
PLANNING COMMITTEE**MINUTES**

At a meeting of the Planning Committee held in the Penn Chamber, Three Rivers House, Northway, Rickmansworth, on 15 November 2018 from 7.30pm to 10.00pm.

Councillors present:

Sarah Nelmes (Chairman)	Alison Scarth (substitute for Cllr Chris Lloyd)
Sara Bedford	Steve Drury
Diana Barber	Marilyn Butler
David Major	Keith Martin (substitute for Cllr Peter Getkahn)
Debbie Morris	Reena Ranger

Also in attendance: Councillors Joanna Clemens, Croxley Green Parish Councillor Andrew Gallagher and Batchworth Community Councillors François Neckar and Nina Hosking.

Officers: Claire Westwood, Adam Ralton, Suzanne O'Brien and Sarah Haythorpe.

PC 97/18 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Peter Getkahn, Chris Lloyd and Stephen King with named substitute Members being Councillors Alison Scarth and Keith Martin.

PC 98/18 MINUTES

The Minutes of the Planning Committee meeting held on 18 October 2018 were confirmed as a correct record and were signed by the Chairman.

PC 99/18 NOTICE OF OTHER BUSINESS

None.

PC 100/18 DECLARATIONS OF INTEREST

Councillor David Major declared a non-pecuniary interest in agenda items 7 (18/1313/FUL – Variation of condition 10 (Affordable Housing) pursuant to outline planning permission 16/2076/OUT: To vary the tenure and tenure split of the affordable housing provision at FAIRWAYS FARM, BUCKNALLS LANE, GARSTON, WD25 9NE), 13 (18/1769/FUL – Erection of 28 residential units, together with car parking, open space, landscaping and new vehicular and pedestrian access from Railway Terrace at LAND ADJACENT LAKEVIEW, RAILWAY TERRACE, KINGS LANGLEY, HERTS) and 17 (18/1996/FUL - Construction of a new skate park at PLAY AREA, MANOR HOUSE RECREATION GROUND, GALLOWS HILL LANE, ABBOTS LANGLEY, HERTFORDSHIRE) as a Member of the Abbots Langley Parish Council Planning Committee but would be entitled to stay and vote as he:

- has an open mind about the application;

- is not bound by the views of the Parish Planning Committee; and
- can deal with the application fairly and on its merits at Committee

Councillor Sara Bedford declared a non-pecuniary interest in agenda item 17 (18/1996/FUL - Construction of a new skate park at PLAY AREA, MANOR HOUSE RECREATION GROUND, GALLOWS HILL LANE, ABBOTS LANGLEY, HERTFORDSHIRE) as a Member of the Abbots Langley Parish Council.

Councillor Sarah Nelmes read out the following statement to the Committee:

“All Members are reminded that they should come to meetings with an open mind and be able to demonstrate that they are open minded. You should only come to your decision after due consideration of all the information provided, whether by planning officers in the introduction, by applicants/agents, by objectors or by fellow Councillors. The Committee Report in itself is not the sole piece of information to be considered. Prepared speeches to be read out are not a good idea. They might suggest that you have already firmly made up your mind about an application before hearing any additional information provided on the night and they will not take account of information provided on the night. You must always avoid giving the impression of having firmly made up your mind in advance no matter that you might be pre-disposed to a view.”

PC 101/18 Consideration of objections and confirmation of the Three Rivers (91 TUDOR WAY, RICKMANSWORTH) Tree Preservation Order 2018 – TPO890

Councillor David Major asked if the tree was in good condition. The Landscape Officer advised that it was. The neighbour would be able to prune or trim the tree which was affecting their property. In accordance with common law they could cut back the tree in line with their boundary.

Councillor David Major moved, seconded by Councillor Debbie Morris, Option 1, to confirm the Order without modification.

On being put to the Committee the motion was declared CARRIED the voting being unanimous.

RESOLVED:

Option 1, to confirm the Order without modification.

PC 102/18 Consideration of objections and confirmation of the Three Rivers (THE OLD BUTCHERS SHOP, THE GREEN, SARRATT) Tree Preservation Order 2018 TPO892

In accordance with Council Procedure Rule 35(b) Mr Watson spoke against the TPO confirmation.

The Landscape Officer advised that the report the objector was referring had not been received by the Council, but if it had, it would have been taken into consideration.

Councillor Debbie Morris moved, seconded by Councillor Steve Drury, that the TPO be deferred to allow the objectors report to be assessed by Officers and a report come back to the a subsequent meeting.

On being put to the Committee the motion was declared CARRIED by the Chairman the voting being unanimous.

RESOLVED:

That the TPO be DEFERRED.

PC 103/18 18/1313/FUL – Variation of condition 10 (Affordable Housing) pursuant to outline planning permission 16/2076/OUT: To vary the tenure and tenure split of the affordable housing provision at FAIRWAYS FARM, BUCKNALLS LANE, GARSTON, WD25 9NE

The Planning Officer reported that the affordable housing statement had been revised. Following this revision Condition C8 would be reworded detailing that the affordable housing shall be provided in accordance with the affordable housing statement. The reworded Condition C8 would also include details of the mortgagee in possession clause.

Councillor Sara Bedford was disappointed that having met the affordable housing requirement the applicant was now advising this needed to be changed as the rental levels had changed. She was surprised the applicant had decided not speak and was disappointed about the affordable housing provision.

Councillor Sarah Nelmes said the applicant was now moving the goal posts.

Councillor Debbie Morris concurred with the points raised. In Paragraph 7.2.4 it stated that assumptions had been made on build costs and values but the Council were now being asked to underwrite the losses as the affordable housing was now not viable. She asked for clarification on the Mortgagee Possession clause. The Planning Officer advised that in 2016 mortgage the mortgagee in possession clause had not been included but it was now, and specified a period of five months.

Councillor Sara Bedford said she thought it should be six months. The Planning Officer advised that the mortgagee in possession period was five months as put forward by the TRDC Solicitor. Members asked for an explanation of the mortgagee in possession clause. The Planning Officer stated that the clause was designed to ensure that if the Association operating the scheme went bust sufficient time could be given for an alternative provider to be sought to take on the affordable housing before it went to the open market and therefore protected the values of the properties. If the Housing Association went bust without this protection it could mean that the properties would be offered at the full market rate but would only be worth the affordable housing cost.

Councillor Sara Bedford was of the opinion that the application should be refused.

In accordance with Council Procedure Rule 35(b) Ms Vickers spoke in support of the application.

Councillor Debbie Morris shared the concerns raised but thought the application should be deferred to get clarification on the points raised.

Councillor Sara Bedford was happy for deferral but the application must come back to the Committee, seconded by Councillor Sarah Nelmes. The Planning Officer clarified that the deferral was to allow Officers to seek clarification on the 5 months versus 6 months on the mortgagee in possession clause, the unit sizes being achieved and the tenure.

Councillor Sara Bedford said the value of affordable housing had increased due to the increase in house values.

On being put to the Committee the Motion was declared CARRIED by the Chairman the voting being unanimous.

RESOLVED:

That the application be DEFERRED.

PC 104/18 18/1381/FUL – Demolition of existing building and redevelopment to provide a total of 10 self-contained apartments within a three storey building including accommodation in roof space and basement car parking, a revised vehicular access, landscaping and associated development at 36 EASTBURY AVENUE, NORTHWOOD, HA6 3LN

Councillor Reena Ranger asked for an explanation on the basement parking. The Planning Officer advised a swept path analysis had been completed. A parking management plan was required by condition and would ensure appropriate allocation and management of the disabled spaces.

