

DEVELOPMENT MANAGEMENT COMMITTEE

2 SEPTEMBER 2020

Present: Councillor P Jeffree (Chair)
Councillor S Johnson (Vice-Chair)
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 (AC)
Principal Planning Officer (AR)
Democratic Services Officer (IS)

22 APOLOGIES FOR ABSENCE

There were no apologies for absence.

23 DISCLOSURE OF INTERESTS

There were no disclosures of interest.

24 MINUTES

Conduct of the meeting

The committee will take items in the following order:

1. All items where people wish to speak and have registered with Democratic Services.
2. Any remaining items the committee agrees can be determined without further debate.
3. Those applications which the committee wishes to discuss in detail.

25 20/00554/FULM - 54 CLARENDON ROAD, WATFORD, WD17 1DU

The Principal Planning Officer (AC) presented his report to the committee.

The Chair then invited local resident, Mrs Aldridge to address the committee.

Mrs Aldridge explained that her house was next to the proposed development and she expressed concern about the height of the proposed building and the subsequent loss of privacy and light, with clear views into her house. She asked for reassurance that the new building would actually have obscured glass to the specified 1.8 metres as although this was supposed to have been the case for the existing building, it was not the case.

She expressed concern that the annex at the bottom of her garden would be especially vulnerable to being overlooked, as would her garden.

She pointed out that the existing trees were supposed to be no more than 15 metres tall, but were more like 30 metres tall and reduced the amount of light into her garden.

She added that she was also concerned about the potential for noise disturbance. Mrs Aldridge concluded by seeking clarification about the exact dimensions of the proposed new development.

The Chair invited the Principal Planning Officer to address the points Mrs Aldridge had raised. The Principal Planning officer clarified the dimensions of the buildings and explained that there was a condition for obscured glass up to 1.8 metres on the rear elevation. He added that the southern wing had the same condition.

A sunlight assessment had been carried out and due to the orientation of the buildings, there would be no loss of sunlight. He added that as part of the discussions between the developers and planners, the northern wing had been reduced in size and moved back to behind the flank wall of 16E St John's Road.

The Chair then asked Ms Ailish Collins, the senior planner on behalf of Canada Life, to address the committee.

Ms Collins gave a very brief history of the site and that it had been very effectively managed by Canada Life for a number of years. The existing building was underused and so this application had been submitted to bring the building up to date and increase usage. The original application from 2019 had been amended in consultation with Watford Borough Council to minimise any effects on the residents of St John's Road. The new scheme provided new and improved office accommodation for over 400 people and an efficient and sustainable building with an associated positive effect on Watford.

The Chair thanked Ms Ailish and commented that he welcomed the fact that the existing building was being largely retained. The developer had gone to great

lengths to reduce the impact on neighbours. It was an attractive design and he could see no reason to refuse.

The Chair then invited comments from the committee.

Councillor Bell stated that whilst he agreed that the design was attractive, he asked if the developer could meet with Mrs Aldridge to provide her with some reassurance. The Chair endorsed this suggestion and added that matters such as the height of the trees needed to be resolved.

Councillor Pattinson suggested that the developer needed to work to regain the trust of local residents.

There followed a discussion about landscaping and the trees and their extent and location around the perimeter.

The Chair then proposed a vote to approve the application in accordance with the officer's recommendation and the amended conditions in the update sheet.

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

Those members voting for the motion:

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

Those members voting against the motion:

None.

The motion was declared to be **CARRIED** unanimously.

RESOLVED –

That planning permission be granted, subject to the conditions below.

Conditions

1. Three Years

The development to which this permission relates shall be begun within a period of three years commencing on the date of this permission.

