

DEVELOPMENT MANAGEMENT COMMITTEE

2 JULY 2020

Present: Councillor P Jeffree (Chair) (present for minute numbers 8 to 12)
Councillor S Johnson (Vice-Chair) (in the chair from minute number 12 onwards)
Councillors N Bell, K Collett, M Mills, J Pattinson, I Sharpe, R Smith and M Watkin

Officers: Head of Development Management
Development Management Team Leader
Principal Planning Officer (AR)
Principal Planning Officer (AC)
Democratic Services Officer (IS)

8 CONDUCT OF THE MEETING

Prior to the start of the meeting agenda, the Chair explained the procedure for the virtual meeting and the method he would employ to ensure the voting was accurately completed. The Chair also ensured that all participants were introduced.

9 APOLOGIES FOR ABSENCE

There were no apologies for absence.

10 DISCLOSURE OF INTERESTS

There were no disclosures of interest.

11 MINUTES

The committee agreed the minutes of the meeting held on 3 June 2020 and these would be signed once members and officers returned to the Town Hall.

12 20/00249/VAR WATFORD LAUNDRY SITE 45 - 69 SYDNEY ROAD

The Chair introduced the item to the committee and invited the Development Management Team Leader to present the report of the Principal Planning Officer (AR).

The Development Management Team Leader summarised the report for the committee.

The Chair then invited Mr. Martin Pearce, of Weston Homes, to address the committee. Mr. Pearce gave a summary of the history of the site and the application. He emphasised that the application had been shaped and amended in close cooperation with the council and that this application reflected that coordinated approach. He also made reference to the fact that all blocks within the development were protected by a sprinkler system, to give a high level of fire safety.

Councillor Bell commented that he had voted against the original proposal. He noted the increase in the number of units, but pointed out that the percentage of affordable units was still only 10.5%. He expressed his disappointment that, after two years, the affordable housing element of the application, was still so low.

At this point, the Chair involuntarily left the meeting due to connectivity issues. After a short delay to try and re-establish connection, the Vice Chair, Councillor Stephen Johnson stepped in to chair the meeting.

There followed a discussion around the percentage of affordable and social housing. Councillors Bell and Smith expressed their disappointment in such a low percentage of such housing. Councillor Sharpe highlighted that there could be an exception to the 35% affordable housing standard on the grounds of viability. This exception meant that the level of affordable housing in the development was not grounds for refusal. This was conceded by the committee but it was felt that it was quite correct to criticise a developer in these circumstances.

The Principal Planning Officer (AR) pointed out that the proposed provision was actually a higher cost to the developer as the tenure of affordable housing offered would comprise of only affordable and social rented units, without shared ownership, and on balance this was a good offer. The discussion then moved on to the addition of two storeys to the central blocks and the 25 degree sightlines. Councillor Smith suggested that perhaps the height should have been added to the lower blocks towards the edges of the development.

The Principal Planning Officer (AR) explained that the higher blocks were the ones farthest away from the neighbours. She added that the 25 degree sightlines merely triggered the need for a sunlight and daylight assessment. These assessments had been carried out, with the result that the neighbours'

amenity would not be unreasonably harmed. The Vice Chair then proposed a vote to approve the application in accordance with the officer's recommendation.

In accordance with Standing Committee Procedure Rules, paragraph 4.2, Councillor Stephen Johnson requested that it be recorded in the minutes how members cast their votes.

Those members voting for the motion:

Councillors Collett, Johnson, Pattinson, Sharpe and Watkin.

Those members voting against the motion:

Councillors Bell and Smith.

Those members abstaining from voting:

Councillor Mills.

Those members absent when the vote was taken:

Councillor Jeffree.

The motion was declared to be **CARRIED** by five to two with one abstention.