Councillor Reena Ranger questioned how vehicles would park and exit the spaces allocated for Apartments 6, 7 and 8. The Planning Officer said there would be 21 parking spaces provided which met the Council's parking standards and were the correct size. The Planning Officer confirmed that this was on a worst case scenario, with the proposed studies being included as bedrooms for the purposes of calculating parking requirements. On this basis, the proposal still met the parking standards. The parking spaces would be accessible with two assigned for each unit. A Condition had been included requiring a parking management plan to be submitted. Officers felt that it would be difficult to defend as a reason for refusal the parking as it met parking standards.

Councillor Debbie Morris had concerns on the parking configuration. Highways said they had undertaken a swept path analysis but how had they accepted the basement parking and layout. Their principal priority was there should be no harm to highway safety but she questioned the usability for this number of vehicles. If the Highways Authority had assessed on that basis there was a duplication of spaces for the individual apartments. Could the parking management plan make this work?

Councillor Sarah Nelmes had concerns that the applicant had stated they had no money to make a financial contribution to social and affordable housing. This was not acceptable.

Councillor David Major referred to Paragraph 7.5.2 which stated flats 1, 3, 4 and 6 would each have a study which could be used as a third bedroom. The Planning Officer said the studies in these flats could be used as bedrooms and Officers had assessed the amenity space and parking on the flats being three bedrooms.

Councillor Sarah Nelmes asked if the affordable and financial contribution calculation could be reassessed at a later stage. The Planning Officer said it was possible to have a late stage review mechanism, whilst the details would need to be considered, this might be at the 50% occupation level.

Councillor Sara Bedford said a late stage calculation would mean that more profit could be made. The right baseline should have been in place the first time. She was not impressed with the financial viability guidance. She understood that

MHCLG guidance had been published this year. The applicant should provide a contribution towards affordable housing for those people who cannot afford to buy their own home. On the parking, the spaces were too small to park a van or a 4x4 and as people continue to drive bigger vehicles there would be very little room to park as the cars would be too close.

In accordance with Council Procedure Rule 35(b) Mr Yeatman spoke in support of the application.

In response to comments from the speaker in relation to the suitability of a late stage review mechanism on single phase schemes, Councillor Sara Bedford noted that the Wharf Lane development had been a single phase scheme and has been subject to a review mechanism. The Planning Officer stated that the Planning Solicitor had advised that a late stage review would be appropriate, however, Officers could seek further advice on the mechanism.

Councillor Sara Bedford continued to have concerns on viability and parking.

Councillor Reena Ranger said at 38 Eastbury Avenue only three of the parking spaces had been tandem. There would not be enough room to safely navigate out of the spaces.

Local Ward Councillor Joanna Clemens had concerns on the access, gates and post boxes but stated it was a reasonable development.

Councillor Debbie Morris moved refusal of the application as the parking scheme would not be operational and would not work in practice, there was no evidence provided on the accessible spaces, it would compromise those with a physical disability.

Councillor Sara Bedford moved an amendment, that the application be deferred for re-examination on the affordable housing provision and review of the viability, seconded by Councillor Sarah Nelmes.

The Planning Officer said the application could be deferred again for a second opinion on affordable housing; advice on the legitimacy of use of a late stage review mechanism; and further discussion regarding the practicalities of the parking layout.

On being put to the Committee the amended motion was declared CARRIED by the Chairman the voting being unanimous.

On being put to the Committee the motion was declared CARRIED the voting being unanimous.

RESOLVED:

That the application be DEFERRED.

PC 105/18 18/1497/FUL: Single storey front extension and two storey and single storey rear extension at 5 GROVE FARM PARK, NORTHWOOD, HA6 2BQ

In accordance with Council Procedure Rule 35(b) Mrs Payne spoke against the application and Mr Thakrar spoke in support of the application.

Batchworth Community Councillor Francois Neckar said a key feature was the unified blend of designs and styles which should be maintained. The flatter pitched roof would set a new precedent. The non-uniform appearance with the other houses on the estate would create uniformity problems. The occupants at No.6 Grove Farm Park would be surrounded by walls on all sides and would be overlooked and No.64 and No.65 would have a dominating view.

Local Ward Councillor Joanna Clemens said Grove Farm Park was a nice development. This would be overdevelopment and would affect the amenity space of the other residents. It was for the applicant to consider moving house rather than having this blight on the neighbours.

Councillor Sara Bedford said this was not a Conservation Area and the Local Ward Councillor should not be telling people they should move house as they don't like the plans.

Councillor Reena Ranger said uniformity should remain. This application was not in keeping with the streetscene and although it was not in the Conservation Area the Committee should be protecting the uniformity. The proposed bulk and massing would impact on the neighbours' amenity space and would be visibly intrusive.

Councillor Sara Bedford said the applicant had said the window could be changed. The Planning Officer said the new window could be removed. The window was for bedroom 3 which would have the same outlook as the existing window but would be restricted by Condition C5.

Councillor Debbie Morris said there was currently uniformity of the rear walls of the properties, the gardens were small and the houses were of a similar depth. If the application was granted the garden would be reduced to 129 sqm from 176 sqm. This was not a typical garden size in this area and would bring urbanisation of the plot and potentially could lead to other plots be urbanised if this application was permitted. It would impact on the character of the area, street scene and the rear extension would have an overbearing feeling on the garden at No.6. She thanked the applicant for allowing the Committee to view the garage on the site visit which was usable to park a car but she was not sure it could accommodate two cars.

Councillor Reena Ranger asked if the extension would be to the start of the shed or beyond? The Planning Officer advised the extension would be 1.6m wide and 3.9m in depth and whilst they could not comment with certainty on the photos, they felt that the extension would reach the shed but were not sure if it would reach the end of the shed.

Councillor Steve Drury said the fence panels looked 1.83 sqm in width.

Councillor Debbie Morris moved refusal, seconded by Councillor Reena Ranger, due to the impact on the character of the area, impact on the streetscene and would be detrimental to the neighbours amenity space due to its scale, bulk and massing.

On being put to the Committee the motion was declared CARRIED by the Chairman the voting being 9 for, 1 Against and 0 Abstentions.

RESOLVED:

That PLANNING PERMISSION BE REFUSED for the following reasons:

- R1 The proposed rear extension, by reason of its scale, bulk and massing and location on a prominent corner plot would appear as a dominant and uncharacteristic addition to the host property which would not respect the character or appearance of the street scene or locality. The development would therefore be contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).
- R2 The proposed rear extension by virtue of its scale, bulk and proximity to the neighbouring property to the south would result in an unduly prominent and overbearing form of development which would have adverse impact on the amenities of the occupants of this neighbouring property. The proposal is therefore contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

Informative:

The Local Planning Authority has been positive and proactive in considering this planning application in line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015. Whilst the applicant and the Local Planning Authority discussed the scheme during the course of the application, the proposed development, as amended, fails to comply with the requirements of the Development Plan and does not maintain/improve the economic, social and environmental conditions of the District.

PC 106/18 18/1614/FUL- Change of use from phone box to use as notice board for community organisations at RED K6 KIOSK, 44 CHURCH STREET, RICKMANSWORTH, HERTFORDSHIRE, WD3 1JE

18/1615/LBC- Listed Building Consent: Change of use from phone box to use as notice board for local organisations at RED K6 KIOSK, 44 CHURCH STREET, RICKMANSWORTH, HERTFORDSHIRE, WD3 1JE

The Planning Officer reported that following the publication of the Committee reports the elevations had been amended so as to revise the proposed signage.