2. Approved Drawings and Documents

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

- 118010 - WGI - ZZ - ZZ - DR - A - 0001 Existing Site Plan
- 118010 - WGI - ZZ - B1 - DR - A - 0010 Existing Basement Plan
- 118010 - WGI - ZZ - GF - DR - A - 0011 Existing Ground Floor Plan
- 118010 - WGI - ZZ - 01 - DR - A - 0012 Existing First Floor Plan
- 118010 - WGI - ZZ - 02 - DR - A - 0013 Existing Second Floor Plan
- 118010 - WGI - ZZ - 03 - DR - A - 0014 Existing third Floor Plan
- 118010 - WGI - ZZ - 04 - DR - A - 0015 Existing Forth Floor Plan
- 118010 - WGI - ZZ - 05 - DR - A - 0016 Existing Roof Plan
- 118010 - WGI - ZZ - ZZ - DR - A - 0020 Existing Elevations 1 of 2
- 118010 - WGI - ZZ - ZZ - DR - A - 0021 Existing Elevations 2 of 2
- 118010 - WGI - ZZ - ZZ - DR - A - 1000 Location Plan
- 118010 - WGI - ZZ - ZZ - DR - A – 1001 – P6 Proposed Site Plan
- 118010 - WGI - ZZ - B1 - DR - A – 1100 – P2 Proposed Basement Plan
- 118010 - WGI - ZZ - GF - DR - A - 1101 – P6 Proposed Ground Floor Plan
- 118010 - WGI - ZZ - 01 - DR - A – 1102 – P3 Proposed First Floor Plan
- 118010 - WGI - ZZ - 02 - DR - A – 1103 – P3 Proposed Second Floor Plan
- 118010 - WGI - ZZ - 03 - DR - A - 1104 – P3 Proposed Third Floor Plan
- 118010 - WGI - ZZ - 04 - DR - A - 1105 – P4 Proposed Forth Floor Plan
- 118010 - WGI - ZZ - 05 - DR - A - 1106 – P3 Proposed Roof Plan
- 118010 - WGI - ZZ - ZZ - DR - A – 1200 – P5 Proposed Elevations 1 of 2
- 118010 - WGI - ZZ - ZZ - DR - A – 1201 – P5 Proposed Elevations 2 of 2
- 118010 - WGI - ZZ - ZZ - DR - A – 1202 – P2 Courtyard Elevations
- 118010 - WGI - ZZ - ZZ - DR - A – 1300 – P2 Proposed Sections
- Arboricultural Impact Assessment Report by Argenta. Dated: April 2020
- BREEAM Pre Assessment by Verte Sustainability. Dated: May 2020

- Sustainability Assessment by Verte Sustainability. Dated: April 2020
- Transport Statement ref: 5808/001/001C by Robert West. Dated March 2020
- Fire Strategy Technical Note by MLM Group. Dated: 31 March 2020
- Building Services Energy Report by GDM. Dated: 07.05.2020
- Stage 2 Daylight Sunlight Report ref: SA / P2019-0775 / DS02B. Rev: B. Dated: 14 May 2020
- Overlooking Strategy by Watkins Grey. Dated: July 2020

3. Brickwork

The external brickwork of the development shall match the colour, texture and style of the existing brickwork.

4. Hard Landscaping

No occupation of the extended building shall commence until a detailed hard landscaping scheme for the site, including site boundary treatments, paving, trellises and seating, has been submitted to and approved in writing by the Local Planning Authority, and the works have been carried out in accordance with the approved details. The detailed scheme shall be based upon drawing reference: 118010-WGI-ZZ-ZZ-DR-A-1001-P6.

5. Soft Landscaping

No occupation of the extended building shall commence until a detailed soft landscaping scheme for the site and a landscape management and maintenance plan, has been submitted to and approved in writing by the Local Planning Authority. The detailed scheme shall be based upon drawing reference: 118010-WGI-ZZ-ZZ-DR-A-1001-P6. The approved soft landscaping scheme shall be carried out not later than the first available planting and seeding season after completion of development. Any trees or plants whether new or existing which within a period of five years die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, or in accordance with details approved by the Local Planning Authority.

6. Construction Management Plan

No development shall commence until a Construction 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 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.

7. Flood Risk

No development works shall commence until the details of a surface water drainage scheme for the site have been submitted to and approved in writing by the Local Planning Authority.

8. Piling

No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement.”

9. Plant Equipment

No plant or equipment that generates sound shall be installed to the development until full details and specifications of the equipment have been submitted to and approved in writing by the Local Planning Authority. The details shall include an assessment of the plant/equipment carried out by a suitably qualified and competent acoustic consultant to consider the potential impact on existing and future residents adjacent to the site. The details shall also include a specification of what design criteria need to be included to the specification of the plant and its mounting on the buildings, to minimise any potential disturbance. The assessment shall include any other appropriate noise mitigation measures. All plant and equipment shall be installed as approved and no plant or equipment shall be brought into operation until any approved mitigation measures have been installed.

10. Overlooking Strategy

No occupation of the extended building shall commence until the frosted glazing, balustrades and podium screening have been installed in accordance with the Overlooking Strategy, drafted by Watkins Grey, Dated July 2020. Once installed these features should be retained in perpetuity.

