

DEVELOPMENT MANAGEMENT COMMITTEE

14 MARCH 2022

Present: Councillor P Jeffree (Chair)
Councillor R Martins (Vice-Chair)
Councillors N Bell, S Johnson, P Kloss, A Saffery, R Smith, S Trebar
and M Watkin

Also present: Councillor Aga Dychton and Councillor Glen Saffery

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

Conduct of the meeting

Prior to the start of the meeting, the Chair explained the procedure for the meeting. The Chair also ensured that all participants were introduced and reminded those watching on the webcast that the officer's presentation was available online.

47 APOLOGIES FOR ABSENCE

There was a change of membership for this meeting: Councillor Kloss replaced Councillor Pattinson.

48 DISCLOSURE OF INTERESTS

Councillor A Saffery declared that she had an interest in minute number 52 (78 High Road). She had been approached by Mr Tottman, one of the speakers, but had made no comment nor expressed any opinions. Councillor A Saffery added that she had directed Mr Tottman to speak to Councillor G Saffery. She confirmed that she had not discussed the application with Councillor G. Saffery.

49 MINUTES

The minutes from the meeting on 11 January 2022 were approved and signed.

**21/01564/FULM RICKY ROAD GUEST HOUSE 73 RICKMANSWORTH ROAD
WATFORD WD18 7ED**

The Development Management Manager delivered the report.

The Chair invited comments from the committee and Councillor Kloss asked to speak as the scheme fell within his Ward. He stated that he firmly agreed with the recommendation to refuse the application and that the applicants had not worked in cooperation with the council and officers. He suggested that the developers might wish to think again and come back with a more reasonable proposal as the number of units for the size of the site was unreasonable. He concluded that more three bedroom apartments might also give a more positive impression.

There was agreement with his assertions.

In response to a question, the Development Management Manager explained that whilst he was not the report author, he was sure that advice had been offered to the developers, but was not taken.

The Chair then moved the officer's recommendation that the application be refused, as set out in Section 8 of the officer's report.

RESOLVED –

that planning permission be refused for the following reasons:

1. The proposed building, by virtue of its siting, design, scale and form, would fail to respond positively to the site's context and would cause harm to the visual amenity of the area. The building would project forward substantially relative to the adjacent building onto Rickmansworth Road, it would abut the side boundary with Harwoods Road and would substantially fill the depth of the site. This siting along with the height and massing would create an overly dominant and discordant addition to the streetscene and would not allow for high quality landscaping. The overhanging upper floors of the building would add to the appearance of the excessive bulk. The position of ground floor dwellings immediately onto the Harwoods Road pavement would create a harsh interface to the public realm. Additionally, the overhanging wing, the covered parking area and external walkway platforms would create areas of poor lighting and natural surveillance which would be of poor amenity for future occupiers and which may present opportunities for anti-social behaviour. Overall, it is considered that the scheme would fail to make a positive contribution to the visual amenity

of the site and the streetscene and would fail to minimise the opportunities for crime and anti-social behaviour through design that creates safe and attractive places. This would be contrary to paragraph 130 of the National Planning Policy Framework (NPPF), policies SS1 and UD1 of the Watford Local Plan Core Strategy 2006-31 and Section 7.3 of the Residential Design Guide 2016.

2. Of the development, 11 of the 16 proposed dwellings would experience poor amenity to one or more habitable room in respect of light, outlook and/or privacy. The development also fails to provide a high quality and useable external amenity areas suitable for the dwellings proposed and future occupiers. The application also fails to demonstrate that the dwellings would not be affected by noise from the adjacent main road. The development would therefore fail to provide satisfactory residential accommodation for future occupiers of the development and does not constitute a high quality or sustainable development and is contrary to paragraph 130 and of the National Planning Policy Framework (NPPF), policies SS1 and UD1 of the Watford Local Plan Core Strategy 2006-31 and section 7.3 of the Residential Design Guide 2016.
3. The development would unacceptably harm the amenities of the neighbouring occupiers. The proximity and massing of the south west elevation, and its upper floor windows and balconies would be immediately abutting the boundary with Harwoods Road and would create an overbearing impact and sense of overlooking to the dwellings at 75 Rickmansworth Road and Nos 251 to 257 Harwoods Road. As such, the proposed development would adversely affect the residential amenities of the neighbouring occupiers, contrary to policies SS1 and UD1 of the Watford Local Plan Core Strategy 2006-31 and sections 7.3.16 and 7.3.21 of the Residential Design Guide 2016.
4. The proposed development makes no provision for affordable housing and no s106 agreement has been completed to secure affordable housing or 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 chapter 64 of the NPPF in relation to affordable housing provision.
5. The development fails to secure a financial contribution towards the variation of the Borough of Watford (Watford Central Area and West Watford Area) (Controlled Parking Zones) (Consolidation) Order 2010 to