The signs would now read 'INFORMATION' to the sides and 'BATCHWORTH CC' to the front and rear as opposed to 'BATCHWORTH COMMUNITY COUNCIL' and 'COMMUNITY INFORMATION'.

Therefore the size of the text will be larger than previously shown and will remain within the perimeter of the existing signage.

As such Condition C2 for both applications would be updated to reflect the amended plans.

Councillor Alison Scarth said she was sorry the original telephone wording would be removed but asked if the crown logo could be retained? The Planning Officer said that just the wording of the sign was proposed to be changed but it would be in the same typeface. Other parts of the telephone box would be the same.

Councillor Reena Ranger referred to the Conservation Officer comments. The Officer was against the word “telephone” being lost. The Planning Officer said that the concerns had been noted and discussed with the Community Council but they were keen to ensure the purpose of the building was clearly identified.

Councillor Diana Barber had concerns that the telephone box maybe vandalised or have graffiti. It was important it was kept to a high standard and was well maintained.

Batchworth Community Councillor Nina Hosking spoke in support of the applications.

Councillor Debbie Morris wondered if there could be a compromise to retain the word telephone on two sides of the telephone box.

Councillor Sara Bedford said there was a similar telephone box in Hunton Bridge being used as a library.

Councillor Sarah Nelmes moved, seconded by Councillor Marilyn Butler, that planning permission be granted for application 18/1614/FUL and listed building consent be granted for application 18/1615/LBC.

On being put to the Committee both the motions were declared CARRIED by the Chairman the voting being unanimous.

RESOLVED:

That subject to no new material planning considerations being raised, PLANNING PERMISSION 18/1614/FUL BE GRANTED subject to the following Conditions:

- C1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of Section 91(1) of the Town and Country Planning Act 1990 and as amended by the Planning and Compulsory Purchase Act 2004.

- C2 The development hereby permitted shall be carried out in accordance with the following approved plans: TRDC 001 (Existing Elevations), TRDC 002 (Proposed Elevations) and TRDC 003 (Location plan)

Reason: For the avoidance of doubt and in the proper interests of planning and to safeguard the character and appearance of the Conservation Area, Listed Building and the residential amenity of neighbouring occupiers in accordance with Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011), Policies DM3 DM6 and DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013) and the Rickmansworth Conservation Area and Character Assessment 1993.

- C3 Any new glazing panes required to be fixed or replaced should be to match the existing materials.

Reason: To ensure that the external appearance of the development is satisfactory in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM3 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

Informatives:

- 11 With regard to implementing this permission, the applicant is advised as follows:

All relevant planning conditions must be discharged prior to the commencement of work. Requests to discharge conditions must be made by formal application. Fees are £116 per request (or £34 where the related permission is for extending or altering a dwellinghouse or other development in the curtilage of a dwellinghouse). Please note that requests made without the appropriate fee will be returned unanswered.

There may be a requirement for the approved development to comply with the Building Regulations. Please contact Hertfordshire Building Control (HBC) on 0208 207 7456 or at buildingcontrol@hertfordshirebc.co.uk who will be happy to advise you on building control matters and will protect your interests throughout your build project by leading the compliance process. Further information is available at www.hertfordshirebc.co.uk.

Community Infrastructure Levy (CIL) - If your development is liable for CIL payments, it is a requirement under Regulation 67 (1) of The Community Infrastructure Levy Regulations 2010 (As Amended) that a Commencement Notice (Form 6) is submitted to Three Rivers District Council as the Collecting Authority no later than the day before the day on which the chargeable development is to be commenced. DO NOT start your development until the Council has acknowledged receipt of the Commencement Notice. Failure to do so will mean you will lose the right to payment by instalments (where applicable), lose any exemptions already granted, and a surcharge will be imposed.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

Where possible, energy saving and water harvesting measures should be incorporated. Any external changes to the building which may be subsequently required should be discussed with the Council's Development Management Section prior to the commencement of work.

- 12 The applicant is reminded that the Control of Pollution Act 1974 allows local authorities to restrict construction activity (where work is audible at the site boundary). In Three Rivers such work audible at the site boundary, including deliveries to the site and running of equipment such as generators, should be restricted to 0800 to 1800 Monday to Friday, 0900 to 1300 on Saturdays and not at all on Sundays and Bank Holidays.
- 13 The Local Planning Authority has been positive and proactive in its consideration of this planning application, in line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority suggested modifications to the development during the course of the application and the applicant submitted amendments which result in a form of development that maintains/improves the economic, social and environmental conditions of the District.

That subject to no new material planning considerations being raised, LISTED BUILDING CONSENT 18/1615/LBC BE GRANTED subject to the following Conditions:

- C1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: To comply with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- C2 The development hereby permitted shall be carried out in accordance with the following approved plans: TRDC 001 (Existing Elevations), TRDC 002 (Proposed Elevations) and TRDC 003 (Location plan)
Reason: For the avoidance of doubt and in the proper interests of planning and to safeguard the character and appearance of the Conservation Area, Listed Building and the residential amenity of neighbouring occupiers in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011), Policies DM3 and Appendix 2 of the Development Management Policies LDD (adopted July 2013) and the Rickmansworth Conservation Area and Character Assessment 1993.
- C3 Any new glazing panes required to be fixed or replaced should be to match the existing materials.
Reason: To ensure that the external appearance of the development is satisfactory in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM3 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

Informatives:

- 11 With regard to implementing this permission, the applicant is advised as follows:

All relevant planning conditions must be discharged prior to the commencement of work. Requests to discharge conditions must be made by formal application. Fees are £116 per request (or £34 where the related permission is for extending or altering a dwellinghouse or other development in the curtilage of a dwellinghouse). Please note that requests made without the appropriate fee will be returned unanswered.

There may be a requirement for the approved development to comply with the Building Regulations. Please contact Hertfordshire Building Control (HBC) on 0208 207 7456 or at buildingcontrol@hertfordshirebc.co.uk who will be happy to advise you on building control matters and will protect your interests throughout your build project by leading the compliance process. Further information is available at www.hertfordshirebc.co.uk.

Community Infrastructure Levy (CIL) - If your development is liable for CIL payments, it is a requirement under Regulation 67 (1) of The Community Infrastructure Levy Regulations 2010 (As Amended) that a Commencement Notice (Form 6) is submitted to Three Rivers District Council as the Collecting Authority no later than the day before the day on which the chargeable development is to be commenced. DO NOT start your development until the Council has acknowledged receipt of the Commencement Notice. Failure to do so will mean you will lose the right to payment by instalments (where applicable), lose any exemptions already granted, and a surcharge will be imposed.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or

cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

Where possible, energy saving and water harvesting measures should be incorporated. Any external changes to the building which may be subsequently required should be discussed with the Council's Development Management Section prior to the commencement of work.

- 12 The applicant is reminded that the Control of Pollution Act 1974 allows local authorities to restrict construction activity (where work is audible at the site boundary). In Three Rivers such work audible at the site boundary, including deliveries to the site and running of equipment such as generators, should be restricted to 0800 to 1800 Monday to Friday, 0900 to 1300 on Saturdays and not at all on Sundays and Bank Holidays.

PC 107/18 18/1680/RSP – Demolition of existing garage and construction of single storey and two storey front, side and rear extensions, first floor rear extension and alterations to roof to include increase in ridge height at 23 LEWES WAY, CROXLEY GREEN, RICKMANSWORTH, HERTFORDSHIRE, WD3 3SN.

The Planning Officer advised that as works had commenced on site the description would be changed to include part retrospective and the suffix will be amended from FUL to RSP.

