance with the approved details.
9. A scheme for managing any borehole installed for the investigation of soils, groundwater or geotechnical purposes shall be submitted to and approved in writing by the local planning authority. The scheme shall provide details of how redundant boreholes are to be decommissioned and how any boreholes that need to be retained, post-development, for monitoring purposes will be secured, protected and inspected. The scheme as approved shall be implemented prior to the occupation of any part of the permitted development.
10. No development shall commence until full details (in the form of scaled plans and / or written specifications) have been submitted to and approved in writing by the Local Planning Authority to illustrate the following:
 - i. Roads, footways.
 - ii. Cycleways.
 - iii. Foul and surface water drainage.
 - iv. Visibility splays.
 - v. Access arrangements.
 - vi. Parking provision in accordance with adopted standard.
 - vii. Loading areas
 - viii. Turning areas.

11. No development shall commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan. The Construction Traffic Management Plan shall include details of:
- a) Construction vehicle numbers, type, routing;
 - b) Access arrangements to the site;
 - c) Traffic management requirements
 - d) Construction and storage compounds (including areas designated for car parking, loading / unloading and turning areas);
 - e) Siting and details of wheel washing facilities;
 - f) Cleaning of site entrances, site tracks and the adjacent public highway;
 - g) Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times;
 - h) Provision of sufficient on-site parking prior to commencement of construction activities;
 - i) Post construction restoration/reinstatement of the working areas and temporary access to the public highway;
 - j) where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding, pedestrian routes and remaining road width for vehicle movements.
12. At least 3 months prior to the first use of the approved development a detailed Framework Travel Plan for the site, based upon the Hertfordshire Council document 'Hertfordshire's Travel Plan Guidance', shall be submitted and approved in writing by the Local Planning Authority. The approved Framework Travel Plan shall be implemented at all times.
13. Prior to the first use of the development hereby permitted the vehicular access shall be provided and thereafter retained at the position shown on the approved plan drawing number WBC-101-TP in accordance with the highway specification to be provided as part of reserved matters detailed design drawings. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.
14. Prior to the first use of the development hereby permitted vehicular and pedestrian (and cyclist) access to and egress from the adjoining highway shall be limited to the access(es) shown on drawing number WBC-101-TP only. Any other access(es) or egresses shall be permanently closed, and the footway / highway verge shall be reinstated in accordance with a

detailed scheme to be agreed with the Local Planning Authority, concurrently with the bringing into use of the new access.

15. Prior to commencement of the development, the applicant shall submit a Delivery and Servicing Plan to be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The Delivery and Servicing Plan shall contain the delivery and servicing requirements (including refuse collection) for the proposed uses, a scheme for coordinating deliveries and servicing for the proposed development, areas within the development site that will be used for loading and manoeuvring of delivery and servicing vehicles, and access to / from the site for delivery and servicing vehicles.
16. Car parking provision for the development shall not exceed the maximum standards for development within Parking Zone 4 as set out in Appendix 2 of the Watford District Plan 2000, unless otherwise agreed in writing by the Local Planning Authority. No unit shall be occupied until the respective car parking spaces for the employees and visitors have been constructed, unless otherwise agreed in writing by the Local Planning Authority. These facilities shall be retained at all times and shall not be used for any other purpose.
17. No part of the development shall be occupied until details of the size, type, siting and finish of a cycle storage enclosure for the proposed development has been 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 prior to the occupation of any part of the development and shall be retained at all times for cycle storage only and shall not be used for any other purpose.
18. No part of the development shall be occupied until details of the size, type, siting and finish of refuse and recycling storage enclosures for the development has been 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 prior to the occupation of any part of the development and shall be retained at all times for refuse/recycling only and shall not be used for any other purpose.
19. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), and any subsequent legislation that amends or supersedes this Order, the development shall only be used as uses within Classes B1(b) (research and development), B1(c) (light industrial), B2 (general industry) and B8 (storage and distribution) of the Town and Country Planning (Use Classes)

Order 1987 (as amended).

20. The buildings shall not exceed two storeys in height.
21. The development shall not exceed 17 units with a total maximum gross external area of 8240m².
22. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

A full detailed drainage design and surface water drainage assessment should include:

1. A drainage strategy which includes a commitment to providing appropriate SuDS in line with the non-statutory national standards, industry best practice and HCC Guidance for SuDS.
2. A detailed drainage plan including the location and provided volume of all SuDS features, pipe runs, cover and invert levels and discharge points. If areas are to be designated for informal flooding these should also be shown on a detailed site plan.
3. Provision of above-ground SuDS features in accordance with the SuDS hierarchy. If above-ground features are not proposed to be used, strong justification should be provided.
4. Confirmation of a build over agreement from Thames Water for the surface water sewers.
5. Detailed calculations of existing/proposed surface water storage volumes and flows with post development calculations and/or modelling in relation to surface water are to be carried out for all rainfall events up to and including the 1 in 100 year including an allowance for climate change.
6. Evidence that if the applicant is proposing to discharge to the local sewer network, they have confirmation from the relevant water company that they have the capacity to take the proposed volumes and run-off rates.
7. Discharge from the site should be restricted to the Greenfield runoff rates and volumes for the relevant rainfall events for the site. Strong technical justification will be needed if a different rate is to be used.
8. Demonstration of appropriate SuDS management and treatment.
9. An indicative maintenance plan detailing how the scheme shall be maintained and managed.

23. Upon completion of the drainage works, a management and maintenance plan for the SuDS features and drainage network must be submitted to and approved in writing by the Local Planning Authority.

The management and maintenance plan shall include:

1. Provision of a complete set of as built drawings including the final drainage layout for the site drainage network.
2. Maintenance and operational activities for the lifetime of the development.
3. Arrangements for adoption and any other measures to secure the operation of the scheme throughout its lifetime.

Informatives

1. IN907 Consideration of proposal in a positive and proactive manner
2. IN910 Building Regulations
3. IN912 Hours of Construction

Chair

The Meeting started at 7.00 pm
and finished at 10.00 pm