11. Obscure Glazing

Any replacement windows in the east facing elevation of the southern wing of the building, as shown in drawing number 118010-WGI-ZZ-ZZ-DR-A-1201-P5 shall be obscure glazed to the same height above finished floor level as the windows which they replace.

Informatives

1. IN907 – Positive and proactive statement
2. IN910 – Building Regulations
3. IN911 – Party Wall Act
4. IN912 – Hours of Construction
5. IN913 – Community Infrastructure Levy Liability

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20/00510/FULM - BRIGHTWELL COURT, BRIGHTWELL ROAD, WATFORD, WD18 0HP

The Principal Planning Officer (AC), summarised his report to the meeting.

The Chair noted that there were no speakers against the application and invited Mr Ransford Stewart, the agent for the applicant, to address the committee.

Mr Stewart gave a brief history of the site and Watford Community Housing Trust's (WCHT) involvement with it. He explained that the current quality of accommodation was not up to standard. He assured the committee that the new homes would be owned and managed by WCHT, with the new homes being offered to those who desperately needed them.

Consultation had been carried out via the web and also a postcard drop. There had been revisions to the application, following the consultation. One of the particular concerns was access to the rear of nearby properties. This was assured, with licences being offered free of charge to residents.

The design was of a high quality and although there were four storeys, the design stepped down towards the existing properties. The high quality brick design had been amended following consultation with the urban design manager.

Mr Ransford briefly addressed the issue of parking and stated that there were fewer flats, so it was possible that parking may even reduce.

The Chair thanked Mr Ransford and commented that he also liked the transition in scale of the buildings and the brickwork banding. He added that he felt the changes in Hagden Lane, reinforced the building line on the road.

However, the Chair criticised the illogical break-up of the blocks, with different bricks. In particular, he voiced his dislike of the grey bricks as he felt they were not sympathetic with the nearby buildings.

The Chair then invited comment from the committee.

Councillor Bell stated that he had considerable reservations about the four storeys and certain aspects of the design. He expressed concern about the additional height impinging on the sunlight to surrounding properties. He agreed with the Chair that the grey brick was a poor design feature and asked if this could be changed.

He added that in his opinion the fourth storey would alter the building line. Also four parking spaces was insufficient and there should be at least eight. The Chair invited the Principal Planning Officer to comment on the issues that had been raised.

The Principal Planning Officer stated that he would speak to the architect regarding the use of a lighter tone of bricks. The Interim Head of Planning and Building Control agreed with this course of action.

Other councillors voiced their dislike of the “gloomy” grey brick.

There followed a discussion about continued access to the side and rear of nearby premises. The Principal Planning Officer replied that all access arrangements with WCHT would continue.

Councillor Johnson observed this development was entirely social rented units and exactly what the committee had been asking for and exactly what was desperately needed by many people in the town.

Councillor Sharpe commented that although the building was taller, there sometimes had to be compromises to get the social housing needed. He also made the point about the parking spaces and that the Council had declared a climate emergency. We must reduce the dependency on the car and making it difficult or impossible to own a car in certain areas of controlled parking was a valid method.

The Chair then proposed a vote that planning permission be granted subject to the below conditions and any variations contained in the update sheet.

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

Those members voting for the motion:

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

Those members voting against the motion:

None

The motion was declared to be **CARRIED** unanimously.

RESOLVED –

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

Section 106 Heads of Terms

- i) To secure all 13 residential units as Social Rented Housing.

- ii) To secure 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 site.
- iii) To secure a financial payment to Watford Borough Council of £2,000 for the removal and replacement of trees.

Conditions

1. Three Years

The development to which this permission relates shall be begun within a period of three years commencing on the date of this permission.

2. Approved Drawings and Documents

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

- BRI-XX-00-DR-A-00100 Revision: PL02
- BRI-XX-00-DR-A-00101 Revision: PL02
- BRI-XX-00-DR-A-00102 Revision: PL02
- BRI-00-XX-DR-A-00103 Revision: PL02
- BRI-XX-00-DR-A-00104 Revision: PL02
- BRI-XX-00-DR-A-00105 Revision: PL02
- BRI-XX-00-DR-A-00106 Revision: PL02
- BRI-XX-00-DR-A-00120 Revision: PL02
- BRI-XX-00-DR-A-00123 Revision: PL02
- BRI-XX-00-DR-A-00124 Revision: PL02
- BRI-XX-00-DR-A-00131 Revision: PL01
- Energy Statement by Waterstone Design. File ref: D2413/REPORTS. Dated: 18.05.2020.
- GroundandWater Desk Study Report. Report Reference: GWPR3648/DS/May 2020. Issue V1.01
- Preliminary Bat Roosting and Bird Nesting Assessment. Dated: April 2020

- Transport Statement by Transport Planning Associates. Dated: May 2020
- Tree Report and Survey. Report number: J 106. By: Johnathon Hazell.