restrict the entitlement of the future owners of the flats to parking permits for the controlled parking zones in the vicinity of the site. Without such an agreement in place, the development would result in additional on-street parking in an already congested area contrary to saved policies T22 and T24 of the Watford District Plan 2000.

51

21/01811/FULM 19-21 CLARENDON ROAD WATFORD WD17 1JR

The Development Management Manager delivered the report.

The Chair thanked the officer and invited Mairead Flower, Planning Consultant, speaking on behalf of the applicant, to address the committee.

Mairead Flower described the scheme, including the £300,000 payment for off-site affordable housing in lieu of providing affordable housing as the viability study did not support the provision of affordable housing. She pointed out that the proposed development was supported by the drive to utilise brownfield land for housing and all the 65 homes met or exceeded the minimum space standards. Attention was drawn to the communal outdoor amenity area as well as all units having a balcony and good daylight provision.

Mairead Flower emphasised the sustainability credentials of the scheme, being a car-free development due to the excellent location near the town centre and the excellent rail links close by. She also pointed out that the location was ideal for active transport options (walk or bike).

Mairead Flower moved on to describe the architecture and how it borrowed elements from nearby listed buildings and the aim to produce a high quality building. Referring to the previously rejected application, she pointed out that this application was considerably reduced in height to 8 and 12 storeys, stepping down towards Clarendon Road. She commended the application to the committee.

The Chair thanked Mairead Flower and invited Councillor Aga Dychton to address the committee.

Councillor Dychton opened her address by praising the beauty of Watford and the prominence of this site, close to the Palace Theatre and Baptist Church, both grade 2 listed. She also highlighted the immediate proximity of the site to two conservation areas.

The Councillor detailed the special policy SPA1 that applied to the site, pointing out that the focus was on balanced facilities and infrastructure for the town

centre. She expressed the opinion that the current proposal was still too tall and would overshadow the listed buildings and she stressed the importance of protecting Watford's heritage.

Councillor Dychton concluded her presentation by highlighting the differences between the streetscape and that of the town centre, expressing her profound disappointment at the lack of affordable housing and asserting that the design, scale and bulk of the proposed building would cause considerable harm to the context of the area and was therefore inappropriate. She urged the members to refuse the application.

The Chair thanked Councillor Dychton and invited comments from the committee members.

The discussion on this development was lengthy, with a number of members expressing concerns about the proposed scheme. The main points were:

- Height – the committee noted that the building height had been considerably reduced from the earlier refused application, but some still felt that the 12 story element was still too tall and bulky. One member disagreed with the comparison in height with the nearby church, as the two buildings were entirely different.
- Design quality – there was a clear split in opinion, with some of the committee liking the design and feeling that a real effort had been made to produce a high quality design. Others felt that the design was poor, of low quality and did not meet the policy requirements of high quality design.
- Size of some of the units – it was noted that whilst the design did meet and exceed nationally described space standards and light levels, the Place Shaping Panel had commented that the units felt small. Comment was made that to describe the accommodation as “units” was missing the point that these were actually to be homes for people.
- Affordable housing provision – A number of the committee members expressed their annoyance about the total lack of on-site affordable housing provision and the small (relative to the developer's profits) sum of £300,000 for off-site provision. Some felt that this was insulting. It was noted that although the policy was for 35% affordable housing, the viability study had not concluded that any provision was required.
- Amenity spaces – Although every flat had a private balcony and there was a roof terrace as an outdoor communal amenity space, members commented that the provision for amenity space was still below the requirement from the Residential Design Guide.

The Chair acknowledged the concerns of some of the committee and commented that the application had been through three iterations before the Place Shaping Panel and they were now satisfied that the current proposal met the threshold of high quality design. Therefore those who still felt the design was substandard were challenging the panel. He added that design was subjective, but some members were taking the Place Shaping Panel's comments that the space was small, but ignoring their comments that the design was good.

