

DEVELOPMENT MANAGEMENT COMMITTEE

4 NOVEMBER 2020

Present: Councillor P Jeffree (Chair)
Councillor S Johnson (Vice-Chair)
Councillors N Bell, K Collett, M Mills, I Sharpe, R Smith, M Watkin
and A Grimston

Also present:

Officers: Head of Development Management
Development Management Team Leader
Principal Planning Officer
Principal Planning Officer
Principal Planning Officer
Democratic Services Officer

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.

35 APOLOGIES FOR ABSENCE

There was a change of membership for this meeting; Councillor Grimston replaced Councillor Pattinson.

36 DISCLOSURE OF INTERESTS

Councillor Hastrick, who was present to speak regarding item 38, disclosed that she lived quite near to the proposed development, but that she did not have any pecuniary interest in the matter.

37 20/00729/FULM - LAND TO THE REAR OF AMWELL CLOSE

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

The Chair thanked the Principal Planning Officer for his report and invited Mr Zak Yousfi to speak against the application. Unfortunately Mr Yousfi appeared to have left the meeting. Councillor Collett volunteered to call him, but she was unable to reach him. The committee noted that he lived nearby to the proposed development. The Chair decided that there was no option but to continue without hearing from him and invited Ms Dina Cardoso of Rock Townsend to address the committee.

Ms Cardoso commented that the application was made on behalf of Watford Community Housing Trust and that it provided much needed social housing in the area. The proposed development made good use of the available land and supported the community. She explained that the site was disused and had never been a park or other designated public space.

Ms Cardoso then went on to describe the proposed development and explained it provided quality housing, with double aspect residences, benefiting from gardens, an amenity space and good parking.

Ms Cardoso concluded by pointing out that full consultation had been carried out with both statutory consultees and neighbours.

The Chair thanked Ms Cardoso for her contribution and commented that whilst he welcomed the application, he felt that the large loft spaces that the design afforded, were a poor use of the space and a missed opportunity for more storage or additional bedrooms for the upstairs flats. He then invited comments from the committee.

Councillor Johnson commented that he was of the same opinion as the Chair regarding the use of the loft spaces, but that he also supported the application.

Councillor Collett asked that whilst the preservation of trees was not a planning matter, could provision be made to preserve the oak tree on the site, or at least to plant more trees to replace those that were lost.

The Principal Planning Officer assured her that the oak tree would be retained and protected during the construction works.

Councillor Grimston asked if more trees could be planted and she was assured by both the Chair and the Principal Planning Officer that there was a landscaping scheme included as part of the application.

Councillor Bell voiced his support for the scheme.

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, Grimston, Jeffree, Johnson, Sharpe, Smith and Watkin.

Those members voting against the motion:

None.

Those members abstaining:

Councillor Mills was unable to vote on the motion, due to a temporary technical issue.

The motion was declared to be **CARRIED** with eight votes for and one abstention.

RESOLVED –

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

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:

- Drawing Number: RT20052-RTA-XX-00-DR-A-0001. Revision: PL03
- Drawing Number: RT20052-RTA-XX-00-DR-A-0004. Revision: PL06
- Drawing Number: RT20052-RTA-XX-00-DR-A-0005. Revision: PL04
- Drawing Number: RT20052-RTA-XX-00-DR-A-0006. Revision: PL04
- Drawing Number: RT20052-RTA-XX-XX-DR-A-0007. Revision: PL04

- Drawing Number: RT20052-RTA-XX-XX-DR-A-0008. Revision: PL04
- Drawing Number: RT20052-RTA-XX-01-DR-A-0021. Revision: P03
- Arboricultural Impact Assessment. Document Reference: 5519/20-02 Rev -. Dated: 7th April 2020. By: PJC Consultancy
- Arboricultural Method Statement (Preliminary). Document Reference: 5519/20-03 Rev -. Dated: 6th April 2020. By: PJC Consultancy
- Preliminary Ecological Appraisal. Document Reference: 4179E/19. Dated: 20th September 2019. By: PJC Consultancy
- Design and Access Statement. Revision: PL01. Dated: July 20. By: Rock Townsend
- Transport Statement. Report Number: 133818-R01(1). Dated: May 2020. By: Jarvis
- Travel Plan Statement. Report Number: 133818-R02(1). Dated: May 2020. By: Jarvis

3. Detailed Drawings

No construction works above foundation level shall commence until detailed design drawings of the proposed building including the external door and window reveals, brick coursing detailing, eaves details and rainwater goods have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out only in accordance with the approved details.

4. Materials

No construction works above foundation level shall commence until details of the materials to be used for all the external finishes of the building, including walls, roof, doors and windows, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out only in accordance with the approved materials.

5. Hard Landscaping

No part of the development shall be occupied until a detailed hard landscaping scheme for the site including site boundary treatments, drainage of the parking spaces 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 number: RT20052-RTA-XX-00-DR-A-0004 revision: PL04.

6. Soft Landscaping

No part of the development shall be occupied until a detailed soft landscaping scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The detailed scheme shall be based upon drawing number: RT20052-RTA-XX-00-DR-A-0004 revision: PL04. 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.

7. Cycle and Refuse Store Details

No dwelling shall be occupied until details of the cycle and refuse stores have been submitted to and approved in writing by the Local Planning Authority and have been constructed in accordance with the approved drawings. The bin stores shall be retained as approved at all times.

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. IN915 – Highway Works – HCC agreement required
8. Network Rail Agreement

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20/00788/FUL - LAND ADJACENT 1 PARK TERRACE

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

The Chair thanked the Principal Planning Officer for her report and invited Mr Simon Warner (Warner Planning) to address the committee.