The recommendation at Paragraph 8.1 would be amended to state that part retrospective planning permission be granted subject to the following conditions: Conditions 1 and 2 will also be amended accordingly to reflect the fact that the permission would be part retrospective.

Officers also advised that it had come to their attention that the Croxley Green Neighbourhood Plan was not referenced within this Committee Report. It should be noted that the neighbourhood plan had not been formally adopted and the referendum had not yet taken place. The neighbourhood plan was a material consideration, but does not carry full weight as it was not currently part of the statutory development plan. Whilst the neighbourhood plan is not referred to in the officer report, it seeks to protect the character and appearance of the area. In addition it requires extensions to be well designed. The impact of the proposal on the character of the area had been fully considered within the report and officers consider therefore that there would be no conflict with the Croxley Green neighbourhood plan. Therefore, we consider that a decision can be taken tonight.

Councillor Debbie Morris did not feel too concerned by the application and was pleased the applicant had changed the finishes to the building and work was going to be restricted on Saturdays.

Councillor Sarah Nelmes noted the neighbour comments regarding working outside appointed hours. There were various extensions and styles in the road. She had slight concern whether the property would still be detached. The Planning Officer said that the impact on the neighbours had been fully assessed in the report.

Councillor Sarah Nelmes moved, seconded by Councillor Debbie Morris, that Part Retrospective Planning Permission be Granted subject to conditions.

On being put to the Committee the motion was declared CARRIED by the Chairman the voting being 9 For, 0 Against and 1 Abstention.

RESOLVED:

That PART RETROSPECTIVE PLANNING PERMISSION BE GRANTED and has effect from the date on which it is carried out and is subject to the following conditions:

C1 Those parts of the development hereby permitted that have not yet been carried out shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of Section 91(1) of the Town and Country Planning Act 1990 and as amended by the Planning and Compulsory Purchase Act 2004.

C2 The development hereby permitted shall be carried out in accordance with the following approved plans: TRDC 001 (Location Plan), 180211/A and 180210 Rev A.

Reason: For the avoidance of doubt and in the proper interests of planning in accordance with Policies CP1, CP9, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM6, DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013).

C3 All new works or making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Reason: To ensure that the external appearance of the building is satisfactory in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

C4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any other revoking and re-enacting that order with or without modification), no windows/dormer windows or similar openings [other than those expressly authorised by this permission] shall be constructed in the flank elevations or roof slopes of the extension/development hereby approved.

Reason: To safeguard the residential amenities of neighbouring properties in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

C5 Before the first occupation of the building/extension hereby permitted the two-casement window and single-casement window at first floor level within the eastern flank elevation serving the bathroom and ensuite; shall be fitted with purpose made obscured glazing and shall be top level opening only at 1.7m above the floor level of the room in which the window is installed. The window shall be permanently retained in that condition thereafter.

Reason: To safeguard the amenities of the occupiers of neighbouring residential properties in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

Informatives:

I1 With regard to implementing this permission, the applicant is advised as follows:

All relevant planning conditions must be discharged prior to the commencement of work. Requests to discharge conditions must be made by formal application. Fees are £116 per request (or £34 where

the related permission is for extending or altering a dwellinghouse or other development in the curtilage of a dwellinghouse). Please note that requests made without the appropriate fee will be returned unanswered.

There may be a requirement for the approved development to comply with the Building Regulations. Please contact Hertfordshire Building Control (HBC) on 0208 207 7456 or at buildingcontrol@hertfordshirebc.co.uk who will be happy to advise you on building control matters and will protect your interests throughout your build project by leading the compliance process. Further information is available at www.hertfordshirebc.co.uk.

Community Infrastructure Levy (CIL) - Your development may be liable for CIL payments and you are advised to contact the CIL Officer for clarification with regard to this. It is a requirement under Regulation 67 (1), Regulation 42B(6) (in the case of residential annexes or extensions), and Regulation 54B(6) (for self-build housing) of The Community Infrastructure Levy Regulations 2010 (As Amended) that a Commencement Notice (Form 6) is submitted to Three Rivers District Council as the Collecting Authority no later than the day before the day on which the chargeable development is to be commenced. DO NOT start your development until the Council has acknowledged receipt of the Commencement Notice. Failure to do so will mean you will lose the right to payment by instalments (where applicable), lose any exemptions already granted, and a surcharge will be imposed.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

Where possible, energy saving and water harvesting measures should be incorporated. Any external changes to the building which may be subsequently required should be discussed with the Council's Development Management Section prior to the commencement of work.

- 12 The applicant is reminded that the Control of Pollution Act 1974 allows local authorities to restrict construction activity (where work is audible at the site boundary). In Three Rivers such work audible at the site boundary, including deliveries to the site and running of equipment such as generators, should be restricted to 0800 to 1800 Monday to Friday, 0900 to 1300 on Saturdays and not at all on Sundays and Bank Holidays.
- 13 The Local Planning Authority has been positive and proactive in its consideration of this planning application, in line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015. The development maintains/improves the economic, social and environmental conditions of the District.
- 14 Bats are protected under domestic and European legislation where, in summary, it is an offence to deliberately capture, injure or kill a bat, intentionally or recklessly disturb a bat in a roost or deliberately disturb a bat in a way that would impair its ability to survive, breed or rear young, hibernate or migrate, or significantly affect its local distribution or abundance; damage or destroy a bat roost; possess or advertise/sell/exchange a bat; and intentionally or recklessly obstruct access to a bat roost.

If bats are found all works must stop immediately and advice sought as to how to proceed from either of the following organisations:

The UK Bat Helpline: 0845 1300 228

Natural England: 0300 060 3900

Herts & Middlesex Bat Group: www.hmbg.org.uk

or an appropriately qualified and experienced ecologist.

(As an alternative to proceeding with caution, the applicant may wish to commission an ecological consultant before works start to determine whether or not bats are present).

I5 The applicant is advised that the requirements of the Party Wall Act 1996 may need to be satisfied before development commences.

PC 108/18 18/1758/RSP - Roof alterations including hip to gable roof extensions, provision of rear dormer window and front rooflights at 156 GREENFIELD AVENUE, CARPENDERS PARK, WD19 5DQ

In accordance with Council Procedure Rule 35(b) Mr Meruda spoke in support of the application.

The Planning Officer advised that it was not permitted development as the entire roof had been removed and a wholly new roof constructed. The roof had increased in cubic metres, was larger than the original roof and was considered a wholesale replacement.

Councillor Sara Bedford asked how much extra could be allowed under permitted development and what the extra square metres was. The Planning Officer said it was not permitted development as the entire roof structure had been removed. Officers were unable to advise what would have been possible by keeping some of the original roof and would need to seek clarification.

Councillor Debbie Morris said the rear dormer seemed disproportionate.

The Planning Officer said the alterations needed planning permission and the rear dormer window did not comply with the design guidance due to the size, it was not subordinate.

Councillor Sara Bedford had concerns regarding the rear dormer window being allowed under permitted development. She did not have a problem with the removal of the hipping on the roof. The dormer on the rear was large and the Committee needed information on what could be achieved within permitted development.

Councillor Sara Bedford moved, seconded by Councillor Sarah Nelmes, that the application be deferred to look at the dormer window and to clarify what could be undertaken under permitted development with regard to the roof.

On being put to the Committee the motion was declared CARRIED by the Chairman the voting being 9 For, 0 Against and 1 Abstention.

RESOLVED:

That the application be DEFERRED.