The Chair asked the Development Management Manager to comment on the design and space standards.

The Development Management Manager stated that the living space standards were met with this scheme and explained the role of the Place Shaping Panel and that the panel were very strong in their comments to push developers towards meeting the emerging policy.

He added that it was important to remember that the developers had listened to critical comment and addressed the issues.

The Chair responded to some of the criticisms of the £300,000 payment for off-site affordable housing. He pointed out that this payment was supported by the data from the viability study and it would be very difficult to refuse the application on the basis of the lack of affordable housing, given the viability study. He asked the Development Management Manager to comment in relation to the affordable housing provision

The Development Management Manager explained that viability was a material consideration, was within the NPPF and was something that must be considered. Any viability study was checked and verified by external consultants. He did point out that at the end of the construction and once sales completed, should the actual profits materially exceed the projected one, then an increase in payment might be obtained via a late stage viability review.

The Chair pointed out to the committee that any refusal must be accompanied by sound and robust reasons that would stand up to appeal. The Development Management Manager added a thorough explanation as to why taller buildings were essential to the Borough meeting its dwelling targets. He also went into considerable depth about the design characteristics of the proposed scheme and demonstrated exactly why it was deemed to be high quality design and not overbearing in scale in relation to the listed buildings.

Accordingly Councillor Johnson put forward reasons to support a motion to refuse the application. This was fully discussed and subsequently amended, with the final motion to refuse being:

“The scale and height of the proposed development fails to respond appropriately to the character of the local area and would be an unsympathetic neighbour to the nearby buildings by virtue of its scale and height, the development would be of an unduly dominant nature in the townscape and an adverse character of the local area.

The dominant nature of the proposed development, in terms of its height, scale and architectural design, would cause less than substantial harm to the settings of significant grade 2 listed Beechen Grove Baptist Church and the Watford Palace Theatre grade 2 listed building.”

Councillor Johnson’s motion to refuse was moved.

The motion to refuse the application was lost.

The Chair then moved the officer’s recommendation to approve the application.

RESOLVED –

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

Section 106 Heads of Terms

- i) To secure a financial contribution to the Council of £300,000 (index linked) towards the provision of affordable housing in the Borough of Watford;
- ii) To secure a review mechanism of the viability of the development to be undertaken towards the end of the project (at 75% of flat sales) when actual build costs and sales values of the flats are known. This shall allow a financial payment to be made towards affordable housing provision where the viability of the development can be shown to have improved to provide a financial surplus.
- iii) 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 the future occupiers of this site.

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. Approved Drawings and Documents