3. Materials

No external facing materials shall be installed on any building of the development until full details and samples of all the materials to be used for the external surfaces of the buildings have been submitted to and approved in writing by the Local Planning Authority.

4. Hard Landscaping

No part of the development shall be occupied until a detailed hard landscaping scheme for the site, including site boundary treatments and external lighting has been submitted to and approved in writing by the Local Planning Authority, and the works have been carried out in accordance with the approved details. The detailed scheme shall be based upon drawing reference: BRI-XX-00-DR-A-00106 Revision: PL02.

5. Soft Landscaping

No part of the development shall be occupied until a detailed soft landscaping scheme for the site and a landscape management and maintenance plan has been submitted to and approved in writing by the Local Planning Authority. The detailed scheme shall be based upon drawing reference: BRI-XX-00-DR-A-00106 Revision: PL02. The approved soft landscaping scheme shall be carried out not later than the first available planting and seeding season after completion of development. Any trees or plants whether new or existing which within a period of five years die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, or in accordance with details approved by the Local Planning Authority.

6. Internal Noise Levels

No development shall commence above ground level until a noise impact assessment has been submitted to and approved in writing by the Local Planning Authority. The assessment shall take into account all noise sources including road traffic noise. The assessment shall

include a mitigation scheme for each of the residential dwellings and shall include the details and specifications of the sound reduction performance of all glazed and non-glazed elements of the building facades. No dwelling shall be occupied until the approved mitigation measures have been installed in full, unless otherwise agreed in writing by the Local Planning Authority.

7. Piling

No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.”

8. Contamination Scheme

Prior to the commencement of development (excluding demolition) approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), 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 site investigation scheme, based on the Desk Study Report prepared by Ground & Water Limited (Report ref. GWPR3648/DS/May 2020), 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 referred to in (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.

9. Remediation Verification

Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation 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.

10. 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 in accordance with the requirements of condition 8, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 8, 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 in accordance with condition 9.

11. Bin and Cycle Stores

No dwelling shall be occupied until the bin and cycle stores to serve the dwellings, as shown on the approved drawings, have been constructed and made available for use. These facilities shall be retained as approved at all times and shall be used for no other purpose.

12. Aerials and Satellite Dishes

No dwelling shall be occupied until details of a communal terrestrial television aerial(s) and satellite dish(es) have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the building, in accordance with Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

13. Communications Equipment

For the avoidance of doubt, no communications development permitted by Classes A, B or C of Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) shall be undertaken on any of the buildings hereby approved.

14. Flat Roofs are not amenity space

No part of the flat roof of the development hereby permitted shall be used as a terrace, balcony or other open amenity space.

15. Obscure Glazing

The north east side windows at first and second floor levels in the dwellings labelled 'Flat 7' and 'Flat 11' 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.

16. Surface Water Drainage Scheme

No drainage works shall commence until the details of a surface water drainage scheme for the site have been submitted to and approved in writing by the Local Planning Authority.

Informatives

1. IN907 – Positive and proactive statement
2. IN909 – Street naming and numbering
3. IN910 – Building Regulations
4. IN911 – Party Wall Act
5. IN912 – Hours of Construction
6. IN913 – Community Infrastructure Levy Liability
7. IN914 – Section 106 Agreement/Undertaking
8. IN915 – Highway Works – HCC agreement required

20/00717/GPDO - WATFORD NORTH RAILWAY STATION, BUSHEY MILL LANE

The Chair introduced the item to the committee and invited the Development Team Leader to present his report.

The Chair thanked the Development Team Leader for his report and reminded the committee that only the siting and appearance were to be discussed.

In response to a question from Councillor Watkin, the Development Team Leader explained that most telecommunications masts were now shared amongst providers. Whilst this reduced the number of masts required, the new 5G antennas had a shorter range than older iterations, so generally more masts were needed to deal with the range and the increased usage of phones and data.

