

## DEVELOPMENT MANAGEMENT COMMITTEE

1 NOVEMBER 2022

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

Also present: Jane Wakelin (Developer)  
Alife Yeatman (Developer)

Officers: Associate Director of Planning, Infrastructure and Economy  
Development Management Team Leader  
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.

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### **APOLOGIES FOR ABSENCE**

No apologise were received

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### **DISCLOSURE OF INTERESTS**

No disclosures of interest were made.

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### **MINUTES**

The minutes from the meeting on 4 October 2022 were approved and signed.

**22/00565/FUL - 3 Cherry Tree Road**

The Development Management Manager presented his report to the committee. He highlighted that both this and the next report had been assessed against the new local plan.

The Chair noted there were no objectors wishing to speak against this development and invited Mr. Alfie Yeatman to address the committee in support of the proposal.

Mr. Yeatman thanked the Chair and the officers and praised their report. He stated that they had worked positively with the council to enhance the project. As the scheme was supported he wanted to highlight some of the advantages of the development to the committee. He stated that the new development would replace surplus car parking and a single sub-standard dwelling. Furthermore he was keen to mention that the project would exceed minimum standards and that the area was designated for residential development. In particular he believed that the large gardens, overall character and sustainable characteristics would result in this scheme offering high-quality family dwellings.

The Chair thanked Mr. Yeatman and stated that he thought the scheme represented a smart little development before inviting the committee to comment. The committee responded in a positive manner, many members echoed the need for four bedroom family homes and praised the quality offered in this development. They believed that it would enhance the overall street scene, were delighted with the trees and green aspect and welcomed the development.

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. 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 and documents:

0108-00-EX-001 R2-01  
0108-00-EX-101 R2-01  
0108-00-EX-201 R2-01  
0108-00-EX-301 R2-01  
0108-00-GA-101 R2-04  
0108-00-GA-201 R2-05  
0108-00-GA-202 R2-05  
0108-00-GA-301 R2-04  
0108-00-HA-201 R2-05  
0108-00-HA-301 R2-05  
0108-00-HB-201 R2-05  
0108-00-HB-301 R2-05  
0108-00-HC-201 R2-05  
0108-00-HC-301 R2-05  
0108-00-HD-201 R2-02  
0108-00-HD-301 R2-02  
4296-20 P04  
4296-20 P04 (coloured)  
4296-21 P02  
3580-1100-T-006 C (Appendix B of Technical Note dated August 2022)

3. No development shall commence until a ground investigation has been undertaken in accordance with the 'Intrusive Investigation Method Statement for a Ground Investigation' by Ground and Water (Report ref. GWPR4731/IIMS/May 2022) and the following reports have been submitted to and approved in writing by the Local Planning Authority:

- i) The site investigation results and the detailed risk assessment 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.
- ii) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (i) 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.

4. 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.

5. No development shall commence above the level of the damp course until details and samples of the materials to be used for all the external finishes of the development hereby approved, including external walls, roofs, doors, windows, fascias, and rainwater 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.

6. No development shall commence above the level of the damp course until detailed section drawings of the door and window reveals, cills and lintels, roof eaves, and gable edges and brick detailing 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.

7. The development hereby approved shall not be occupied until details have been submitted to and approved in writing by the Local Planning Authority to confirm that the dwellings have been completed to meet the water efficiency optional requirement of 110 litres of water per person per day, as set out in the Building Regulations (2010) Approved Document G Requirement G2 and Regulation 36.

8. The development hereby approved shall not be occupied until details have been submitted to and approved in writing by the Local Planning Authority to confirm that the dwellings hereby approved have been built to the Building Regulations (2010) Access to and use of Buildings, Approved Document M (2015 as amended), Volume 1: Dwellings, M4 (2): Accessible and adaptable dwellings.

9. The development hereby approved shall not be occupied until the surface water drainage scheme, as detailed in the Drainage Strategy by Whitby Wood (Report ref. P450426-REP-CTR-DS01 dated 28 June 2022) has been constructed in full accordance with this report and drawing no. CTR-C-0100 P02 at Appendix F. The drainage scheme shall be retained at all times thereafter.

10. The development hereby approved shall not be occupied until full details of both hard and soft landscaping works, based on the approved drawings, including:

- trees and soft landscaping to be planted (including location, species, density and planting size)
- materials for all pathways, parking spaces, and hard surfacing
- all boundary treatments

have been 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 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.