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

01 Topographical survey

02 Outline Existing plans

BA9623- PRP- ZZZZ- ZZ- DR- A-1_0000

BA9623- PRP- ZZZZ- ZZ- DR- A-1_0001

BA9623- PRP- ZZZZ- ZZ- DR- A-1_0010

BA9623- PRP- ZZZZ- ZZ- DR- A-1_0011

BA9623- PRP- ZZZZ- B1- DR- A-1_0099

BA9623- PRP- ZZZZ- 00- DR- A-1_0100 Rev A

BA9623- PRP- ZZZZ- 01- DR- A-1_0101 Rev A

BA9623- PRP- ZZZZ- 02- DR- A-1_0102 Rev A

BA9623- PRP- ZZZZ- 03- DR- A-1_0103 Rev A

BA9623- PRP- ZZZZ- 04- DR- A-1_0104 Rev A

BA9623- PRP- ZZZZ- 05- DR- A-1_0105 Rev A

BA9623- PRP- ZZZZ- 06- DR- A-1_0106 Rev A

BA9623- PRP- ZZZZ- 07- DR- A-1_0107 Rev A

BA9623- PRP- ZZZZ- 08- DR- A-1_0108

BA9623- PRP- ZZZZ- 09- DR- A-1_0109

BA9623- PRP- ZZZZ- 10- DR- A-1_0110

BA9623- PRP- ZZZZ- 11- DR- A-1_0111

BA9623- PRP- ZZZZ- 12- DR- A-1_0112

BA9623- PRP- ZZZZ- ZZ- DR- A-1_0200 Rev A

BA9623- PRP- ZZZZ- ZZ- DR- A-1_0201 Rev A

BA9623- PRP- ZZZZ- ZZ- DR- A-1_0202 Rev A

BA9623- PRP- ZZZZ- ZZ- DR- A-1_0600 Rev A

BA9623- PRP- ZZZZ- ZZ- DR- A-1_0601 Rev A

BA9623- PRP- ZZZZ- ZZ- DR- A-1_0602 Rev A

BA9623- PRP- ZZZZ- ZZ- DR- A-1_0603 Rev A

BA9623- PRP- ZZZZ- ZZ- DR- A-1_0604

BA9263-PRP-ZZZZ-00-DR-L-2001 Rev 02

BA9263-PRP-ZZZZ-08-DR-L-2002

BA9263-PRP-ZZZZ-12-DR-L-2003

BA9263-PRP-ZZZZ-00-DR-L-2004 Rev 02

BA9263-PRP-ZZZZ-08-DR-L-2005

Design and Access statement prepared by PRP dated February 2022

Sustainability and Energy Statement prepared by Icen Projects dated December 2021

3. Materials

No external facing materials shall be installed on the building until:

- a. full details of the materials to be used for all the external surfaces have been submitted to and approved in writing by the Local Planning Authority; and
- b. sample panels have been constructed to show the typical facades including brickwork, window frames and glazing, and these have been made available for inspection and approved in writing by the Local Planning Authority.

4. Surface Water Drainage Strategy

The development permitted by this planning permission shall be carried out in accordance with the SuDS Report carried out by RSA Design, reference: 935982, dated May 2021, providing the following mitigation measures:

1. Implement drainage strategy based on attenuation and discharge into the Thames Water surface water sewer restricted to 2.0 l/s for all rainfall events up to and including the 1 in 100 year + 40% climate change event, as indicated on the proposed drainage strategy drawing (ref: 210311 D01, rev: P1, dated: 29.04.2021).
2. Provide attenuation 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.
3. Implement drainage strategy including permeable paving with storage and a geo-cellular attenuation tank and a blue roof.

These flood mitigation measures shall be maintained for the lifetime of the development

5. Surface Water Drainage Scheme

No development shall take place until the final design of the drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage system will be based on the submitted SuDS Report carried out by RSA Design, reference: 935982, dated May 2021. The scheme shall also include:

1. A detailed drainage plan including the location and provided volume of all SuDS features, pipe runs and discharge points into any storage features.

2. Detailed engineered drawings of the proposed SuDS features including cross section drawings, their size, volume, depth and any inlet and outlet features including any connecting pipe runs.
3. Detailed post development calculations/ modelling in relation to surface water are to be carried out for all rainfall events up to and including the 1 in 100 year including +40% allowance for climate change.
4. Structural calculations in relation to the loading for the blue rooves.
5. Provision of half drain down times less than 24 hours for proposed SuDS features.
6. Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.
7. Demonstrate an appropriate SuDS management and treatment train and inclusion of above ground features such as permeable paving etc. and reducing the requirement for any underground storage.
8. Exceedance flow paths for surface water for events greater than the 1 in 100 year including climate change allowance.

The development shall be carried out in accordance with the approved drainage scheme.

6. Surface Water Drainage Management Plan

Upon completion of the drainage works for the site in accordance with the timing / phasing, a management and maintenance plan for the SuDS features and drainage network must be submitted to and approved in writing by the Local Planning Authority. The scheme shall include;

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

The development shall be maintained in accordance with the approved management and maintenance plan.

7. Contamination assessment and verification

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, based on the findings of the Phase 1 Geo-Environmental Assessment prepared by BWB Consulting Limited (Report ref. CRW-BWB-ZZ-XX-RP-YE-0001-Ph1), to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. This should include an assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, pests, woodland and service lines and pipes, adjoining land, ground waters and surface waters, ecological systems, archaeological sites and ancient monuments.
- ii) The site investigation results and the detailed risk assessment (i) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- iii) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (ii) are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

8. Contamination remediation

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.

9. 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.

10. 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, including elements of the CLOCS standards as set out in the Highway Authority's Construction Management template. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan. The Construction Management Plan / Statement 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;
- k. Phasing Plan.

11. Deliveries and Servicing Management Plan

No occupation of the development shall occur until a Deliveries and Servicing Management Plan (DSMP) has been submitted to and approved in writing by the Local Planning Authority. The DSMP must include details of:

- The procedure for tradesmen / removal vans etc to park without blocking the free flow of the public highway or footway network for periods over an hour;
- The procedure for short stay deliveries such as online supermarkets, parcels etc;
- The location for loading and unloading and expected frequencies and size of vehicles for the proposed Cafe / Business Lounge land use;

12. Plant

No part of the commercial premises of the development shall be occupied until details of all plant, ventilation and extraction systems for the commercial premises have been submitted to and approved in writing by the Local Planning Authority. Details shall include appropriate noise and odour/air quality assessments carried out in accordance with BS4142 and undertaken by appropriately qualified technical consultants.

