

DEVELOPMENT MANAGEMENT COMMITTEE

6 SEPTEMBER 2022

Present: Councillor Jeffree (Chair)
Councillor Martins (Vice-Chair)
Councillors Bell, Pattinson, A Saffery, G Saffery, Smith, Trebar and
Watkin

Also present: Richard West, Agent
Councillor Dychton
Craig Scudder, Applicant
Adrian Tapp, Local Resident
Councillor Tim Williams
Chris Deeks, Applicant

Officers: Associate Director Planning, Infrastructure and Economy
Development Management Manager
Strategic Applications Manager
Principal Planning Officer
Democratic Services Officer (BR)

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.

12 APOLOGIES FOR ABSENCE

No apologies were received

13 DISCLOSURE OF INTERESTS

Councillor Martin's photo had appeared in the newspaper in connection with 50 Clarendon Road however this had not influenced his views and he had not made a decision.

Councillors Bell, Jeffree and Martins had all received correspondence from the developers of 50 Clarendon Road. All stated that this correspondence was of no influence and they were entering the committee with open minds.

14 **MINUTES**

The minutes from the meeting on 26 July 2022 were approved and signed.

15 **22/00484/FULM 50 CLARENDON ROAD WATFORD WD17 1TX**

22/00484/FULM 50 Clarendon Road Watford WD17 1TX

The Strategic Applications Manager presented her report and update sheet to the committee.

The Chair commended a thorough report, thanked the Strategic Applications Manager and invited Richard West to speak in favour of the application.

Mr. West requested to split the five minutes that he was permitted to address the committee, between himself and a colleague and was informed that this would not be permitted as it did not comply with the committee procedure rules.

Mr. West disagreed with the officer's report and claimed it contained incorrect facts and quoted out-of-date policy; he believed that due process had failed. He further stated the council refused a total of thirty one meeting requests. He also stated that they had sent legal correspondence to the council and that they had their solicitor present at the committee. He believed that the development would provide much needed housing and office space and would not be expanded into Green Belt land. He highlighted their willingness to work with the council on amending the plans.

Councillor Dychton then addressed the committee, speaking on behalf of her Ward, of Watford and echoed her own beliefs. The councillor stated that Watford had a need for high quality affordable housing. She stated that the development would cause harm to the local area, was inappropriate in height and scale, and the design would have a negative impact. She believed it would be an eye-sore and failed to provide high quality housing. The Councillor believed that it provided poor light and that the internal and

external design fail to meet the required standard and urged the council to reject the application.

The Chair stated he had read the report multiple times and saw a number of issues with the development; making notes he came up with more than twenty negative points. The key problems were with height, scale, and quality. The Chair then put the development to the committee for discussion.

The committee commented that the low levels of affordable housing were problematic, as was the housing mix which lacked any family homes that are much needed. They also had issues with the massing, and height and overall design, which they did not find was of high quality inside or outside of the building. In addition to not meeting the housing standards, they also believed that it would have a negative impact on employment. The consensus was it would be an unpleasant living environment and was fundamentally flawed. The committee did not find that the applicant's requested deferral of the application was appropriate. The committee noted the development did offer some benefits, however overall, found that the development was not high quality and was not suitable or supportable.

The Chair then invited the committee to vote on the officer's recommendation.

RESOLVED –

On being put to the committee the application was REFUSED.

16

22/00442/FUL - 18 GARSTON DRIVE, WATFORD, WD25 9LB

22/00442/FUL - 18 Garston Drive, Watford, WD25 9LB

The Principal Planning Officer presented his report to the committee.

The Chair invited Adrian Tapp to speak against the proposal.

Adrian Tapp stated residents did not object in principle to the development taking place however objected to the appearance and over-development of the land concerned and believed it was out of keeping with the overall look of the area. In particular, being ultra-modern and terraced it would detract from the appearance of the area. He also indicated that he believed the zinc roof to be oppressive and more suited to an industrial site and that the development was unsuitable to the area.