RESOLVED –

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

Section 106 Heads of Terms

- i) To secure 7 units on the third floor of Block B of the development to be Affordable Housing units comprising 4 no. Affordable Rented units (1 no. 1B2P, 1no. 2B3P, 1no. 2B4P, 1no. 3B 5P) and 3 no. Social Rented units (1 no. 3B4P and 2 no. 3B5P);

Conditions

1. Omitted - development under 18/00803/FULM has commenced and so time limit is not required.
2. The development hereby permitted shall be carried out in accordance with the following approved drawings:-
WH200-19-P-05.101 RevP1, Site Location Plan;

WH200-19-P-10.101 RevP1, Existing Site Plan;
WH200-19-P-25.199 RevP2, Lower Ground Floor;
WH200-19-P-25.200 RevP2, Ground Floor Plan;
WH200-19-P-25.201 RevP2, 1st Floor Plan;
WH200-19-P-25.202 RevP2, 2nd Floor Plan;
WH200-19-P-25.203 Rev P2, 3rd Floor Plan;
WH200-19-P-25.204 Rev P2, 4th Floor Plan;
WH200-19-P-25.205 Rev P2, 5th Floor Plan;
WH200-19-P-25.206 Rev P2, 6th Floor Plan;
WH200-19-P-25.207 Rev P2, 7th Floor Plan;
WH200-19-P-25.208 Rev P2, 8th Floor Plan;
WH200-19-P-25.209 Rev P2, 9th Floor Plan;
WH200-19-P-25.210 Rev P2, 10th Floor Plan;
WH200-19-P-25.211 Rev P1, 11th Floor Plan;
WH200-19-P-25.212 Rev P1, 12th Floor Plan;
WH200-19-P-25.213 Rev P1, Roof Plan;
WH200-19-P-30.100 Rev P2, Front Blocks North & South Elevations;
WH200-19-P-30.101 Rev P2, Back Blocks North & South Elevations;
WH200-19-P-30.103 Rev P2, Blocks C & D – East & West Elevations;
WH200-19-P-30.104 Rev P2, Blocks E & F – East & West Elevations;
WH200-19-P-35.104 Rev P1, Sections AA & BB; and
WH200-19-P-35.105 Rev P1, Sections CC & FF.

3. The surface water drainage scheme for the site shall be implemented prior to occupation of the development, in accordance the following details as approved under ref. 20/00338/DISCON.

WH200-18-45-01-04 Rev A

WH200-19-15-03 Rev B

WH200-19-15-24 Rev P1

WH200-19-15-25

WH200-19-15-27

WH200-19-15-30 Rev P1

WH200-19-15-31 Rev P1

2863-MP-01-A

Foul and Surface Water Strategy Report- WH200 Feb 2020 Ref

IDL/868/DS/01

4. The development permitted by this planning permission shall be carried out in accordance with the approved surface water drainage assessment carried out by Infrastructure Design Ltd (IDL), reference number IDL/868/DS/01, dated June 2018:

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 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 409.4 m³ (or such storage volume agreed with the LLFA) of storage volume in Tubosider Helibore feature and additional 96 m³ and 106 m³ (or such storage volume agreed with the LLFA) in permeable paving areas.
3. Discharge of surface water from the private drainage system into the Thames Water surface 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.

- 5a. Prior to occupation of each phase of the development, as identified by Condition 17, a verification report that demonstrates the effectiveness of the ground water treatment and monitoring phase remediation carried out in accordance with the approved remediation scheme (Remediation Strategy and Options Appraisal prepared by Card Geotechnics Limited (Document Ref: CG/28211A)), together with any necessary monitoring and maintenance programme, shall be submitted to and approved in writing by the Local Planning Authority. If changes are required to the injection/monitoring locations, a revised remediation scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved monitoring and maintenance programmed for each remaining phase shall continue to be implemented.
- 5b. Prior to occupation of each phase of the development, as identified by Condition 17, a verification report that demonstrates the effectiveness of the demolition and construction phases of remediation carried out in accordance with the approved remediation scheme (Remediation Strategy and Options Appraisal prepared by Card Geotechnics Limited (Document Ref: CG/28211A)), together with any necessary monitoring and maintenance programme and copies of waste transfer notes relating to exported and imported soils, shall be submitted to and approved by the Local Planning Authority. The approved monitoring and maintenance programmed for each remaining phase shall continue to be implemented.
- 5c. Within 3 months of completion of the development, a verification closure report shall be submitted to and approved by the Local Planning

Authority. The verification closure report shall detail all the remediation works completed in respect of the full site.

6. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

7. The external materials of the development shall be finished in accordance with the details as approved under ref. 19/01468/DISCON as follows:

WH200-19-P-95.01 Rev P1 - External materials

WH200-19-P-95.02 Rev P1 - External materials

200-19-80-01 Rev B- Window elevations

200-19-80-02 Rev B - Traditional Construction Window detail (Blocks A, C, E, & G)

200-19-80-03 Rev P1 - RC Frame construction Window Detail (Blocks B, D, F & H)

WH200/19/75.49 Rev B Canopy Details

Canopy Images

8. The hard landscaping scheme for the site shall be implemented prior to occupation of the development, in accordance with the following details as approved under the discharge of condition application ref. 20/00367/DISCON.

2863-LA-01-E

2863-LA-02-B

2863-LA-03 - C

2863-DT-01

2863-DT-02 A

2863-DT-03

2863-DT-04

2863-MP-01-A

9. The soft landscaping scheme for the site 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. The soft landscaping scheme for the site shall be implemented in accordance with the following details as approved under the discharge of condition application ref. 20/00367/DISCON

2863-LA-01-E
2863-LA-02-B
2863-LA-03 - C
2863-PP-01 - A
2863-PP-02 - A
2863-PS-01 - A
2863-DT-01
2863-DT-02 A
2863-DT-03
2863-DT-04
2863-MP-01-A

10. No part of the development shall be occupied until the modified access and egress arrangements from Sydney Road, as shown in principle on the approved drawings has been completed in full.
11. No dwelling within each block of the development shall be occupied until the bin and bicycle storage of that block has been provided for the use of residents, in accordance with the approved drawings. These facilities shall be retained at all times for the use of the residential occupiers of the dwellings.
12. Satellites for the development shall be installed in accordance with the drawing WH200/19/15.30 as approved under ref. 20/00368/DISCON.
13. No dwelling shall be occupied until the details of car parking allocation have been submitted to and approved in writing by the Local Planning. The provision shall include an agreed allocation of on-site residential car parking spaces for use by the affordable housing units. The car parking spaces shall remain available for use by the allocated residents, in accordance with the agreed allocations, unless otherwise agreed in writing by the Local Planning Authority.
14. All residential units shall achieve the recommended maximum internal noise levels under BS 8233 through the following provisions in accordance with the Noise Impact Assessment dated June 2018 Ref 18-4127 Rev B.
 - Façade construction to achieve an Rw of at least 55dB

- Double glazed window units with a Sound Reduction Index (SRI) of at least 28 dB Rw
 - Installation of acoustic trickle vents
15. For the avoidance of doubt, no communications development permitted by Class B or Class C of Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 shall be undertaken on the building.
 16. The north facing windows of Block H serving the landing and stairwells at upper ground floor, first floor, second floor, third floor, fourth floor and fifth floor levels, 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.
 17. The development shall be carried out in accordance with the 'WH200/19/P/P01 Rev04 Phasing Plan' unless otherwise submitted and approved in writing by the Local Planning Authority.

Informatives

IN912 Hours of Construction

IN 913 Community Infrastructure Levy

IN914 S106 Agreement

IN909 Street Naming and Numbering

IN907 Consideration of the proposal in a positive and proactive manner

IN915 Highway Works – HCC agreement required

13

20/00399/OUT LAND TO THE REAR OF YE CORNER

The Development Management Team Leader summarised the report of the Principal Planning Offer (AR) to the meeting, including the relevant planning history of the site.

There being no speakers for or against the application, the Vice Chair passed the matter to the committee for their comments.

The committee universally expressed their disappointment at the poor quality of the offering and heavily criticised the developer on poor design and lack of affordable housing, especially given the need in Watford.

