

DEVELOPMENT MANAGEMENT COMMITTEE

6 DECEMBER 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 T Williams

Also present: June Wilkinson, Local Resident
James Doherty, Developer
Aaron Folkes, Developer

Officers: Associate Director of Planning, Infrastructure and Economy
Principal Planning Officer (CO)
Principal Planning Officer (AC)
Planning Officer
Democratic Services Officer (BR)

Conduct of the meeting

Prior to the start of the meeting, the Chair explained the procedure that would be followed. The Chair also ensured that all participants were introduced and reminded all present that the meeting was being streamed and that there would be a recording made.

28. Apologies for absence

There was a change in membership for this meeting: Councillor Williams replaced Councillor Watkin.

29 DISCLOSURE OF INTERESTS

No disclosures of interest were made.

30 MINUTES

The minutes from the meeting on 1 November 2022 were approved and signed.

The Principal Planning Officer (AC) presented his report to the committee, the details of which were included in the agenda.

The chair thanked the officer for his report and invited the speaker who was against the proposal, June Wilkinson, to address the committee.

June Wilkinson introduced herself and stated she was speaking on behalf of over sixty local residents who opposed the development, as they had done previous proposals for the site. Those previous objections being upheld by the committee as they would cause unacceptable harm to the residents of the area. The new proposal had a greater height and, where there had been improvements, they were minimal, in some places only 50 cm. The roof design was not in keeping with the look and character of the other properties in the area. She stated that the proximity and size of the building would affect the privacy of local residents. She requested that if the proposal was to be approved a condition be added that the hedge be retained. She further stated that there would be a reduction in light exceeding the Building research Establishment recommended limit and there had not been an ecology report. She moved on to discuss the parking, stating that there were two promised disabled parking spaces from Hanover Court that had never been delivered and that the area was prone to flooding. She concluded by asking the committee to reject the proposal.

The chair thanked her and invited the officer to address three of the points the resident had raised.

- Day light
- Disabled parking
- Ecology survey

The Principal Planning Officer (AC) responded to the day light/sunlight survey which showed that there would be no significant impact to the neighbouring properties. In relation to the parking issue the new parking would be an amalgamation and was compliant with local policy and as a minor development there was no requirement to include disabled parking. Finally, there was an ecology survey which did not demonstrate any evidence of an ecological reason to prevent the project.

The chair thanked the Principal Planning Officer and invited James Doherty, the developer, to speak on behalf of the application.

James Doherty thanked the chair, he went on to say that there had been a long history of the developers working with officers to deliver a suitable project, and that the reason the development was being heard at committee was due to the number of objections. He stated that many of the objections were duplications. James Doherty went on to say that the planning inspector had commented that the proposal would not negatively impact the local area, and despite that they had further reduced the size and scope of the project to fulfil officer recommendations. He stated they had mitigated all the previous concerns that had led to the last application being refused. The units were designed to exceed national minimum levels, and would help the council meet its housing requirements and provide quality homes to the future occupants.

The chair thanked Mr. Doherty for his comments and spoke briefly, highlighting that whilst there were both good and bad points the committee would need a valid planning reason to refuse the application. He then invited the committee to comment.

Councillor Bell spoke stating that he did not believe the improvements were sufficient enough to avoid the negative impact on the local residents, highlighting the reduction of the new development was only 0.5m. He added that as the developers also owned Hanover Court and the parking was going to be amalgamated, he questioned whether the application should be viewed as a major development and therefore offer disabled parking.

Councillor Bell supported the resident's assertions about the hedge and landscaping and further conditions around securing the bin area should be included. However, he was minded that the application should be refused.

Other members of the committee commented on the overbearing views the project would offer, and raised questions about what could be done to soften the landscape, including the matter of keeping the hedge.

Members welcomed the changes that had been made.

There was a lot of discussion regarding the parking bay and if the development would trigger any policy; it was clarified that it would not.

Officers confirmed that they could amend the conditions to include the retention of the hedge.

Councillor Bell proposed a motion to refuse the application due to the overbearing impact and specific loss of privacy to the neighbouring property, 95 King Georges Avenue.