11. The development hereby approved shall not be occupied until the parking spaces have been laid out and constructed in accordance with the approved drawings. The parking spaces shall be retained at all times thereafter.

12. The development hereby approved shall not be occupied until the bin storage facilities and secure and weatherproof cycle storage facilities have been installed in accordance with the approved drawings. These facilities shall be retained as approved at all times thereafter.

13. The development hereby approved shall not be occupied until one active electric vehicle charging point has been provided to each dwelling. The electric charging infrastructure shall be retained at all times thereafter.

14. No external renewable energy plant or equipment shall be installed on the approved houses until details of the siting, type and design of the plant or equipment, to include technical specifications and any noise emissions and noise mitigation measures, have been submitted to and approved in writing by the Local Planning Authority. The plant and equipment shall only be installed in accordance with the approved details.

15. Notwithstanding the provisions of Article 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any modification or re-enactment thereof), no enlargements of a dwelling house permitted under Part 1, Classes A or B or erection of buildings

permitted under Part 1, Class E shall be carried out or constructed without the prior written permission of 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.

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### **22/00958/FULM - 94 – 96 RICKMANSWORTH ROAD, WATFORD, WD18 7JJ**

#### **22/00958/FULM - 94 - 96 Rickmansworth Road, Watford, WD18 7JJ**

The Principal Planning Officer introduced his report, the details of which were included in the agenda.

The Chair thanked the officer, as there was no one registered to speak against this development he then invited Ms Jane Wakelin to speak on behalf of the application.

Ms Wakelin expressed her thanks to the officers and members, in particular those who had joined her on the previous Saturday for a site visit. She outlined the advantages of redeveloping a commercial area with around-the-clock access to a residential area. She highlighted that the plan included green spaces in excess of the standard and that all the flats would have integrated balconies. In particular, she emphasised the urban green space that would be created by the development.

The Chair thanked her for her contribution, and commented that it was a very attractive scheme. He then invited the committee to discuss the proposal. Overall the committee was positive about the development however a number of questions and concerns were raised. The viability assessment for social housing was criticised with members believing that developers were placing profit above providing social affordable homes. Concerns were also raised about the long walk to the Metropolitan Station; this was answered by officers who informed members that the other surrounding properties were privately owned so access through them could not be imposed.

There was high praise for the design, especially the green aspects, the buildings being limited to only five storeys and the habitat garden was also welcomed.

RESOLVED –

That planning permission be granted subject to the following conditions:

1. Time Limit

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

2. Approved Drawings and Documents

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

- DDD/22/LP01 Location Plan
- DDD/22/EX01 Existing Site Plan
- DDD/22/EX02 Existing Context Plan
- DDD/22/EX03 Existing Ground Floor Plan
- DDD/22/EX04 Existing First Floor Plan
- DDD/22/EX05 Existing Roof Plan
- DDD/22/EX06 Existing Sections
- DDD/22/EX07 Existing Elevations
- DDD/22/PL01C Proposed Site Plan
- DDD/22/PL02B Proposed Site Plan
- DDD/22/PL03B Proposed Site Plan with ground floor plan
- DDD/22/PL04A Demolition Plan
- DDD/22/PL05B Proposed Boundary and Hardstanding Plan
- DDD/22/PL06 Proposed Site Sections A-A, B-B
- DDD/22/PL07 Proposed Site Sections C-C, D-D
- DDD/22/PL08 Proposed Site Sections E-E, F-F
- DDD/22/PL09 Bin Store Drawing
- DDD/22/PL10A Proposed Floor Plans Block A - Ground & First
- DDD/22/PL11A Proposed Floor Plans Block A - Second & Third
- DDD/22/PL12A Proposed Floor Plans Block A - Fourth & Roof Page 40
- DDD/22/PL13A Proposed Elevations Block A
- DDD/22/PL14A Proposed Elevations Block A
- DDD/22/PL20 Proposed Floor Plans Block B - Ground & First
- DDD/22/PL21 Proposed Floor Plans Block B - Second & Third
- DDD/22/PL22 Proposed Floor Plans Block B - Fourth & Roof
- DDD/22/PL23 Proposed Elevations Block B
- DDD/22/PL24 Proposed Elevations Block B
- DDD/22/PL30A Proposed Floor Plans Block C - Ground & First