There was also criticism of the developer's lack of engagement and communication with the council officers and that the developer had not attended the meeting to explain the application. Comment was also made that this application just delayed the delivery of the consented scheme, which would provide much needed housing.

The Vice Chair then proposed a vote to reject the application in accordance with the officer's recommendation.

In accordance with Standing Committee Procedure Rules, paragraph 4.2, Councillor Stephen Johnson requested that it be recorded in the minutes how members cast their votes.

Those members voting for the motion:

Councillors Bell, Collett, Johnson, Mills, Pattinson, Sharpe, Smith and Watkin.

Those members voting against the motion:

None

Those members absent when the vote was taken:

Councillor Jeffree.

The motion was declared to be **CARRIED** by eight votes to none, with no abstentions.

RESOLVED –

That planning permission be refused due to the reasons listed below:

1. The proposal is not considered to be of high design quality. By reason of its height, scale and massing the proposed development would adversely affect the character of the neighbouring residential area and setting of non-designated heritage assets. The building lacks appropriate fenestration, articulation and detailing. Within the site, the building would create an oppressive and hostile environment for future occupiers with poor access arrangements to dwellings and poor natural surveillance and activity. As such the development would be of poor design, harmful to the character and appearance of the surrounding area and is not in accordance with paragraphs 122, 127 and 130 of the NPPF and Policies UD1 and UD2 of the Watford Local Plan Core Strategy 2006-31.
2. The proposed development makes no provision for affordable housing. The application has failed to provide an accurate or up to date justification for the lack of affordable housing provision on the basis of viability and no

s106 agreement has been completed to secure a viability review upon completion of the development. Consequently, the proposal is not in accordance with Policy HS3 of the Watford Local Plan Core Strategy 2006-31 and is contrary to paragraphs 62 and 64 of the NPPF in relation to affordable housing provision.

3. By virtue of the position, height, bulk, layout and fenestration of the building, the development would unacceptably harm the amenities of the neighbouring occupiers, contrary to guidance of the Residential Design Guide 2016 and Policies SS1 and UD1 of the Watford Local Plan Part 1 Core Strategy 2006-31.
4. The development would fail to create high quality dwellings for future occupiers. A noise assessment (in accordance with relevant British standards) has not been submitted to detail potential mitigation measures meaning that future occupiers of the development would experience noise disturbance and poor air quality. A Sunlight and daylight assessment (carried out in accordance with BRE publication entitled 'Site Layout Planning for Daylight and Sunlight; A guide to good practice') has not been submitted in relation to this development and by virtue of the ground level changes within the site and the layout, height and orientation of the development, some windows and dwellings will experience poor light and outlook.. The development layout would also fail to allow for sufficient amenity space for the dwellings as included in section 7.3.23 of the Residential Design Guide. As such, the development would fail to provide satisfactory residential accommodation for future occupiers, it does not therefore constitute a high quality or sustainable development and is contrary to guidance of the Residential Design Guide 2016 and Policies SS1 and UD1 of the Watford Local Plan Part 1 Core Strategy 2006-31.
5. The application has been accompanied by a sustainable drainage systems report, however, the proposals for this relate to the previous scheme and do not relate to the revised scheme which includes a revised application site boundary and a revised footprint of building. Consequently, the application fails to demonstrate that the development would not increase flood risk elsewhere, reduce flood risk overall and give priority to the use of sustainable drainage methods. For this reason, the application fails to comply with Policies SD1 and SD2 of the Watford Local Plan Core Strategy 2006-31, paragraphs 99 and 103 of the National Planning Policy Framework (NPPF) and the advice contained within the Planning Practice Guidance (PPG).

20/00164/VAR - MULTI STOREY CAR PARK THOMAS SAWYER WAY

The Vice Chair introduced the item to the committee and invited the Principal Planning Officer (AC) to present his report.

The Vice Chair thanked the Principal Planning Officer (AC) and, noting there were no speakers, invited any comments from the committee. There was a brief and general approval of the variations. The Vice Chair then proposed a vote to approve the application in accordance with the officer's recommendation.