PC 109/18 18/1769/FUL – Erection of 28 residential units, together with car parking, open space, landscaping and new vehicular and pedestrian

access from Railway Terrace at LAND ADJACENT LAKEVIEW, RAILWAY TERRACE, KINGS LANGLEY, HERTS

The Planning Officer reported that an additional neighbour objection had been received raising the following concerns:

Adverse effect on trees, over development, overshadowing, additional traffic will result in further traffic jams and pollution; adverse effect on the lake and will affect views from nearby properties and reduce open space in the town; Already insufficient road space and parking for local vehicles and at the station; impact on local services.

The Lead Local Flood Authority confirmed that they have removed their objections subject to conditions.

Following receipt of further information Thames Water had removed reference to the assessment of the impact of the development on the balancing pond to the north of the site.

A preliminary Bat Roost Assessment had been submitted. Herts Ecology had reviewed the survey and confirmed that sufficient information had been submitted to enable the LPA to fully consider the impact of the proposal on bats. Herts Ecology advised that the works were carried out in accordance with the mitigation measures and ecological enhancements as set out within the technical note.

Following receipt of the comments from the LLFA and Herts Ecology additional conditions regarding the sustainable drainage and that works shall be carried out in accordance with the Preliminary Bat Roost Assessment should be attached to the decision.

In accordance with Council Procedure Rule 35(b) Mr Walton spoke in support of the application.

Councillor Reena Ranger said it was refreshing to see more parking spaces than the minimum normally required and welcomed the greenery within the development. She asked for clarification on the first floor apartments and whether they were one or two bedroom as they looked like same floor space. Did they meet standards?

The Planning Officer advised that the two end apartments had increased in size with one being shared ownership and one a rented unit.

Councillor Sarah Nelmes said non allocated parking spaces could be overrun by commuters.

Councillor Sara Bedford said a couple of sites in the area had the minimum allocated and free parking with people buying spaces and renting spaces out. Often only one parking space was provided for a two bed flat, which was a problem in the area. The Highways depot was nearby and the site could provide the opportunity for parking. The applicant should look to firm up the parking arrangements to have more allocated parking. The Planning Officer advised that Condition C14 required a parking management plan.

Councillor Sarah Nelmes moved, seconded by Councillor Marilyn Butler, that Planning Permission be Granted subject to conditions.

On being put to the Committee the motion to grant planning permission with conditions was declared CARRIED by the Chairman the voting being unanimous.

RESOLVED:

That PART PLANNING PERMISSION BE GRANTED subject to the following conditions:

- C1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of Section 91(1) of the Town and Country Planning Act 1990 and as amended by the Planning and Compulsory Purchase Act 2004.

- C2 The development hereby permitted shall be carried out in accordance with the following approved plans: 1201-001, 1201-002 Rev B, 1201-003 Rev B, 1201-004 Rev B, 1201-007 Rev A, 1201-009 Rev A, 1201-010 Rev B, 1201-011 Rev C, 1201-020 Rev A, 1201-021 Rev A, 1201-030 Rev A, 1201-031 Rev A, 1201-040 Rev A, 1201-041 Rev A, 1201-050 Rev A, 1201-051 Rev B, 1201-060 Rev A, 1201-061 Rev B, 1201-070 Rev A, 1201-071 Rev A, 1201-080 Rev A, 1201-081 Rev A, 1201-082 Rev A, 1201-083 Rev A, 1201-084 Rev A, 1201-090 Rev A, A184-PP01 Rev C, 17311 OGL Rev 1, 17311 OGL Rev 1.

Reason: For the avoidance of doubt and in the proper interests of planning in accordance with Policies PSP3, CP1, CP2, CP3, CP4, CP6, CP8, CP9, CP10 and CP12 of the Core Strategy (adopted October 2011), Policies DM1, DM3, DM4, DM6, DM8, DM9, DM10, DM11, DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013) and the Affordable Housing Supplementary Planning Document (approved June 2011).

- C3 No development shall take place until details of the existing site levels and the proposed finished site levels, floor levels and sections of the proposed buildings and site 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.

Reason: This is a pre commencement condition to ensure that the external appearance of the development is satisfactory and to ensure the levels are acceptable in relation to flood risk in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM8 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- C4 Prior to the commencement of the development hereby permitted, details of the proposed areas and treatments of adoptable highway (incorporating the proposed access for the site as shown in indicative form on Drawing No. C85680-SK-001 Rev C) shall be submitted to and approved in writing by the Local Planning Authority. The details submitted shall include a proposed construction programme confirming the delivery of the various proposed access arrangements.

Reason: This is a pre-commencement condition to minimise danger, obstruction and inconvenience to users of the highway in accordance with Policies CP1 and CP10 of the Core Strategy (adopted October

2011) and Policy DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

- C5 Prior to the first occupation of the development hereby permitted, the approved site access details shall be constructed as approved in writing by the Local Planning Authority in accordance with Condition 4.

Reason: This is a pre-commencement condition to minimise danger, obstruction and inconvenience to users of the highway in accordance with Policies CP1 and CP10 of the Core Strategy (adopted October 2011) and Policy DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

- C6 No development shall take place until the following details have been submitted to and approved in writing by the Local Planning Authority.

- i) Construction vehicle numbers, type and routing;
- ii) Traffic management requirements;
- iii) Construction and storage compounds (including areas designated for car parking);
- iv) Proposals to control dust during demolition operations;
- v) Siting and details of wheel washing facilities;
- vi) Cleaning of site entrances, site tracks and the adjacent public highway;
- vii) Provision of sufficient on-site parking prior to commencement of construction activities;

The relevant details should be submitted in the form of a Construction Management Plan and the approved details shall be implemented throughout the construction programme.

Reason: This is a pre-commencement condition to minimise danger, obstruction and inconvenience to users of the highway in accordance with Policies CP1 and CP10 of the Core Strategy (adopted October 2011) and Policy DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

- C7 Prior to the commencement of development, including any demolition, a Site Waste Management Plan (SWMP) shall be submitted to and approved in writing by the Local Planning Authority. The SWMP should aim to reduce the amount of waste being produced on site and should contain information including types of waste removed from the site and where that waste is being taken to. The development shall be carried out in accordance with the approved SWMP.

Reason: This is a pre commencement condition to promote sustainable development and meet the requirements of Policy CP1 of the Core Strategy (adopted October 2011), Policy DM10 of the Development Management Policies LDD (adopted July 2013) and Policy 12 of the adopted Hertfordshire County Council Waste Core Strategy and Development Management Policies Development Plan Document (2012).

- C8 No development shall take place until a scheme for the provision of Affordable Housing to be constructed on the site pursuant to the planning permission has been submitted to and approved in writing by the Local Planning Authority. The Affordable Housing shall be provided in accordance with the approved scheme. The scheme shall include:

- i. the numbers, type and size, tenure and location of the Affordable Housing to be constructed on the site which shall not consist of less than thirteen (13) Dwellings, of which ten (10) shall be constructed and Provided as Social Rented Dwellings and three (3) shall be constructed and Provided as Shared Ownership Dwellings;
- ii. the timing of the construction of the Affordable Housing and its phasing in relation to the occupancy of the Market Housing;
- iii. the arrangements for the transfer of the Affordable Housing to an Affordable Housing Provider or the arrangements for the management of the Affordable Housing if those dwellings are not to be transferred to a Affordable Housing Provider;
- iv. the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the Affordable Housing; and
- v. the occupancy criteria to be used for determining the identity of occupiers of the Affordable Housing and the means by which such occupancy criteria shall be enforced.
- vi. the timing of the completion of a Nominations Agreement to be entered into formalising the details to be agreed in respect of paragraphs (iv) and (v) above (in any event that Nominations Agreement to be completed prior to first Occupation of the Affordable Housing)
- vii. the arrangements for the use of any Net Proceeds following the sale of an interest in any of the Affordable Housing (in accordance where applicable with Homes and Communities Agency guidance)