The Chair invited Craig Scudder to speak in favour of the development. Mr Scudder stated he gave talks on climate change and had been reviewing Watford Council's sustainability page. He went on to emphasise that climate change is the single biggest threat to humanity at the current time and that around nineteen percent of carbon emissions came from home heating and about 1 – 2 percent of new houses currently hit an EPC A rating. The houses he built not only reached an 'A' rating, but also produced 130% of the energy required to heat and light themselves. Not many of these were built as they were not profitable. They were advertised as a bill-free home which was of particular benefit during a cost of living crisis. Not even one in a thousand homes was built to this quality, a zinc roof was more expensive than a tiled roof and whilst he could build fewer houses of lower quality and make more money he did not want to. The south-facing roof was a solar roof, not just panels. He has worked with the Building Research Establishment and this development would provide homes for six families. They would be eco-friendly and high-quality homes.

Councillor Williams then addressed the committee. He began by thanking Mr. Scudder and stated that while the eco-aspect and quality of the proposal were good, he argued that the six terraces being crammed into the site was too much, the cramped nature, design and over development was unacceptable. He added that they did not fit the overall design of the area and the zinc cladding was an innovation too far and unsuitable for the area.

The Chair stated he walked around the area and pointed out that he had found another development of terraced housing around the corner from the site, although not a low energy one. He then opened the application to the committee for discussion.

Overwhelmingly the committee liked the development, in particular the sustainability factor and that they would be providing family homes. They supported the idea of energy saving homes, especially in light of the cost of living crisis and commended the high quality. There was some disagreement over the zinc roof with some people finding it unappealing while others being supportive of the idea.

The Chair moved for the committee to vote on the officer's recommendation. On being put to the committee the application was approved.

RESOLVED –

That planning permission be granted subject to the following conditions:

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:

378_P_400 Rev E; 378_P_401 Rev G; 378_P_402 Rev B; 378_P_410; 378_4_401 Rev D; 378_4_402 Rev B; 378_4_403 Rev B; 378_4_404;
378_4_405 Rev A; 378_4_406 Rev A; 378_4_407; 378_4_408;
378_4_409 Rev B; 378_4_410 Rev B; 378_4_411 Rev B.

3. Materials

No development shall commence until details and samples of the materials to be used for all the external finishes of the development hereby approved, including all external walls, all roofs, doors, windows, fascias, rainwater and foul drainage goods, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and samples.

4. Hard and Soft Landscaping

Prior to the first occupation of the development hereby approved, full details of both hard and soft landscaping works, including:

- trees and soft landscaping to be planted (including location, species, density and planting size),
- a scheme of ecological enhancements,
- details of any changes to ground levels around the building,
- materials for all pathways, all hard surfacing and amenity areas/paving, and,
- boundary treatments,

shall be submitted to and approved in writing by the Local Planning Authority. The approved landscaping scheme, with the exception of the planting, shall be completed prior to any occupation of the development. The proposed planting shall be completed not later than the first available planting and seeding season after the completion of the development. Any new trees or plants which within a period of five years, 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.

5. Parking and Manoeuvring Area

Prior to the first occupation of the development hereby approved, surface water drainage details (including details of the construction of the hard surface and disposal of surface water) of the parking and manoeuvring area shall be submitted to and approved in writing by the Local Planning Authority. The parking and manoeuvring area shall be laid out in accordance with the drawings approved under Condition 2 and constructed in accordance with the approved drainage details prior to the first occupation of the development. The parking and manoeuvring area shall be retained at all times thereafter.

6. Vehicular access

Prior to the first occupation of the development hereby approved, the new vehicular access shall be laid out and constructed in accordance with the details shown on drawing No. 378_P_401 Rev G. The vehicular access shall be retained at all times thereafter.

7. Bin and cycle stores

Prior to the first occupation of the development hereby approved, full details of refuse and recycling storage facilities and secure and weatherproof cycle storage facilities shall be submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the storage facilities have been installed in accordance with the approved details. These facilities shall be retained as approved at all times thereafter.