In accordance with Standing Committee Procedure Rules, paragraph 4.2, Councillor Stephen Johnson requested that it be recorded in the minutes how members cast their votes.

Those members voting for the motion:

Councillors Bell, Collett, Johnson, Mills, Pattinson, Sharpe, Smith and Watkin.

Those members voting against the motion:

None.

Those members absent when the vote was taken:

Councillor Jeffree.

The motion was declared to be **CARRIED** by eight to none with no abstentions.

RESOLVED –

That planning permission be granted subject to the conditions below.

1. The development to which this permission relates shall be begun before 29th March 2022.
2. The development hereby permitted shall be carried out in accordance with the following approved drawings:
 - 6570-STRIPE-WP-XX-DR-AX-90004 P5 Location Plan @ 1:1250
 - 6570-STRIPE-WP-XX-DR-AX-90003 P4 Proposed Site Plan @ 1:500
 - 6570-STRIPE-WP-XX-DR-AX-30001 P10 Proposed MSCP Ground Level
 - 6570-STRIPE-WP-XX-DR-AX-30002 P9 Proposed MSCP Level 01
 - 6570-STRIPE-WP-XX-DR-AX-30003 P10 Proposed MSCP Level 02
 - 6570-STRIPE-WP-XX-DR-AX-30004 P10 Proposed MSCP Level 03
 - 6570-STRIPE-WP-XX-DR-AX-30005 P10 Proposed MSCP Level 04
 - 6570-STRIPE-WP-XX-DR-AX-30006 P10 Proposed MSCP Level 05

- 6570-STRIPE-WP-XX-DR-AX-30007 P10 Proposed MSCP Level 06
- 6570-STRIPE-WP-XX-DR-AX-30009 P5 Proposed MSCP Parapet Level
- 6570-STRIPE-WP-XX-DR-AX-30541 P3 Proposed MSCP North Elevation
- 6570-STRIPE-WP-XX-DR-AX-30542 P3 Proposed MSCP East Elevation
- 6570-STRIPE-WP-XX-DR-AX-30543 P3 Proposed MSCP South Elevation
- 6570-STRIPE-WP-XX-DR-AX-30544 P3 Proposed MSCP West Elevation
- 6570-STRIPE-WP-XX-DR-AX-30601 P4 Proposed MSCP Section A
- 6570-STRIPE-WP-XX-DR-AX-30602 P4 Proposed MSCP Section B
- 6570-STRIPE-WP-XX-DR-AX-30603 P4 Proposed MSCP Section C
- 6570-STRIPE-WP-XX-DR-AX-30604 P4 Proposed MSCP Section D
- 6570-STRIPE-WP-XX-DR-AX-30605 P5 Proposed MSCP Section E
- 6570-STRIPE-WP-XX-DR-AX-30801 P2 North Elevation Headlight Protection
- 11284-WAT-NR-XX-DR-C-92140 P01 Section 38 Works Drainage Layout
- 11284-WAT-NR-XX-DR-C-92141 P01 Section 38 Works Drainage Layout Sheet 1
- 11284-WAT-NR-XX-DR-C-92142 P01 Section 38 Works Drainage Layout Sheet 2
- 11284-WAT-NR-XX-DR-C-92110 P01 Drainage Details Sheet 1
- 11284-WAT-NR-XX-DR-C-92111 P01 Drainage Details Sheet 2
- 11284-WAT-NR-XX-DR-C-92112 P01 Drainage Details Sheet 3
- 11284-WAT-NR-XX-DR-C-04016 P01 Proposed Drainage Layout
- 6570-STRIPE-WP-XX-DR-PX-52701 Rev B Revised proposed drainage sections
- 6570-STRIPE-WP-XX-DR-PX-52801 Rev E Revised proposed drainage plan

3. The development of the site shall be carried out in accordance with the details and recommendations contained within the following document, unless otherwise approved in writing by the Local Planning Authority.