The Affordable Housing shall be provided in accordance with the approved scheme. The dwellings constructed shall not be used for any other purpose than as Affordable Housing in accordance with that approved scheme, subject to:

- (A) any rights to acquire pursuant to the Housing Act 1996 or any equivalent statutory provision for the time being in force;
- (B) any right to buy pursuant to the Housing Act 1985 or any equivalent statutory provision for the time being in force;
- (C) where a tenant of a Shared Ownership Dwelling granted a Shared Ownership Lease has purchased the remaining shares so that the tenant owns the entire Shared Ownership Dwelling).
- (D) the restriction upon the use and disposal of the Affordable Housing shall cease to apply to the whole or any part of an Affordable Dwelling (hereafter referred to as the 'Affected Affordable Dwelling') where that whole or part is transferred or leased, pursuant to an event of default by any mortgagee or chargee of the Affordable Housing Provider or the successors in title to such mortgagee or chargee, or by any receiver or manager (including an administrative receiver) appointed pursuant to the Law of Property Act 1925 (hereafter referred to as the "Chargee"), PROVIDED THAT:
 - (i) the Chargee has first given the Council and the Affordable Housing Provider (as appropriate) 4 (four) months prior notice in writing (the "Chargee's Notice") of its intention to exercise any power of sale or lease in respect of any Affected Affordable Dwelling; and
 - (ii) the Chargee has first given the Council or the Affordable Housing Provider the opportunity to complete a transfer of the Affected Affordable Dwelling in order to ensure that it continues to be used for the purposes of Affordable Housing. The Chargee's Notice shall not be a valid Chargee's Notice unless it

- is accompanied by a conveyancer's certificate signed and dated by the conveyancer and confirming that, at the date of the notice, the Chargee giving the notice is entitled to execute a transfer of the freehold of the Affected Affordable Dwelling and all land required to gain access to the Affected Affordable Dwelling from the public highway; and
- (iii) the price for the purchase of the Affected Affordable Dwelling by the Council or the Affordable Housing Provider demanded by the Chargee shall not be permitted to exceed the market value of the Affected Affordable Dwelling at the date of the transfer on the valuation assumption that it is to be retained in perpetuity as Affordable Housing.
 - (iv) If the Council or the Affordable Housing Provider is unable to secure the transfer of the Affected Affordable Dwelling to itself under the terms and in the circumstances described above within the said period of 4 (four) months in accordance with subparagraph (i) above then the Chargee shall be entitled to dispose of the Affected Affordable Dwelling on the open market not subject to the condition above that it shall not be used for any other purpose than as Affordable Housing.

Reason: This is a pre commencement condition to meet local housing need within the Three Rivers district and to comply with Policies CP1, CP2, CP3 and CP4 of the Core Strategy (adopted October 2011) and the Affordable Housing SPD (approved July 2011).

C9 No development shall take place until an Archaeological Written Scheme of Investigation has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include an assessment of archaeological significance and research questions; and:

1. The programme and methodology of site investigation and recording;
2. The programme for post investigation assessment;
3. Provision to be made for analysis of the site investigation and recording;
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation;
5. Provision to be made for archive deposition of the analysis and records of the site investigation;
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

The development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation.

Reason: This is a pre-commencement condition to ensure that an appropriate scheme of archaeological investigation and recording is undertaken and that a suitable contingency exists for the rapid investigation of any archaeological remains in accordance with Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM3 of the Development Management Policies LDD (adopted July 2013).

C10 The development shall not be occupied/used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 9 and the provision made for analysis and publication where appropriate.

Reason: To ensure that an appropriate scheme of archaeological investigation and recording is undertaken and that a suitable contingency exists for the rapid investigation of any archaeological remains in accordance with Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM3 of the Development Management Policies LDD (adopted July 2013).

C11 No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP: Biodiversity shall include the following:

- A) Risk assessment of potentially damaging construction activities.
- B) Identification of "biodiversity protection zones".
- C) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- D) The location and timings of sensitive works to avoid harm to biodiversity features.
- E) The times during which construction when specialist ecologists need to be present on site to oversee works.
- F) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- G) Responsible persons and lines of communication.
- H) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: This is a pre commencement condition in the interests of safeguarding protected species and to meet the requirements of Policies CP1 and CP9 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

C12 Before any above ground building operations hereby permitted are commenced, samples and details of the proposed external materials including for hard surfacing and boundary treatments shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Reason: To ensure that the external appearance of the development is satisfactory in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

C13 The development shall be carried out in accordance with the submitted Sustainability and Energy Statement. Further details of the renewable energy technologies to be incorporated within the development shall be submitted and approved in writing by the Local Planning Authority before first occupation of the development and shall be installed prior to the first occupation of the development hereby permitted in accordance with the approved details.

Reason: To ensure that the development meets the requirements of Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM4 of the Development Management Policies LDD (adopted July 2013) and to make as full a contribution to sustainable development as possible.

C14 A parking management plan, including details of the allocation of vehicle parking spaces within the development; management and allocation of disabled

parking spaces; and long term management responsibilities and maintenance schedules for all communal parking areas and access arrangements, shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby approved. The parking management plan shall be carried out in accordance with the approved details.

Reason: To ensure that adequate off-street parking and manoeuvring space is provided within the development so as not to prejudice the free flow of traffic and in the interests of highway safety on neighbouring highways in accordance with Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policy DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

- C15 A landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development hereby approved. The landscape management plan shall be carried out as approved.

Reason: In order to ensure that the approved landscaping is satisfactorily maintained, in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

- C16 Prior to the occupation of the development hereby approved details of a lighting scheme for the development shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be installed as approved prior to the first occupation of the development.

Reason: To meet the needs for safety and security for users of the site and to ensure no adverse impacts on the adjoining public highways or adjoining properties, in accordance with Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- C17 Prior to occupation details of the collection points of domestic waste shall be submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be occupied until the approved scheme has been implemented and these facilities should be retained permanently thereafter.

Reason: To ensure that satisfactory provision is made, in the interests of amenity and to ensure that the visual appearance of such provision is satisfactory in compliance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM10 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- C18 The boundary treatment as shown on Plan 1201-004 Rev B shall be erected prior to first occupation and maintained in accordance with the approved details permanently thereafter.

Reason: To safeguard the visual amenities of neighbouring properties and the character of the locality in accordance with Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- C19 All hard landscaping works required by the approved scheme shall be carried out and completed prior to the first occupation of the development hereby permitted. All soft landscaping works required by the approved scheme shall be

carried out in the first planting season and shall be maintained including the replacement of any trees or plants which die are removed or become seriously damaged or diseased in the next planting season with others of a similar size or species for a period for five years from the date of the approved scheme was completed.

Reason: In the interests of visual amenity in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

- C20 No operations (including tree felling, pruning, demolition works, soil moving, temporary access construction, or any other operation involving the use of motorised vehicles or construction machinery) shall commence on site in connection with the development hereby approved until the branch structure and trunks of all trees shown to be retained and all other trees not indicated as to be removed and their root systems have been protected from any damage during site works, in accordance with the tree protection measures as set out within the Arboricultural Report (Reference AE/22213/18).

The protective measures, including fencing, shall be undertaken in accordance with the approved scheme before any equipment, machinery or materials are brought on to the site for the purposes of development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made. No fires shall be lit or liquids disposed of within 10.0m of an area designated as being fenced off or otherwise protected in the approved scheme.