- DDD/22/PL31A Proposed Floor Plans Block C - Second & Third
- DDD/22/PL32A Proposed Floor Plans Block C - Fourth & Roof
- DDD/22/PL33A Proposed Elevations Block C
- DDD/22/PL34A Proposed Elevations Block C
- DDD/22/PL50 Proposed Materials and Detail Section
- DDD/22/V01 CGI- Aerial View
- DDD/22/V02 CGI- Site View 1
- DDD/22/V03 CGI- Site View 2
- 22-186-1BV2 Lighting Design
- LP/9496RRWH/020 B Landscape Plan
- LPPA/9496RRWH/030 A2 Landscape Plan Play Area
- 18150/TK02 Rev: F – Swept Path Analysis
- Acoustic Design Statement. Drafted by AIRO
- Arboricultural Report & Tree Protection Plan. Drafted by DCCLA
- Drainage Strategy. Drafted by JNP Group
- Sustainability Statement. Drafted by Abbey Consultants

### 3. Contamination Remediation Scheme

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 supplementary investigation, based on the Phase I Geo-environmental Report (Report ref. M43466- JNP-XX-XX-RP-G-0001 P01) and the Phase II Geo-environmental Report (Report ref. M43466-JNP-XXXX-RP-G-0002 P01) prepared by JNP Group, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. This should include an assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, pests, woodland and service lines and pipes, adjoining land, ground waters and surface waters, ecological systems, archaeological sites and ancient monuments. ii) The site investigation results and the detailed risk assessment (ii) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. iii) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (ii) are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

### 4. Contamination Verification Report



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.

#### 5. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 3, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 3, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 3.

#### 6. 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.

#### 7. Water Efficiency

The development hereby approved shall not be occupied until details have been submitted to and approved in writing by the Local Planning Authority to confirm that the dwelling has been completed to meet the water efficiency optional requirement of 110 litres of water per person per day, as set out in the Building Regulations (2010) Approved Document G Requirement G2 and Regulation 36.

#### 8. Accessible and adaptable dwellings

The development hereby approved shall not be occupied until details have been submitted to and approved in writing by the Local Planning Authority to confirm that the dwelling hereby approved has been built to the Building

Regulations (2010) Access to and use of Buildings, Approved Document M (2015 as amended), Volume 1: Dwellings, M4 (2): Accessible and adaptable dwellings.

#### 9. Highway Works

No dwelling shall be occupied until the modified access and egress arrangements from Rickmansworth as shown in principle on the approved drawings has been completed in full.

#### 10. Travel Plan

No dwelling shall be occupied until a detailed Travel Plan, based upon the Hertfordshire County Council document Framework Travel Plan and 'Hertfordshire Travel Plan Guidance', has been submitted to and approved in writing by the Local Planning Authority. The travel plan shall then be implemented in accordance with the approved scheme thereafter.

#### 11. Bins and Bikes

No dwelling within each building of the development shall be occupied until the bin and bicycle storage areas has been provided for the use of residents, in accordance with the approved drawings. These facilities shall be retained at all times for the use of the residential occupiers of the dwellings.

#### 12. Aerials and Satellite Dishes

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

#### 13. Lighting

No dwelling shall be occupied until all external lighting as detailed in drawing number 22-186-1BV2 Lighting Design been completed.

#### 14. Hard Landscaping

No dwelling shall be occupied until all hard landscaping as detailed in drawing number DDD/22/PL05 Proposed Boundary and Hardstanding Plan been completed.

#### 15. Soft Landscaping

No later than the first available planting and seeding season after occupation of the development all soft landscaping and play equipment as detailed in drawing number LP/9496RRWH/020 B Landscape Plan and drawing number LPPA/9496RRWH/030 A2 Landscape Plan Play Area should

be completed. Any trees or shrubs whether new or existing which 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. Drainage Strategy

The development permitted by this planning permission shall be carried out in accordance with the surface and foul water drainage strategy, reference: M43466-JNP-XX-XX-RP-C-0002 P01, drafted by JNP Group, Dated March 2022.

#### 17. Communications Equipment

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

#### Informatives

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

Chair  
Development Management  
Committee

The meeting started at 7.00 pm  
and ended at 8.10 pm