Multi Storey Car Park Design Report, prepared by STRIPE, dated

03.02.2019

Planning Statement: Watford Riverwell Multi Storey Car Park October 2018 prepared by Savills

- Transport Statement, Watford Riverwell, Northern Masterplan, MSCP October 2018, prepared by Mayer Brown. (Report ref KPWatford.1. FINAL)
- Transport Technical Note, prepared by Mayer Brown, dated 19.12.2019

- Matchday Management Plan, prepared by Mayer Brown, dated May 2020
- Arboricultural Survey and Impact Assessment October 2018 (Report ref RT-MME-128664)
- Energy and Sustainability Report October 2018 Issue P1, prepared by elementa
- Planning noise report, prepared by ion Acoustics. (Report ref Acoustic A1354 RO1)
- Environmental Statement Non-Technical Summary October 2018 prepared by Savills
- Environmental Statement Addendum February 2020, prepared by Savills
- Preliminary Environmental Risk Assessment (Report ref. WIE11284-102R.3.2.2.PERA);
- Geo-Environmental Quantitative Risk Assessment (Report ref. WIE11284-102-R.7.3.2.GQRA);
- Flooding and Drainage Strategy: Flood Risk Assessment and Drainage Strategy Sept 2018 (Ref WIE11284-104-R-4-3-1-FRA) and Response to LLFA Queries (Ref 6570-STRIFE-XX-XX-XX-RP-ZX-52001 REV P1.)
- Daylight and Sunlight Report, prepared by eb7, dated 18.12.19

Should the details contained within one of the aforementioned documents differ from the requirements of another condition on this planning permission, the details set out in the other condition shall take precedence.

4. Construction of the development shall be carried out in accordance with the recommendations detailed in the management plan numbered: 3443, titled: Watford Heath Campus Enabling Works and dated: 18/11/2019.
5. Remediation of contamination shall be carried out in accordance with the recommendations detailed in the outline remediation strategy reference: WIE11284-102-R-6-4-2-RS_CW, dated: December 2019.
6. Contamination Monitoring and Maintenance shall be carried out in accordance with the recommendations detailed in the foundation works risk assessment reference: WIE11284-102-R-25-1-2-FWRA, dated: December 2019.
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 shall be carried out in accordance with the recommendations detailed in the foundation works risk assessment reference: WIE11284-102-R-25-1-2-FWRA, dated: December 2019.
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. Following completion of measures identified in the approved remediation scheme and within three months of first use 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. The above must be undertaken in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.
11. Reporting of Unexpected Contamination: In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.
12. Prior to the commencement of the use of any part of the development, a scheme detailing the electric vehicle parking provision shall be submitted to and approved in writing by the Local Planning Authority. This shall include active and passive EV provision to be installed in the car park. The

provision as approved by this condition shall be installed and made available for use prior to the use of the development.

13. Should the masterplan development adjacent to the development not be commenced within 5 years from the commencement of the use of the car park, all gaps in the car park façade shall be infilled with cladding and external facing material to match the building, as detailed in the Multi Storey Car Park Design Report, prepared by STRIPE, dated 03.02.2019, unless otherwise agreed in writing by the Local Planning Authority.
14. The development permitted by this planning permission shall be carried out in accordance with the approved surface water drainage assessment, as shown on the Proposed MSCP Ground Level Surface Water Drainage drawing, drawing number 6570-STRIPE-WP-XX-DR-CD-52802, revision P2, dated 3rd June 2020 and 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 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 total storage volume in permeable paving with sub-base and underground tank.
 3. Discharge of surface water from the private drainage into the wider strategic surface water sewer.

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.

15. Upon completion of the development works an updated management and maintenance plan for all the SuDS features and structures included within the drainage strategy must be submitted and shall include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime. This should include as-built drawings of all SuDS features and the final drainage layout.

Informatives

1. Positive and proactive statement
2. Building Regulations
3. Party Wall Act
4. Hours of Construction

5. Highway Works – HCC agreement required

Chair

The Meeting started at 7.00 pm
and finished at 7.50 pm