

DEVELOPMENT MANAGEMENT COMMITTEE

15 MARCH 2021

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

Also present:

Officers: Group Head of Place Shaping
Head of Planning and Development
Development Management Team Leader
Principal Planning Officer (AC)
Democratic Services Officer (IS)

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.

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

54 APOLOGIES FOR ABSENCE

There were no apologies for absence.

55 DISCLOSURE OF INTERESTS

Councillor Johnson mentioned that the disclosure he had already made, had not changed in circumstance. Full details of this were recorded on the minutes for 3 March.

56 **LINK TO ADJOURNED MEETING**

The minutes for the 3 March which was adjourned due to a technical issue, can be found [here](#).

57 **20/00646/FUL - 15 - 17 GREYCAINE ROAD, WATFORD**

The Chair introduced the item to the committee and provided a short summary on what had been covered at the 3 March meeting. He then invited the Principal Planning Officer (AC) to present a brief summary of any new matters that had arisen since the earlier meeting.

The Principal Planning Officer briefly summed up the application as set out in his report and referenced the update sheet (Appendix 2) that had been circulated to all parties and published onto the internet, prior to the meeting.

The points raised were that the applicant, Gap, had agreed to:

- Not using the floodlights outside operating hours.
- Changing the hours of audible operation to 07.00-18.30 Monday to Friday, 09.00-13.00 Saturday and no operation on Sundays or Bank Holidays.

The Principal Planning Officer explained that the aerial photograph of the site, contained in his report, although showing the occupier Gap, was not up to date. He also clarified the lighting, explaining that there were ten 150 Watt LED lamps, five on each side of the site. This meant that five were pointed towards Tudor Walk, but were angled at 25 degrees down. Environmental Health had visited the site and had raised no objections.

The Principal Planning Officer added that any fumes from the site would be from vehicles or plant moving around the site and would not be considered excessive. He concluded that the tree survey covered the ecology and found no suitable bat habitats.

The Chair thanked the Principal Planning Officer and invited local resident, Mr Peter Hazeldine, to address the committee.

Mr Hazeldine stated that the proposed use of this site was unsuitable for an industrial estate so near to residential properties. He had sent an email to the committee explaining further the residents' concerns. He felt there were discrepancies from the previous meeting: there were 13 light and 14 fume objections contained in the original submissions.

He went on to express his concern that Gap were now seeking a 07.00 start, when they originally requested a 07.30 start. He concluded by playing a recording of some machine noise which he stated had been recorded from the site within the last week.

The Chair then invited Councillor Bill Stanton, Ward Councillor for Tudor, to speak to the committee.

Councillor Stanton expressed his desire to see Gap acting as responsible neighbours and to deal with any complaints in a timely manner. He hoped that Gap would not take advantage of any permissions they might be granted.

The Chair thanked Councillor Stanton and opened the discussion to the committee.

The committee focused its discussion on appropriate operating hours and limitation on use of the floodlights, with the suggested hours being:

08.00-17.30, Monday to Friday

09.00-13.00 Saturday

Closed on Sundays and Bank Holidays.

The floodlights were to be switched off outside those operating hours.

Various options were discussed, which culminated in the Chair putting the motion to the committee that, planning permission be granted subject to the amended conditions and the existing conditions and informatives listed 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.

Those members abstaining:

None.

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

RESOLVED –

that planning permission be granted subject to conditions, as shown below.

1. Details of Acoustic Barrier

Details of the proposed acoustic barrier, which shall be 5m in height above ground level and have a minimum sound reduction value of not less than 30dB, including its external appearance, shall be submitted to the Local Planning Authority within a period of 2 months commencing on the date of this permission. The approved acoustic barrier shall be constructed within 4 months of the date that it is approved by the Local Planning Authority.