Reason: To prevent damage to trees during construction and to meet the requirements of Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

- C21 The development hereby permitted shall be carried out in accordance with the Approved Flood Risk Assessment (reference RE001-B).

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme.

Reason: To ensure that compensatory storage of flood water is provided to prevent flooding on site and elsewhere in accordance with Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM8 of the Development Management Policies LDD (adopted July 2013).

- C22 The development hereby permitted shall not be first occupied until the cycle and bin stores have been implemented in accordance with the approved details and these facilities should be retained permanently thereafter.

Reason: To ensure that satisfactory provision is made, in the interests of amenity and to ensure that the visual appearance of such provision is satisfactory in compliance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM10 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- C23 The parking and turning spaces shall be constructed in accordance with the approved plans prior to the first occupation of any part of the development hereby permitted. The parking and turning spaces shall thereafter be kept permanently available for the use of residents and visitors to the site.

Reason: To ensure that adequate off-street parking and manoeuvring space is provided within the development so as not to prejudice the free flow of traffic and in the interests of highway safety on neighbouring highways in accordance with Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policy DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

- C24 Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any other revoking and re-enacting that order with or without modification) no development within the following Classes of Schedule 2 of the Order shall take place.

Part 1

Class A - enlargement, improvement or other alteration to the dwelling

Class E - provision of any building or enclosure

No development of any of the above classes shall be constructed or placed on any part of the land subject of this permission.

Reason: To ensure adequate planning control over further development having regard to the limitations of the site and in the interests of the visual amenities of the site and the area in general, in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- C25 Notwithstanding the provisions of Class A of Schedule 2 Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), the garages hereby permitted shall be retained solely for the housing of private motor vehicles, and at no time shall alterations be undertaken that would result in them being used for other purposes.

Reason: To ensure adequate planning control over further development having regard to the limitations of the parking within the site and surrounding road networks and in the interests of the visual amenities of the site and the area in general, in accordance with Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013).

- C26 If during development, contamination not previously identified is found to be present at the site, then no further development shall be carried out until the developer has submitted and obtained written approval from the Local Planning Authority a Method Statement detailing how this unsuspected contamination shall be dealt with. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed development will not cause pollution of the environment or harm to human health, in accordance with Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM9 of the Development Management Policies LDD (adopted July 2013).

- C27 No impact piling shall take place until a piling method statement (detailing the type of piling to be undertaken and the methodology by which such piling will be carried out and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority. Any piling shall only be undertaken in accordance with the approved piling method statement.

Reason: The proposed works will be within Ground Source Protection Zone in accordance with Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM9 of the Development Management Policies LDD (adopted July 2013).

C28 Should they be required, detailed proposals for fire hydrants serving the development as incorporated into the provision of the mains water services for the development, whether by means of existing water services or new mains or extension to or diversion of existing services or apparatus, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of development. The development shall thereafter be implemented in accordance with the approved details prior to occupation of any building forming part of the development.

Reason: To ensure that there is adequate capacity for fire hydrants to be provided and to meet the requirements of Policies CP1 and CP8 of the Core Strategy (adopted October 2011).

C29 The development permitted by this planning permission shall be carried out in accordance with the approved The surface water drainage system will be based on the submitted Surface Water Drainage Assessment, revision B, project reference RE002B, dated 02/06/2018, prepared by JNP Group Consulting Engineers. The surface water drainage scheme should include;

1. Providing 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.
2. Limiting the surface water run off generated by the 1 in 100 year + climate change critical storm so that it will not exceed the run off from the undeveloped site and not increase the risk of flooding off site.
3. Implementing the appropriate drainage strategy based on infiltration.

Reason: To prevent flooding by ensuring the satisfactory storage of and disposal of surface water from the site in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM8 of the Development Management Policies LDD (adopted July 2013).

C30 No development shall take place until the final design of the drainage scheme has been submitted to, and approved in writing by, the local planning authority. The surface water drainage system will be based on the submitted Surface Water Drainage Assessment, revision B, project reference RE002B, dated 02/06/2018, prepared by JNP Group Consulting Engineers. The scheme shall also include:

1. Specific infiltration tests at the location of proposed infiltrating feature.
2. All calculations/modelling and drain down times for all storage features based on location specific infiltration tests.
3. Full detailed engineering drawings including cross and long sections, location, size, volume, depth and any inlet and outlet features. This should be supported by a clearly labelled drainage layout plan showing pipe networks. The plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes.
4. Demonstrate an appropriate SuDS management and treatment train and inclusion of above ground features reducing the requirement for any underground storage.
5. Silt traps for protection for any residual tanked elements.
6. Details regarding any areas of informal flooding (events those exceeding 1 in 30 year rainfall event), this should be shown on a plan with estimated extents and depths.
7. Details of final exceedance routes, including those for an event which exceeds to 1:100 + 40% for climate change rainfall event
8. Management and maintenance plan for the drainage and SuDS features and who will be responsible for the maintenance of the drainage and SuDS features throughout the lifetime of the development. This should take into account who

will be responsible for the SuDS features that will be located in public open space and how the access to SuDS features located in private property will be managed. In relation to the shared soakaways, the maintenance plan should be very clear in how these will be maintained, who will be responsible for the maintenance.

9. Regarding the largest soakaway (located near the western boundary), it is mentioned (in the drawing no. C85680-D-002 Rev. B) that it is going to be subject to approval and adoption by local highways authority. According to the section 2.1.10 of the FRA, an alternative option should be considered for the maintenance to be carried out by the Parish Council for a commuted sum. For any of the above mentioned options the applicant will need prior confirmation and agreement from the relevant authorities, an effective confirmation of who is going to adopt and maintain it.

Reason: This is a pre commencement condition to prevent flooding by ensuring the satisfactory storage of and disposal of surface water from the site in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM8 of the Development Management Policies LDD (adopted July 2013).

- C31 The development shall be carried out in accordance with the Mitigation Measures and Ecological Enhancements as set out within the approved Technical Note 1: Preliminary Bat Tree Roost Assessment by Aspect Ecology, November 2018.

Reason: To maintain wildlife habitat and to meet the requirements of Policies CP1, CP9 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

Informatives:

- I1 With regard to implementing this permission, the applicant is advised as follows:

All relevant planning conditions must be discharged prior to the commencement of work. Requests to discharge conditions must be made by formal application. Fees are £116 per request (or £34 where the related permission is for extending or altering a dwellinghouse or other development in the curtilage of a dwellinghouse). Please note that requests made without the appropriate fee will be returned unanswered.

There may be a requirement for the approved development to comply with the Building Regulations. Please contact Hertfordshire Building Control (HBC) on 0208 207 7456 or at buildingcontrol@hertfordshirebc.co.uk who will be happy to advise you on building control matters and will protect your interests throughout your build project by leading the compliance process. Further information is available at www.hertfordshirebc.co.uk.

Community Infrastructure Levy (CIL) - Your development may be liable for CIL payments and you are advised to contact the CIL Officer for clarification with regard to this. It is a requirement under Regulation 67 (1), Regulation 42B(6) (in the case of residential annexes or extensions), and Regulation 54B(6) (for self-build housing) of The Community Infrastructure Levy Regulations 2010 (As Amended) that a Commencement Notice (Form 6) is submitted to Three Rivers District Council as the Collecting Authority no later than the day before the day on which the chargeable development is to be commenced. DO NOT start your development until the Council has acknowledged receipt of the Commencement Notice. Failure to do so will

mean you will lose the right to payment by instalments (where applicable), lose any exemptions already granted, and a surcharge will be imposed.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

Where possible, energy saving and water harvesting measures should be incorporated. Any external changes to the building which may be subsequently required should be discussed with the Council's Development Management Section prior to the commencement of work.