8. Obscure glazing

The upper floor windows in the north-western and south-eastern side elevations of the development hereby approved shall be (i) obscure-glazed, and (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

9. Electric vehicle charging

Prior to the first occupation of the development hereby approved, 6no. active electric vehicle charging points shall be provided in accordance with the approved drawings. The electric charging infrastructure shall be retained at all times thereafter.

10. Permitted development rights removed

Notwithstanding the provisions of Article 3, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (or any modification or re-enactment thereof), no enlargements of a dwellinghouse permitted under Classes A, AA or B or erection of buildings permitted under Class E or provision of hard surfaces permitted under Class F shall be carried out or constructed without the prior written permission of the Local Planning Authority.

11. External machinery

Prior to the installation of external air source heat pumps or other external machinery, details of the siting and specification of the equipment shall be submitted to and approved in writing by the Local Planning Authority. The air source heat pumps/machinery shall only be installed in accordance with the approved details.

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.

17

22/00727/VARM - 37-39 CLARENDON ROAD, WATFORD

22/00727/VARM - 37-39 Clarendon Road, Watford

The Development Management Manager delivered his report.

The Chair then invited Chris Deeks to speak on behalf of the application.

Mr. Deeks detailed how the works had currently progressed and highlighted the training academy they had launched working with former members of the Armed Forces and locally under-represented groups. They have to date graduated two cohorts and offered ongoing employment to members from both. They were pursuing other local partnerships to assist with training for the local population. He highlighted some of the changes and the fact that there was no reduction in the amenities for the people who would be using them and they made an overall improvement to the external and internal character. He stated they would help to meet the demand for local office space and urged the committee to support the development.

The Chair thanked Mr. Deeks and opened it up to the committee to discuss.

Overall the committee was very keen on the development and particularly commended the training academy work and involvement of veterans.

The Chair moved for the committee to vote on the officer's recommendation.

On being put to the committee the application was approved.

RESOLVED –

That, pursuant to a deed of variation under s.106 of the Town and Country Planning Act 1990 having been completed to link the application to the original s.106 agreement under ref. 17/00470/FULM and the deed of variation under ref. 21/00934/VARM, planning permission be granted subject to the conditions listed below:

Conditions

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

1152-PL-AA90A - SITE LOCATION PLAN

1152-PL-AA91A – RED LINE DRAWING

1152-PL-AA00A - GROUND FLOOR PLAN

1152-PL-AA01B – 1st FLOOR PLAN

1152-PL-AA02B – 2nd FLOOR PLAN

1152-PL-AA03B – 3rd FLOOR RESIDENTIAL

1152-PL-AA04B – 4th FLOOR RESIDENTIAL & 3rd FLOOR OFFICE

1152-PL-AA05B – 5th FLOOR RESIDENTIAL & 4th FLOOR OFFICE

1152-PL-AA06B – 6th FLOOR RESIDENTIAL & 5th FLOOR OFFICE

1152-PL-AA07B – 7th FLOOR RESIDENTIAL

1152-PL-AA08B – 8th FLOOR RESIDENTIAL & 6th FLOOR OFFICE

1152-PL-AA09B – 9th FLOOR RESIDENTIAL & 7th FLOOR OFFICE

1152-PL-AA10B – 10th FLOOR RESIDENTIAL & 8th FLOOR OFFICE

1152-PL-AA11B – 11th FLOOR RESIDENTIAL & 9th FLOOR OFFICE
1152-PL-AA12B – 12th FLOOR RESIDENTIAL & 10th FLOOR OFFICE

1152-PL-AA13B – 22nd-24th FLOOR RESIDENTIAL

1152-PL-AA14B – 25th FLOOR RESIDENTIAL

1152-PL-AA15 – 13th FLOOR RESIDENTIAL & 11th FLOOR OFFICE

1152-PL-AA16 – 14th-21st FLOOR RESIDENTIAL

1152-PL-AA20A - BASEMENT LEVEL -1 FLOOR PLAN

1152-PL-AA21A - BASEMENT LEVEL -2 FLOOR PLAN

1152-PL-AA30A - SOUTH ELEVATION

1152-PL-AA31A - WEST ELEVATION

1152-PL-AA32A - EAST ELEVATION

1152-PL-AA33A - NORTH ELEVATION

1152-PL-AA34A - SECTION ELEVATIONS

1152-PL-AA200 – SECTION RAMP TO BASEMENT

1152-PL-AA201 – RESIDENTIAL CYCLE STORE

1152-PL-AA202A – RESIDENTIAL STORAGE
1152-PL-AA501 – WINDOW CLEANING STRATEGY
1152-PL-AA502A - RESIDENTIAL FACADE
1152-PL-AA503A - OFFICE FACADE Page 99
1152-PL-AA504A - CAFE_OFFICE FAÇADE
DAS ADDENDUM (DATED JULY 2022)

2. The development permitted by this planning permission shall be carried out in accordance with the approved Drainage Strategy Report by SLR Consulting (ref. 402.06661.00004 Version 2.0, dated July 2017) approved as part of planning permission reference: 17/00470/FULM and the following mitigation measures detailed within the FRA:

- i) Limiting the surface water run-off rates to maximum of 54.3l/s for the 1 in 100 year rainfall event with discharge into Thames Surface Water sewer.
- ii) 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.
- iii) Implementing the appropriate drainage strategy using appropriate SuDS measures as indicated on drawing no. 1620002979-RAM-XX-DRC-00100 Rev P2.

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.

3. The development permitted by this planning permission shall be carried out in full accordance with the approved Drainage Layout ref: 140682/2000_rev D, dated 15.02.2021, as approved under planning reference: 20/01485/DISCON.

4. All external facing materials to be installed on the building shall be in accordance with the approved Façade Materials Schedule dated May 2022, unless otherwise approved in writing by the Local Planning Authority.

5. No external facing materials shall be installed on the building until a noise mitigation scheme for all the proposed residential dwellings on the 1st-6th floors with windows facing Beechen Grove, based upon the recommendations of the Environmental Noise Assessment by SLR dated March 2017 (Ref. No. 403.06661.00003, Version Final), has been submitted to and approved by the Local Planning Authority. The scheme 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.

6. No external facing materials shall be installed on the building until the specification of a mechanical air supply/extract system for each of the residential dwellings on the 1st-6th floors with windows facing Beechen Grove has been submitted to and approved in writing by the Local Planning Authority. The system must be capable of providing background and rapid ventilation for cooling with the windows of the dwellings being closed. The system must not compromise the sound insulation of the façades. Details of the siting of any air intake; extraction units; generators and other mechanical equipment serving this system that are likely to give rise to noise should be submitted, along with details of noise attenuation measures to be incorporated to ensure these units do not give rise to a noise nuisance. 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. No external facing materials shall be installed on the building until the specification of a mechanical air supply/extract system for each of the residential dwellings on the 8th-11th floors with windows on the south elevation facing Jury's Inn has been submitted to and approved in writing by the Local Planning Authority. The system must be capable of providing background and rapid ventilation for cooling with the windows of the dwellings being closed and be able to filter out cooking odours. The system must not compromise the sound insulation of the façades. Details of the siting of any air intake; extraction units; generators and other mechanical equipment serving this system that are likely to give rise to noise should be submitted, along with details of noise attenuation measures to be incorporated to ensure these units do not give rise to a noise nuisance. 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.

8. All piling must be undertaken in accordance with the Piling Method Statement (Project 3004.02, Revision A dated 24.08.21) by Terrel as approved under ref. 21/01676/DISCON.

9. No part of the development shall be occupied until the hard landscaping scheme for the site has been carried out in full in accordance with the detailed design in the document by Kate Gould Gardens approved under ref. 21/01677/DISCON.

Reason: In the interests of the visual appearance of the site and the wider area, in accordance with Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

10. The approved soft landscaping scheme for the site as detailed in the document by Kate Gould Gardens approved under ref. 21/01677/DISCON shall be carried out not later than the first available planting and seeding season after the 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.