The Chair invited the committee to vote on Councillor Bell's motion.

On being put to the committee the motion was LOST.

The Chair asked the committee to vote on the officer's recommendation with the additional condition.

On being put to the committee the application was approved.

RESOLVED –

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:

- 0169-KLA-00-XX-DR-18 001 P02
- 0169-KLA-00-XX-DR-18 002 P02
- 0169-KLA-00-GF-DR-19 001 P02
- 0169-KLA-00-01-DR-19 001 P02
- 0169-KLA-00-02-DR-19 001 P02
- 0169-KLA-00-RF-DR-19 001 P02
- 0169-KLA-00-20-DR-19 001 P02
- 0169-KLA-00-20-DR-19 002 P02
- 0169-KLA-00-20-DR-19 003 P02
- 0169-KLA-00-20-DR-19 004 P02
- 0169-KLA-00-30-DR-19 001 P02
- 0169-KLA-00-30-DR-19 002 P02
- 0169-KLA-00-XX-DR-18 003 P02
- 0169-KLA-00-XX-DR-18 004 P03
- 0169-KLA-00-GF-DR-10 001 P03
- 0169-KLA-00-01-DR-10 001 P03
- 0169-KLA-00-02-DR-10 001 P03
- 0169-KLA-00-RF-DR-10 001 P03
- 0169-KLA-00-20-DR-10 001 P02
- 0169-KLA-00-20-DR-10 002 P02

- 0169-KLA-00-20-DR-10 003 P02
- 0169-KLA-00-30-DR-10 001 P03
- 0169-KLA-00-30-DR-10 002 P03

3. Materials

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

4. Detailed Drawings

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

5. Landscaping

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.

6. Highway Works

The dwellings hereby approved shall not be occupied until the modified access and egress arrangements from King Georges Avenue as shown in principle on the approved drawings have been completed in full.

7. Parking Spaces

The dwellings 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.

8. Electric Vehicle Charging

The dwellings 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.

9. Cycle and Refuse Stores

The dwellings hereby approved shall not be occupied until details of both cycles stores and the refuse store have been submitted to and approved in writing by the Local Planning Authority and have been constructed in accordance with the approved drawings. The stores shall be retained as approved at all times.

10. Water Efficiency

The dwellings 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.

11. Aerials and Satellite Dishes

The dwellings hereby approved shall not 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.

12. Lighting

The dwellings hereby approved shall not be occupied until a detailed external lighting scheme for the development has been submitted to and approved in writing by the Local Planning Authority and the lighting scheme has been installed in accordance with the approved details.

13. M4(2) of the Building Regulations

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 seven of the nine 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.

14. Obscure Glazing

The stairwell windows on the south elevation above ground floor level shall be obscure glazed. The obscured glazing should be retained in perpetuity.

15. 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 Page 20

(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 Page

32 **22/00866/FULM – 252-272 LOWER HIGH STREET WATFORD WD17 2JJ**

The Chair advised that this application had been withdrawn by the applicant.

33 **22/01091/FULM – CAMBRIDGE HOUSE 47 CLARENDON ROAD WATFORD**

The Principal Planning Officer (CO) introduced his report, the details of which were included in the agenda. The officer also advised that it was proposed to change the wording of condition 8 as set out in the update sheet.

The Chair thanked the officer. There was a question from the committee in relation to the trees behind the proposed development. It was clarified that the trees would not be affected by the development and were outside of the application site. The Chair then invited Aaron Folkes to speak in support of the development.

Aaron Folkes thanked the Chair and introduced himself. He stated that the new development would be both in keeping with the original design whilst giving it a fresh and modern look and fitting in well with the other properties on the street. He pointed to it providing an economic and employment boost to the area. It would have both disabled and electric vehicle parking and would be an energy saving building. Also it would offer

additional office space. Finally, that the development was in line with policy and he hoped the committee would support it.

The Chair thanked him for his comments and stated he was very much in favour of reusing a building, praising the green impact of doing so and that he would be supporting it before inviting the committee to comment.