13. Noise mitigation

No part of the development shall be occupied until the sound insulation measures have been installed in line with the specifications and recommendations of the Noise Assessment Report, ref 100395 Version 2, dated 13/12/2021 prepared by Air and Acoustic Consultants.

14. Hard landscaping

No part of the development shall be occupied until full details of a hard landscaping scheme have 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 the approved drawings and Design and Access Statement and shall include details of seating, planters, site boundary treatments, lighting and the materials and drainage of all hardstanding.

15. 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 the approved drawings and Design and Access Statement. 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.

16. Refuse and recycling

No part of the development shall be occupied until the refuse and recycling facilities shown on the approved drawings and in the Design and Access Statement have been constructed and made available for use. These facilities shall be retained as approved at all times.

17. Cycle storage

No part of the development shall be occupied until the cycle parking facilities shown in the approved drawings and detailed in the Design and Access Statement have been constructed and made available for use. These facilities shall be retained as approved at all times.

18. Communal Satellites/aerials

No dwelling shall be occupied until details of communal terrestrial television aerial(s) and satellite dish(es) to serve the dwellings have 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. No other aerials or satellite dishes shall be installed on the buildings.

19. Ground floor café unit

The ground floor commercial unit on the Clarendon Road/Beechen Grove corner shall only be used as a café/restaurant within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended) and for no other purpose. The use shall not be open to the public before 0700 hours or after 2300 hours on any day.

20. Ground floor community

The ground floor unit to the south of the Clarendon Road frontage shall only be used as community shared space associated with the residential development and for no other purposes.

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

52

21/01869/OUT - 78 HIGH ROAD, WATFORD, WD25 7LJ

The Chair invited the Principal Planning Officer (AC) to deliver his report.

The Chair thanked the officer and invited Mr Ian Tottman to address the committee.

Mr Tottman opened by stating the proposed scheme would be discordant and would cause harm to the character and appearance of the surroundings. He

asserted that five flats, with one in the attic would not be in keeping with the adjoining houses. He pointed out that this was an old village of Leavesden.

He went on to detail past refusals for developing this site and suggested that these reasons remained valid for refusing the current application and described the application as merely tinkering with the proposal.

Mr Tottman went on to provide detail of the size and scale of the proposed building in relation to the adjoining properties and asserted that this would give a feeling of enclosure and a loss of outlook.

He also criticised the bin layout arrangements, the privacy for the ground floor flats and the lack of electric car charging points. He also criticised the parking arrangements and the siting of the cycle stores.

He concluded by urging the committee to refuse the application.

The Chair thanked Mr Tottman and asked if the Principal Planning Officer wished to address any of the points Mr Tottman had made. The officer stated that it was considered the scheme fitted in well with the streetscape and it was 1.9 metres from the boundaries, far more than many of the houses along the street. He also pointed out that there were other flatted developments along the High Road.

The Chair then invited Mr Martin Toye, the applicant, to address the committee.

Mr Toye explained that he had been trying to develop the site for two years. The proposal had evolved, taking into account the previous application and the comments of officers. He pointed out the need for Watford to provide housing and remarked that there seemed to be no valid reasons why this application should be refused and mentioned that despite continued objection by some residents, one of the closest neighbours had not lodged any objection.

He expressed the opinion that the officer's recommendation was correct and that planning permission should be granted.

The Chair thanked Mr Toye and invited Councillor Glen Saffery to address the committee.

Councillor G Saffery stated that he was here to support High Road residents in their opposition to the application. He noted that numerous similar applications for the site had been rejected.

Councillor G Saffery described the character of the road as being defined by the detached houses and the historic nature of the area. He acknowledged the contributions of both the developer and the officers, but stated that the nature of the application was inappropriate for the area.

He added that whilst he accepted the tilted balance direction from central government, he asserted that the application should still be refused on the basis of the harm it would do.

The Chair thanked Councillor G Saffery.

In response to a question from the Chair, the officer confirmed that this was not in a conservation area.