There was a short discussion around 2G, 3G, 4G and 5G. It was acknowledged that we all used and needed our mobile phones.

The Chair then proposed a vote that prior approval be granted subject to the conditions contained in section 8 of the officer's report.

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

Those members voting for the motion:

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

Those members voting against the motion:

None.

The motion was declared to be **CARRIED** unanimously.

RESOLVED –

That the prior approval be granted, subject to the following conditions.

1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this permission.
2. The mast and shroud shall be coloured light grey (unless otherwise agreed in writing by the Local Planning Authority) and shall be retained as such at all times.

3. The development shall be carried out in accordance with the following drawings, unless otherwise approved in writing by the Local Planning Authority:

100A, 200B, 201B, 300A, 301B

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20/00541/VAR - 112-114, THE PARADE

The Chair introduced the item to the committee and invited the Development Team Leader to present his report.

The Chair thanked the Development Team Leader and invited comments from the committee.

Councillor Smith asked about the lack of interest in the project, from providers. He also asked about the smaller shared amenity space (roof garden).

The Development Team Leader explained that there might be various reasons why providers were not previously interested in this scheme, but the best course of action was still for the applicant to seek providers to secure on-site provision. In the event this was not successful, a commuted sum would be paid as set out in the report.

Roof gardens are not particularly successful and were often under-used. They were not specifically sought by the Council but some developers included them in their schemes. There was no objection to the reduction in this space.

Councillor Bell asked if WCHT had expressed an interest in the project.

The Development Team Leader commented that they had been approached, but felt this was not for them. He hypothesised that this might have been because as constructed, some of the flats were sub-standard in size. The current plans had increased the sizes and were now compliant and this might generate more interest.

The Chair then proposed a vote that planning permission be approved, subject to the conditions in Section 8 of the officer's report.

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

Those members voting for the motion:

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

Those members voting against the motion:

None.

The motion was declared to be **CARRIED** unanimously.

RESOLVED –

That planning permission be granted, subject to the following conditions:

Section 106 Heads of Terms

- i) To secure 5 units on the first floor of the development to be Affordable Housing units for affordable rent comprising 4 x 1 bedroom and 1 x 2 bedroom units;
- ii) Practical completion of the approved works to be completed within a period of 6 months from the granting of planning permission;
- iii) No more than 9 units of Open Market Housing units to be occupied before the Owner has entered into a legally binding agreement with a Registered Provider in respect of the Affordable Housing units or paid the commuted sum referred to below;
- iv) In the event the Affordable Housing units are not acquired by a Registered Provider within a period of 6 months after practical completion of the approved works, a commuted sum of £1,078,816 to be paid to the Council;
- v) On payment of the commuted sum to the Council, the Affordable Housing units to be sold as Open Market units.

Conditions

1. No dwelling shall be occupied until the internal works to the flats on the first, second and third floors have been carried out in full in accordance with the approved drawings.
2. The development hereby permitted shall be carried out in accordance with the following approved drawings:-

594-CDA-A-00-DR-A-05-0100 Revision 04
594-CDA-A-01-DR-A-05-0101 Revision 07
594-CDA-A-02-DR-A-05-0102 Revision 07
594-CDA-A-03-DR-A-05-0103 Revision 07
594-CDA-A-04-DR-A-05-0104 Revision 01

3. No dwelling or commercial unit shall be occupied until the cycle and bin stores have been provided in accordance with the approved drawings.

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20/00509/FULM 3 RHODES WAY

The Chair introduced the item to the committee and invited the Principal Planning Officer (AR) to present her report.

The Chair thanked the Principal Planning Officer for her report and invited comments from the committee.

As there were no comments, the Chair then proposed a vote that planning permission be approved, subject to the conditions in Section 8 of the officer's report and the additional conditions in the update sheet.

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

Those members voting for the motion:

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

Those members voting against the motion:

None.

The motion was declared to be **CARRIED** unanimously.

RESOLVED –

That planning permission be granted, subject to the following conditions:

1. Time Limit
The development to which this permission relates shall be begun within a period of three years commencing on the date of this permission.
2. Drawing numbers

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:

18019-TP-001
18019-TP-002
18019-TP-003
18019-TP-004
18019-TP-005
18019-TP-006
18019-TP-007
18019-TP-008 Rev A
18019-TP-009
18019-TP-010 Rev A
18019-TP-011 Rev A
18019-TP-012
18019-TP-013
18019-TP-014
18019-TP-015
18019-TP-016
18019- Materials finishes
18019-SK-025 Rev B

3. Materials

The external surfaces of the development shall be finished in the materials as specified on approved drawings and in document '18019- Materials finishes' unless otherwise agreed in writing by the Local Planning Authority.