Mr Warner described the proposed development as three high quality, four bedroom houses, with gardens and parking, which reflected the streetscene. This development was designed to provide much needed family homes, a welcome change from the recent developments of smaller apartments in Watford.

The scheme was sustainable, being sited close to amenities such as shops, schools and parks. Features such as low energy lighting and high levels of insulation augment its sustainability credentials.

The design incorporated car parking to required standards and also incorporated cycle stores.

A noise assessment had been carried out and there were no issues with ecology, drainage etc. He added that the ecology was enhanced on the site.

The Chair thanked Mr Warner for his contribution and invited Councillor Kareen Hastrick, one of the Ward Councillors for Meriden, to address the committee.

Councillor Hastrick stated that she lived in Kytes Drive, very close to the site. She commented that much had been made of the vehicular access to the proposed site, but this access was based on using a private, un-adopted service road from Kytes Drive. This service road was used by residents for various access purposes, which would be limited by construction traffic using it. Residents use the road for going to shops and schools. Additionally it was required for wheelchair access. Sharing the use with heavy construction vehicles was dangerous.

Councillor Hastrick criticised the timing of the noise assessment, as it had been conducted during the first Covid-19 lockdown, when traffic volumes were substantially lower than normal.

She concluded by reading a letter from a resident of Park Terrace, citing health problems.

The Chair thanked Councillor Hastrick and invited comments from the officers on the key points raised by Councillor Hastrick.

The Principal Planning Officer replied that Highways had reviewed the access and parking arrangements, and were satisfied, subject to certain conditions. A transport statement accompanied the application and it indicated low numbers of vehicle trips (11 per day).

She added that HCC had advised that the service road was serviceable and maintained by them, although there was one narrow section, although there was a footpath. There was also a pre-commencement condition to submit a construction plan and vehicle movements would be staggered.

The Principal Planning Officer then addressed the issue of the timing of the noise assessment during lockdown (over three days in mid-June). The report recognised that traffic flows were lower than normal and took that into account.

The Chair then invited comments from the committee.

Councillor Johnson stated that whilst he could not see a reason to refuse the application, he took exception to the cynical and disingenuous assertion by the applicant that they were improving the ecology of the area. In fact they were merely replacing what they had decimated.

Councillor Grimston observed that the area was served by several schools and asked if it was possible to condition that large goods vehicles above a given weight could only access the site after 9.30am and before 3.15pm to avoid conflict with school children. Additionally, no work to be carried out on weekends or Bank Holidays.

The Principal Planning Officer commented that this measure could be put in place, subject to a secondary review by HCC. She added that weekends were already covered by standard conditions.

The Interim Head of Planning and Building Control confirmed that working hours were covered by environmental health legislation, with work prohibited on Sundays and Bank Holidays, with Saturdays having working hours restricted to the morning. He stated that the schools suggestion would require further research.

Councillor Smith stressed the need to retain the service road in good condition and to reinstate any damage after the works were completed.

Councillor Bell expressed his support for the scheme and noted that many of the concerns were already addressed in the application.

Councillor Sharpe noted the observations from Councillor Hastrick regarding access and safety and commented that in this matter the committee were in the hands of the HCC assessment.

Councillor Collett expressed her concern regarding the more vulnerable residents and stressed that the access must be retained and repaired.

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, Mills, Grimston, Jeffree, Johnson, 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 and informatives:

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:

2036 (P) 00-P9 – Proposed Ground Floor Plan

2036 (P) 01-P6 – Proposed First Floor Plan

2036 (P) 02-P6 – Proposed Second Floor Plan

2036 (P) 40-P5 – Proposed Elevations

2036 (P) 100-P2 – Existing Site Plan with Location Plan

3. 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, subcontractors, visitors and delivery vehicles, storage of materials to be approved in writing by the Local Planning Authority in consultation with the Highway Authority and that the service road accessed via Kytes Drive shall be maintained available for use at all times during the period of site works.

4. No construction works shall commence until details of the materials to be used for all the external finishes of the building, including walls, roof, doors and windows, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out only in accordance with the approved materials.

5. No development on site shall commence until a Tree Survey, Arboricultural Impact Assessment and a Method Statement in respect of tree protection measures (including ground protection) relating to trees located within and adjacent to the site (i.e. to include those offsite protected trees to the north of

the site) have been submitted to and approved in writing by the Local Planning Authority. The tree protection measures approved under this condition shall be implemented prior to the commencement of any works and shall be maintained as such at all times whilst the construction works take place.

6. No work shall commence until a detailed tree and landscaping scheme for the site, including details of trees to be retained, trees to be removed and replacement planting, 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.

7. No dwelling shall be occupied until full details of a soft landscaping scheme have 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 the development. Any trees or plants whether new or existing which within a period of five years die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, or in accordance with details approved by the Local Planning Authority.

8. No dwelling shall be occupied until details of the cycle stores and refuse stores have been submitted to and approved in writing by the Local Planning Authority and have been constructed in accordance with the approved drawings. The stores shall be retained as approved at all times thereafter.

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

Informatives

1. IN907 - Positive and proactive statement - GRANT
2. IN910 - Building Regulations
3. IN912 - Hours of Construction
4. IN909 - Street Name and Numbering
5. IN913 - Community Infrastructure Level Liability
6. IN808 – Vehicular Crossover
7. HIGH – Storage of Materials – Highway
8. OBSHIG – Obstruction of the Highway
9. MUD – Mud on highway
10. Roads to Remain Private

The applicant is advised that all access roads and parking area associated with the development will be unadopted and the developer should put in place a permanent arrangement for long-term maintenance.

Chair

The Meeting started at 7.00 pm
and finished at 8.00 pm