There was a brief discussion regarding the application, before the Chair moved the officer's recommendation that planning permission be granted, subject to the conditions contained within the officer's report.

RESOLVED –

That outline planning permission be granted subject to conditions, as set out in section 8 of the officer's report.

Conditions

1. No development shall commence until details of the:
 - a) Access
 - b) Landscaping

(hereinafter referred to as "the Reserved Matters") have been submitted to and approved by the Local Planning Authority.
2. Applications for approval of the Reserved Matters shall be made to the Local Planning Authority before the expiration of three years from the date of this Decision Notice.
3. The development to which this permission relates must be commenced not later than two years from the date of approval of the final Reserved Matters application.
4. For those matters not reserved for later approval, the development hereby permitted shall be carried out in accordance with the approved plans and document:

- Drawing number: 3203-SK1
 - Drawing number: 3203-3B-01
 - Drawing number: 3203-3B-02
 - Drawing number: 3203-5D-03
 - Drawing number: 3203-5D-05
 - Drawing number: 3203-5D-06 Rev: A
 - Drawing number: 3203-3B-49
 - Report on the impact on trees. Ref: S237-J1-IA-1. Dated: 18th August 2020
5. No construction works shall commence until details of the materials to be used for all the external finishes of the building, including walls, roof, dormers, porch, doors, windows 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 materials.
 6. The development hereby approved shall not be occupied until the new on-site car parking spaces and manoeuvring areas have been constructed and laid out in accordance with approved drawing number: 3203-5D-03 (or any subsequent drawing submitted to and approved in writing by the Local Planning Authority). The vehicular access and onsite car parking spaces and manoeuvring areas shall be retained at all times thereafter unless otherwise agreed in writing by the Local Planning Authority.
 7. The development hereby approved shall not be occupied until refuse, recycling and cycle storage has been provided in accordance with approved drawing numbers: 3203-5D-03, 3203-5D-05 and 3203-3B-49 (or any subsequent drawing submitted to and approved in writing by the Local Planning Authority). The storage facilities shall be retained at all times thereafter.
 8. The tree protection measures outlined in “Report on the impact on trees” (Report Ref: S237-J1-IA-1. Dated: 18th August 2020) shall be implemented in full prior to the commencement of development and shall be retained at all times during demolition and construction works.
 9. The proposed first floor windows in the northeast facing and southwest side facing elevations shall be permanently fixed closed below 1.7m internal floor level and shall be fitted with obscured glass at all times unless otherwise agreed 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. IN915 – Highway Works – HCC agreement required

53

21/01729/VAR - 62B HARWOODS ROAD, WD18 7RE

The Chair invited the Planning Officer (SO) to deliver his report.

The Planning Officer delivered his report to the committee.

Following a brief supportive comment from the members, the Chair moved the officer's recommendation to approve the application in the officer's report.

RESOLVED –

That the variation to condition 6 of planning permission 09/00665/COU be granted as set out in section 8 of the officer's report.

Approve the Section 73 application to vary Condition 6 of 09/00665/COU to include the new plans for a cycle and refuse store, with the inclusion and regularisation of a parking space at the front of the property. As planning permission 09/00665/COU has been implemented, some of the original conditions are no longer relevant. Planning permission is therefore granted subject to the following amended conditions:

1. The first floor windows in the northwest facing elevation (serving a proposed bedroom and bathroom as shown on drawing 3090/01/Rev d) and the ground floor window in the southwest facing elevation (serving a proposed bathroom as shown on drawing 3090/01/Rev d) shall be permanently fixed closed below 1.7m internal floor level and shall be fitted with obscured glass at all times unless otherwise agreed in writing by the Local Planning Authority. In addition, the proposed Velux window on the south-eastern side of the roof of the proposed single storey element to the rear of the site (serving the studio flat as shown on drawing 3090/01/Rev d) shall be fitted with obscured glass at all times unless otherwise agreed in writing by the Local Planning Authority.

2. Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning General Permitted Development Order 1995 (and any order revoking and re-enacting that order) no windows or doors, other than those shown on the approved drawings, shall be inserted in the northwest facing, southeast facing or southwest facing elevations of the building.
3. The bin store and cycle store as shown on approved drawing no. 00001A shall be retained at all times for the storage of refuse and cycles only and shall not be used for any other purpose.

Chair

The Meeting started at 7.00 pm
and finished at 9.10 pm