The committee responded positively highlighting both the sky roof and the reuse of an existing building.

The Chair moved for the committee to vote on the officer's recommendation with the amended Condition 8.

On being put to the committee the application was approved.

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 the submission and implementation of a full Travel Plan.
- (ii) To secure a financial payment to Hertfordshire County Council of £6,000 for the long term monitoring of the Travel Plan for the 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:

0001 Rev P01; 0002 Rev P01; 0003 Rev P03; 0004 Rev P01; 0011 Rev P03;
1001 Rev P01; 1002 Rev P01; 2001 Rev P01; 2002 Rev P01; 2003 Rev P01;
2004 Rev P01; 5001 Rev P01; 0316-BDL-XX-XX-DR-L-0801-P01.

3. 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. Thereafter the construction of the development shall only be carried out in

accordance with the approved plan. The Construction Traffic Management Plan shall include details of:

- a) photographic condition survey of public carriageways, verges and footways in the vicinity of the site;
- b) routing of demolition and construction vehicles to/from the site;
- c) access arrangements to the site (inclusive of signage);
- d) programme of works (work programme and/or timescale for each phase of the demolition, excavation and construction works);
- e) the estimated number, type and routing of construction vehicles per day/week;
- f) traffic management requirements (including areas designated for car parking, loading/unloading and turning areas);
- g) construction and storage compounds (including areas designated for car parking, loading/unloading and turning areas);
- h) siting and details of wheel washing facilities, cleaning of site entrances, site tracks and the adjacent public highway;
- i) timing of construction activities (including delivery times and removal of waste) and to network peak times;
- j) provision of sufficient contractors, staff and visitors on-site parking prior to commencement of construction activities;
- k) details of measures to protect pedestrians and other highway users from construction activities on the highway;
- l) coordination with other development projects in the vicinity;
- m) details of measures and training to reduce the danger posed to cyclists by HGVs, including membership of the Freight Operators Recognition Scheme or an approved equivalent;
- n) 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.

4. Materials

No external work above ground level (apart from demolition) shall be carried out until details 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.

5. Hard and Soft Landscaping

Prior to the first occupation of the upward extension 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 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.

6. Electric vehicle charging

Prior to the first occupation of the upward extension hereby approved, 14no. 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.

7. Cycle parking

Prior to the first occupation of the upward extension hereby approved, cycle storage for 52 cycles shall be provided in accordance with the approved plans. The cycle storage facilities shall be retained at all times thereafter.

8. BREEAM Certificate

Within 6 months of the date of completion of the upward extension hereby approved, a certificate to certify that the BREEAM Excellent standard has been achieved in accordance with the BREEAM pre-assessment prepared by sol environment Ref. BREEAM UK RFO 2014 BESPOKE (offices) shall be submitted to and approved in writing by the Local Planning Authority.

9. Plant

The upward extension hereby approved shall not be occupied until details of all new plant, ventilation and extraction systems for the building have been submitted to and approved in writing by the Local Planning Authority. Details shall include appropriate noise assessments carried out in accordance with BS4142 and undertaken by appropriately qualified technical consultants.

Informatives

1. IN907 – Positive and proactive statement
2. IN910 – Building Regulations
3. IN911 – Party Wall Act
4. Section 106 Agreement

22/00215/FULM - THE ORIENT CENTRE GREYCAINE ROAD

The Planning Officer introduced her report, the details of which were included in the agenda. In addition she provided an update to the report contained in the agenda.

The Chair thanked the officer, and added that he thought it was a good industrial development before inviting the committee to comment.

The committee had no comments in relation to the application.

The Chair moved for the committee to vote on the officer's recommendation with the the updated condition 8.

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 3 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: Page 116

- 0395-A100 SITE PLANS
- 0395-A101 EXTG PLANS
- 0395 A107
- F22002_02 REV A
- F22002_03 REV A
- F22002_04 REV A
- F22002_05 REV A
- 0395-A103 PROPOSED PLANS (UNIT 1)
- 0395-A104 PROPOSED PLANS (UNITS 2&3)
- 0395-A300 EXTG N&S ELEVATIONS
- 0395-A301 EXTG E&W ELEVATIONS
- 0395-A302 PROP ELEVATIONS- ORIENT CENTRE
- 0395 CAR PARK SITE
- 0395-A200 SECT 1 & 2 (REV A).