11. No part of the development shall be occupied until the modified access and egress arrangements from Clarendon Road, as shown in principle on the approved drawings, and the servicing and delivery areas to the front and side of the building, have been completed in full.

12. No dwelling within the development shall be occupied until the following facilities have been provided for the use of residents, in accordance with the approved drawings:

- (i) the secure cycle store for at least 168no. cycles;
- (ii) the bin store for waste and recycling;
- (iii) the storage cages within the storage rooms on the 1st-6th floors;
- (iv) the roof gardens at 7th floor level and on the roof of the tower.

These facilities shall be retained at all times for the use of the residential occupiers of the dwellings.

13. No part of the office floorspace shall be occupied until the following facilities have been provided for the use of employees, in accordance with the approved drawings:

- (i) the secure cycle stores for at least 96 cycles and shower/locker facilities for employees;
- (ii) the secure cycle stores for at least 25 cycles for visitors;
- (iii) the bin store for waste and recycling

These facilities shall be retained at all times.

14. No part of the office floorspace shall be occupied until a detailed Travel Plan for the development, based upon the Hertfordshire County Council document 'Hertfordshire Green Travel Plan Guidance', has been submitted to and approved in writing by the Local Planning. The approved plan shall be implemented as approved at all times, unless otherwise agreed in writing by the Local Planning Authority.

15. No plant or equipment shall be installed within the roof level plant enclosures until an acoustic assessment has been submitted to and approved in writing by the Local Planning Authority which demonstrates that the sound

pressure level from the plant enclosures will be at least 10dB below the lowest LA90 (15 minutes) noise level measured at 1m from the adjoining residential flats when all plant and equipment is operational. The assessment shall include appropriate noise mitigation measures. All plant and equipment shall be installed as approved and no plant or equipment shall be brought into operation until the approved mitigation measures have been installed.

16. All plant and equipment shall only be sited within the designated plant enclosures shown on the approved drawings. No plant or equipment shall be installed outside the approved plant enclosures unless details have been submitted to and approved in writing by the Local Planning Authority. Details to be submitted for approval shall include siting, size, appearance and technical specifications relating to noise.

17. 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.

18. For the avoidance of doubt, no communications development permitted by Class B or Class C of Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 shall be undertaken on the building.

19. The cleaning of the building shall only be undertaken using davit arm abseiling and 'reach and wash' portable system, as detailed on approved drawing no. 1152_PL_AA501, unless otherwise agreed in writing by the Local Planning Authority.

20. The ground floor commercial unit adjoining the office entrance 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 0800 hours or after 2300 hours on any day.

21. The commercial unit at 11th floor level on the roof of the office building shall only be used as a café/bar within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended) and for no other purpose. Prior to commencement of the development, the hours of public access to this unit and outdoor terrace shall be submitted to and approved in writing by the Local Planning Authority. The use shall only be operated in accordance with the approved hours for public access.

22. The development permitted by this planning permission shall be carried out in full accordance with the approved phasing scheme as set out in Construction Phasing Strategy received 26 February 2021, Phasing Programme received 26 February 2021 and Site Phasing Plan – General Arrangement (ref: 150), as approved under planning reference: 21/00281/DISCON.

23. The development hereby approved shall be built in accordance with the approved plans under Condition 1 and be restricted in development quantum to the following:

16,122sqm GIA office space (Class E);
369sqm GIA ancillary office amenity space (Class E);
168 residential units (Class C3); and
268sqm GIA of café/restaurant use (Class E)

24. Within 6 months of the date of this permission, a BREEAM pre-assessment shall be submitted to demonstrate that the proposed office building can achieve a BREEAM Excellent standard. No occupation of the office building shall take place until a post-completion certificate, to certify that the respective BREEAM Excellent standard has been achieved, has been submitted to and approved in writing by 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. HIGH – Storage of Materials – Highway
7. OBSHIG – Obstruction of the Highway
8. MUD – Mud on highway

Chair
Development Management Committee

The meeting started at 7.00 pm
and ended at 9.05 pm

Chair

The Meeting started at Time Not Specified
and finished at Time Not Specified