2. Approved Drawings and Documents

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

- Site Location Plan
- Existing Site Plan. Drawing Number: J0037354_002_C. By: Carter Jonas. Dated: 19.06.20.
- Proposed Site Plan. Drawing Number: J0037354_003_D. By: Carter Jonas. Dated: 03.12.20.
- Site Sections. Drawing Number: J0037354_004_A. By: Carter Jonas. Dated: 19.06.20.
- Access and Movement Plan. Drawing Number: J0037354_005_D. By: Carter Jonas. Dated: 03.12.20.
- Planning Statement. By: Carter Jonas. Dated: June 2020
- Topographical Survey. By: Carter Jonas. Dated 15/05/2020
- Transport Survey. Document Reference: 2005-014/TS/01. By: Transport Planning Associates. Dated: June 2020
- Summary Noise Impact Assessment. Document Reference: GAPWat201210. Dated: 10th December 2020. By: MAS Environmental
- External Lighting Impact Assessment. Dated 22nd May 2020. By: Herrington Consulting
- Tree Protection Plan. By: Hayden's Arboricultural Consultants. Revision: B. Dated 11/12/2020
- Drawing Number: 8147-D-TPP-Final Option. By: Hayden's Arboricultural Consultants. Revision: B. Dated: 08.12.20
- Tree Planting Scheme. Drawing Number: 8524-D-TPS. By: Hayden's Arboricultural Consultants. Dated: 15.12.20
- Ecology Report. Document Reference: 4957 – 17 Greycaine Road – Ecology Letter – 2006-12gg.doc. By: Eight associates.

3. Hours of Operation

No activity which would be audible from the site boundary shall be carried out at 15, Greycaine Road outside of the hours of 0800 to 1730 on Mondays to Fridays, 0900 to 1300 on Saturdays and at no time on Sundays and Bank Holidays.

4. Noise

The following noise minimisation measures, as noted in section 4.19 of the Planning Statement shall be implemented within a period of 3 months commencing on the date of this permission:

- Replacement of tonal reverse alarms with white noise reverse alarms on all vehicles operating at or visiting the site.
- Replacement of pressure washer currently used at 15 Greycaine Road with a quieter model that has the same sound power level (or lower) as that of the electric pressure washer currently used at 17 Greycaine Road.

5. Planting

The planting depicted on drawing number: 8524-D-TPS shall be carried out not later than the first available planting and seeding season after completion of the acoustic barrier. 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. Floodlighting

The floodlighting at 15, Greycaine Road hereby permitted shall not be used outside the hours of 0800 to 1730 on Mondays to Fridays, 0900 to 1300 on Saturdays and at no time on Sundays and Bank Holidays.

Informatives

1. IN907 – Positive and proactive statement
2. IN910 – Building Regulations
3. IN911 – Party Wall Act
4. IN912 – Hours of Construction

58 **20/00671/FULM EXCHANGE HOUSE**

The applicant had requested that the planning application be withdrawn from the agenda to allow time to explore whether some of the issues raised in the committee report could be more suitably addressed. Officers had accepted this request and the application was withdrawn from consideration at this meeting

59 **19/00778/FULM - LAND TO THE NORTH OF THOMAS SAWYER WAY**

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

The Principal Planning Officer presented the application as set out in his report.

The Chair thanked the Principal Planning Officer for his report and asked for any comments from the members.

The committee was pleased with the proposal and praised the application as providing much needed affordable family accommodation in Watford.

The Chair put the motion to the committee that the terms of the s106 be amended as follows:

To secure a minimum of 62 units of the development to be Affordable Housing units comprising a minimum of:

- 12 x 3 bed 5 person social rented maisonettes
- 8 x 3 bed 5 person social rented houses
- 32 x 3 bed 5 person affordable rented houses
- 5 x 2 bed 4 person shared ownership flats
- 5 x 2 bed 3 person shared ownership flats

And that all other heads of terms of the s106 agreement and conditions as set out in the previous resolution dated 1 April 2020 remain as originally approved.

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.

Those members abstaining:

None.

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

RESOLVED –

that planning permission be granted as per the motion above.

Chair

The Meeting started at 7.10 pm
and finished at 7.45 pm