

DEVELOPMENT CONTROL COMMITTEE

24th APRIL 2014

UPDATE SHEET

Item 6

14/00176/FULM – Garage compound, Tolpits Lane

AMENDED DRAWINGS

Amended drawings have been submitted and are on display at the meeting:

003B and 004B

MATERIALS

Proposed bricks for this development have been submitted by the applicant and are on display at the meeting:

Ibstock Alderley Burgundy

The local area contains a variety of buff, brown and red bricks and these are considered acceptable and appropriate.

ADDITIONAL UPDATE SHEET

Item 6

14/00176/FULM – Garage compound, Tolpits Lane

PLANNING OBLIGATION

The planning obligation referred to in Recommendation (A) has not yet been completed. It is therefore appropriate to include a new Recommendation (B) in the event of the obligation not being completed before the target date for determining the application.

RECOMMENATION (B)

In the event that no section 106 planning obligation is completed by 1st May 2014 in respect of the Heads of Terms set out above, the Development Management Section Head be authorised to refuse planning permission for this application for the following reasons:

1. The proposed development fails to make provision for public open space or children's play space, either in the form of on-site works or

commuted payments, and as such is contrary to saved policies L8 and L9 of the Watford District Plan 2000.

2. The proposed development fails to contribute towards the implementation of sustainable transport measures forming part of the South West Hertfordshire Transportation Strategy, either in the form of off-site highway works or commuted payments, and as such is contrary to Policies T3, T5 and INF1 of the Watford Local Plan Core Strategy 2006-31.
3. The proposed development fails to contribute to the provision or improvement of education and community facilities (education, youth facilities, childcare and libraries) in the Borough and as such is contrary to Policy INF1 of the Watford Local Plan Core Strategy 2006-31 and saved Policy H10 of the Watford District Plan 2000.
4. The proposed development fails to make provision for affordable housing and as such is contrary to Policy HS3 of the Watford Local Plan Core Strategy 2006-31.
5. The proposal fails to make provision for fire hydrants to serve the development and as such is contrary to Policy INF1 of the Watford Local Plan Core Strategy 2006-31 and saved Policy H10 of the Watford District Plan 2000.