- 0395-A102 PROPOSED SITE PLANS (REV A).
- 0395-A105 PROPOSED PLANS (UNIT 4)(REV A
- DESIGN AND ACCESS STATEMENT 1
- DESIGN AND ACCESS STATEMENT 2
- MPL TREE CONSULTANCY LTD ARBORICULTURAL IMPACT ASSESSMENT. REF. PD002248A. DATED JUNE 2022
- F22002 GREYCAINE ROAD WATFORD – TRANSPORT STATEMENT. REF. BANCROFT CONSULTING. DATED JANUARY 2022.

3. Surface Water Drainage

No construction works shall commence until a detailed surface water drainage strategy has been submitted to and approved in writing by the Local Planning Authority. The strategy shall include surface water storage/attenuation for the 1 in 100 year storm event with a 40% allowance for climate change and greenfield run-off rates.

4. 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.

5. Highway Works

No unit shall be occupied until the modified access and egress arrangements for that unit, as shown in principle on the revised approved drawings F22002/02, 03, 04, 05, has been completed in full.

6. Car Parking

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 the approved drawings. 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. EV charging points

The development hereby approved shall not be occupied until 20% active electric vehicle charging points (12) and 80% passive vehicle charging points (45) have been provided in accordance with Drawing No. A107. The electric charging infrastructure shall be retained at all times thereafter.

8. BREEAM Certificate

Within 6 months of the date of completion of the development hereby approved, a certificate to certify that the BREEAM Excellent standard has been achieved shall be submitted to and approved in writing by the Local Planning Authority.

9. Plant and equipment

No plant or equipment that generates sound shall be installed to the development until full details and specification of the equipment have been submitted to and approved in writing by the Local Planning Authority. The details shall include an assessment of the plant/equipment carried out by a suitably qualified and competent acoustic consultant to consider the potential impact on existing and future residents adjacent to the site. The details shall also include a specification of what design criteria needs to be included to the specification of the plant and its mounting on the buildings, to minimise any potential disturbance. The assessment shall include any other appropriate noise mitigation measures. All plant and equipment shall be installed as approved and no plant or equipment shall be brought into operation until any approved mitigation measures have been installed.

10. Soft and hard landscaping

No part of the development shall be occupied until full details of both hard and soft landscaping works, including details of all existing trees to be retained, trees and soft landscaping to be planted, any other arboricultural works to be carried out, details of any changes to ground levels around the building, all pathways, all hard surfacing, amenity areas/paving and boundary treatments, have been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include native planting and set out biodiversity enhancements. The approved landscaping scheme, with the exception of the planting, shall be completed prior to any occupation of the development. Any 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 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. Refuse, recycling and cycle stores

The refuse, recycling and cycle storage shall be constructed and installed in accordance with the approved drawing no. A107 and made available for use prior to the occupation of any part of the development. The storage shall be secure, covered and well-lit and retained as approved at all times thereafter.

12. Travel Plan

At least 3 months prior to the first occupation of the approved development a Travel Plan Statement for the site shall be submitted to and approved in writing

by the Local Planning Authority. The approved Travel Plan Statement shall be implemented in accordance with the timetable and target contained therein and shall continue to be implemented as long as any part of the development is occupied subject to approved modifications agreed by the Local Planning Authority in consultation with the Highway Authority as part of the annual review.

13. Surface water run off

Prior to the first use of the development hereby permitted, arrangement shall be made for surface water from the proposed development to be intercepted and disposed of separately so that it does not discharge onto the highway carriageway.

14. Use classes B2, B8 or E(g) only

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), and any subsequent legislation that amends or supersedes this Order, the floorspace hereby approved shall only be used for purposes within Use Classes B2, B8 or E(g)(ii) and (iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended), 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

Chair
Development Management
Committee

The meeting started at 7.00 pm
and ended at 8.30 pm