

Appendix 2

DEVELOPMENT MANAGEMENT COMMITTEE

15th March 2021

UPDATE SHEET

Item 4 - 20/00646/FUL -15 -17 Greycaine Road, Watford, WD24 7GP

Further to the adjournment of the committee meeting on 3rd March, two additional responses have been received. Officers' brief responses are given below.

ADDITIONAL RESPONSE FROM APPLICANT

A response was received from the GAP Group which, having listened to the committee meeting so far confirmed the following:

1. Agreement to an additional planning condition that stipulates no use of floodlighting outside of the conditioned operational hours.
2. Agreement to the following operational hours (Condition 3):

The hours of activity which would be audible from the site boundary at 15, Greycaine Road hereby permitted shall be restricted to between the hours of 0700 to 1830 on Mondays to Fridays, 0900 to 1300 on Saturdays and at no time on Sundays and Bank Holidays.

ADDITIONAL RESPONSE FROM NEIGHBOUR

A response has been received. The following additional points were raised:

1. The aerial photo is misleading as it was taken when GAP first moved onto the site.

Officer Response: The aerial image is the latest one taken from Google Earth. It shows the site being occupied by GAP but is not up to date. The aerial image is intended to give an understanding of the relationship of the site to the surroundings only and not to be representative of the current use of the site.

2. Lighting facing rear of the properties.

Officer Response: The 5 light posts close to the boundary with Tudor Walk gardens face away from these properties. The 5 light posts close to Greycaine Road itself

face into the subject site at an angle of 25 degrees off horizontal. These lights face the boundary with Tudor Walk gardens at a distance of 58 metres. Environmental Health have raised no objections to the lighting study.

3. Fumes and dust cause a nuisance.

Officer Response: The proposed storage and distribution use is not considered to have a detrimental impact on air quality. The only source of fumes would be from vehicles on the site.

4. Presence of pipistrelle bats on site.

Officer Response: The applicant has submitted an ecology report. The site was surveyed and no bats or habitats suitable for bats found. Bats and their habitats are protected by Countryside and Wildlife act 1981.