4. Highways Condition 1- Construction Management Plan

Prior to the commencement of the site works the applicant shall submit a construction management plan setting out details of any demolition works, removal of materials from site, parking for all contractors, sub-contractors, visitors and delivery vehicles and storage of materials to be approved in writing by the Local Planning Authority in consultation with the Highway Authority and those measures approved shall be maintained available for use at all times during the period of site works.

5. Highways Condition 2- Travel Plan

Three Months prior to full use of the permitted development, a detailed Travel Plan for the site, based upon the Hertfordshire County Council document "Hertfordshire Travel Plan Guidance"

and applicant's framework Travel Plan, shall be submitted and approved in writing by the local planning authority in consultation with the Highway Authority. The approved Travel Plan shall always be implemented.

6. EA Condition 1 – Remediation

No development approved by this planning permission 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 site investigation scheme, based on (the submitted report: Phase 1 Contamination Assessment (MLM, reference: 777853-MLM-ZZ-XX-RP-J-0001, 08/07/2019) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.
2. The results of the site investigation and the detailed risk assessment referred to in (1) 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.
3. 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 (2) 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.

7. EA Condition 2 – Verification

Prior to any part of the permitted development being brought into use, 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.

8. EA Condition 3 – Monitoring and maintenance

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.

9. EA Condition 4 – Unexpected contamination
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.
10. EA Condition 5 – Drainage systems
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.
11. EA Condition 6 – Piling
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.
12. EA Condition 7 – Boreholes
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.

13. EH Contamination 1 – Remediation
Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), 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 site investigation scheme, based on the Phase 1 Contamination Assessment prepared by MLM Consulting Engineers Limited (Report ref. 777853-MLM-ZZ-XX-RP-J-0001), 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 (ii) 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.
14. EH Contamination 2- Verification
Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation 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'.

15. EH Contamination 3- 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 in accordance with the requirements of condition 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 1, 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 in accordance with condition 1.

16. Noise
Noise emitted from operations within the site, measured as a Rating Level in accordance with BS4142 'Method for rating industrial noise affecting mixed residential and industrial areas' at the boundaries of the nearby residential premises, shall not exceed the background LA90 noise level that would otherwise prevail in the absence of noise from the site by more than 5dB(A).

17. Cycle storage
Prior to occupation of the new development, secure and weatherproof cycle storage shall be installed in the site in accordance with approved drawing 18019-TP-005.

18. No part of the development shall be occupied until a detailed soft landscaping scheme for the site, including details of an appropriate irrigation systems, and a landscape management and maintenance plan, has been submitted to and approved in writing by the Local Planning Authority. The detailed scheme shall be based upon the Landscape Proposals of the approved drawings. The approved soft landscaping scheme shall be carried out not later than the first available planting and seeding season after completion of development. Any trees or plants whether new or existing which within a period of five years die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, or in accordance with details approved by the Local Planning Authority.

19. Surface Water Drainage Assessment

The development permitted by this planning permission shall be carried out in accordance with the approved surface water drainage assessment carried out by Taylor Boyd Ltd reference 19380 Revision B dated July 2020, and the following mitigation measures:

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 1 l/s during the 1 in 100 year event plus 40% 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 392 m³ (or such storage volume agreed with the LLFA).
3. Discharge of surface water from the private network to the Thames Water 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.

20. Surface Water Drainage Scheme

No development shall take place until a detailed surface water drainage scheme for the site based on the approved drainage strategy and sustainable drainage principles, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including 1 in 100 year + climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

1. Final detailed drainage layout including the precise locations of all SuDS features demonstrating how the site will be drained.
2. 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.
3. Inclusion of silt traps for the protection of residual tanked elements.

4. Full, detailed network calculations for all storm events up to and including the 1 in 100 year + 40% climate change event including half drain down times.
5. Demonstrate robust SuDS management and treatment train and investigation into the use of above ground SuDS to minimise the use of proprietary surface water treatment products.
6. Indication of exceedance flow routes for extreme storms exceeding the 1 in 100 year + climate change event.
7. 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.

Informatives

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

Chair

The Meeting started at 7.04 pm
and finished at 8.40 pm