- 12 The applicant is reminded that the Control of Pollution Act 1974 stipulates that construction activity (where work is audible at the site boundary) should be restricted to 0800 to 1800 Monday to Friday, 0900 to 1300 on Saturdays and not at all on Sundays and Bank Holidays.
- 13 Construction standards for works within the highway: The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Hertfordshire County Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. The construction of such works must be undertaken to the satisfaction and specification of the Highway Authority, and by a contractor who is authorised to work in the public highway. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements. Further information is available via the website <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.
- 14 The applicant is advised of the following comments from Thames Water:

With regard to water supply, this comes within the area covered by the Affinity Water Company. For your information the address to write to is - Affinity Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333.

- 15 You should be aware that the proposed development site is located within an Environment Agency defined groundwater Source Protection Zone (GPZ) corresponding to Hunton Bridge Pumping Station. This is a public water supply, comprising a number of Chalk abstraction boreholes, operated by Affinity Water Ltd.

The construction works and operation of the proposed development site should be done in accordance with the relevant British Standards and Best Management Practices, thereby significantly reducing the groundwater pollution risk. It should be noted that the construction works may exacerbate any existing pollution. If any pollution is found at the site then the appropriate monitoring and remediation methods will need to be undertaken.

For further information you are referred to CIRIA Publication C532 "Control of water pollution from construction - guidance for consultants and contractors".

- 16 The following terms (and those related to them) referred to at Condition C9 shall be defined as set out below:

Affordable Housing means Social Rented Dwellings, Affordable Rented Dwellings and Shared Ownership Dwellings meeting Scheme Design and Quality Standards at costs below those associated with open market housing and which is available to, affordable by and occupied only by those in Housing Need.

Affordable Housing Provider means a registered provider registered with the Homes and Communities Agency (HCA) or other body registered with the HCA under the relevant Housing Act or other body approved by the HCA to receive social housing Grant such Registered Provider in any event to be approved by the Council.

Choice Based Lettings Scheme means the Council's allocations policy which determines the Council's priorities and procedures when allocating accommodation in accordance with the requirements of Section 167 of the Housing Act 1996.

Grant means national affordable housing programme funding allocated by the Homes and Communities Agency.

Homes and Communities Agency (HCA) means the agency of that name established by the Government (pursuant to the Housing and Regeneration Act 2008) which exercises the function of the former Housing Corporation in relation to financial assistance for new affordable homes (or any successor body).

Housing Need means persons who are assessed by the Council as being unable to resolve their housing needs in the private sector market because of the relationship between housing costs and incomes in accordance with the Choice Based Lettings Scheme.

Market Housing means those dwellings constructed on the site pursuant to the planning permission which shall not be Provided as Affordable Housing

Net Proceeds means any receipts or consideration received by a Affordable Housing Provider from the sale of an interest in any of the Affordable Housing following its initial occupation after deduction of the Affordable Housing Provider's reasonable evidenced costs of acquisition, construction and sale of the relevant affordable dwelling and the deduction of any Grant repayable.

Nominations Agreement means a contract to be entered into between the Council and the owner of the Affordable Housing whereby the Council shall have 100% nomination rights in respect of the Affordable Housing on first Occupation and 75% thereafter on re-lets to enable the Council to nominate occupiers

Open Market Value means the value confirmed by a certificate (from a professionally qualified valuer and produced in accordance, where applicable, with the Homes and Communities Agency Capital Funding Guide or successor requirements) that the relevant interest in the dwelling would fetch if sold on the open market by a willing vendor to a willing purchaser

Provided means practically completed, ready for first occupation, fully serviced and subject to a contract with an Affordable Housing Provider for the acquisition of no less than a 125 year leasehold interest

Reasonable Service Charge means a sum that covers the contribution requested from time to time for those services and facilities which are of a

nature and to a standard reasonably required in connection with and which directly benefit the relevant Affordable Housing, such sum to be set at a fair and reasonable proportion of the costs relating to the services provided.

Scheme Design and Quality Standards means standards in relation to the internal environment sustainability and external environment of Affordable Dwellings as set out in the Housing Corporation's document entitled 'Design & Quality Standards 2007' or such other replacement design standards as may be issued from time to time.

"Shared Ownership Dwellings" means Affordable Housing occupied subject to a Shared Ownership Lease

"Shared Ownership Lease" means a lease substantially in the form approved or published by the HCA whereby:

(a) the initial share sold to the leaseholder:
(i) is a minimum of 25% (twenty five per cent) and a maximum of 75% (seventy five per cent) of the total equity in the unit; and
(ii) is sold for a premium equal to the corresponding percentage of the Open Market Value of the property;
and

(b) (i) the annual rent does not initially exceed 2.75% (two point seven five per cent) of the full Open Market Value (assessed in accordance with the HCA's Capital Funding Guide) of the Registered Providers retained share of the equity in the relevant affordable unit;

(ii) is not at a level which is in conflict with any applicable Homes and Communities Agency successor restrictions relating to charges payable by the tenant; and

and

(c) the tenant:
(i) pays no more than a Reasonable Service Charge (where applicable);
and
(ii) may in successive tranches purchase the remainder of the equity in the unit

Social Rented Dwellings means Affordable Housing provided through a Affordable Housing Provider available for rent at Target Rent and subject to a Reasonable Service Charge under an assured tenancy or equivalent.

Target Rent means a rent which does not exceed the guideline rent determined through the national rent regime set from time to time.

- 17 The Local Planning Authority has been positive and proactive in its consideration of this planning application, in line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015. The applicant and the Local Planning Authority engaged in pre-application discussions and the Local Planning Authority suggested modifications to the development during the course of the application and the applicant submitted amendments. This results in a form of development that maintains/improves the economic, social and environmental conditions of the District.

In the event of a further objection from the Lead Local Flood Authority the application be delegated to the Director of Community and Environmental Services to REFUSE PLANNING PERMISSION for the following reason:

- R1 Adequate detail of the proposed sustainable urban drainage system (SUDS) has not been provided to support the use of such a system. The proposed development would therefore be contrary to Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM8 of the Development Management Policies document (adopted July 2013).

Informative:

- I1 In line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has considered, in a positive and proactive manner, whether the planning objections to this proposal could be satisfactorily resolved within the statutory period for determining the application. Whilst the applicant and the Local Planning Authority engaged in pre-application discussions, the proposed development fails to comply with the requirements of the Development Plan and does not maintain/improve the economic, social and environmental conditions of the District.

PC 110/18 18/1806/FUL - Single and two storey extension to existing leisure centre with associated works, extended car park and installation of new vehicular access and substation at THE CENTRE, GOSFORTH LANE, SOUTH OXHEY, WD19 7AX

The Planning Officer reported that having reviewed the revised Flood Risk Assessment and Drainage Strategy, HCC as Lead Local Flood Authority raise no objection to the development subject to conditions requiring the development to be carried out in accordance with FRA and Drainage Strategy, the submission of a surface water drainage scheme and management details. As such 3 additional conditions are requested.

In view of the comments received from the LLFA, the recommendation at section 8 can also be amended as it is no longer required to delegate the decision to the Director.

Councillor Debbie Morris asked for information on the change of opening times as there seemed to be no restrictions. On the parking it appeared it was not limited to just the Centre users. Would there be restrictions in the future as there could be a shortfall in the future with the increased facilities.

The Planning Officer advised on the hours the Centre was open there were no planning restrictions on these currently. The hours currently were Monday to Friday 7am to 10pm and 9am to 7pm on Saturday and Sunday. The future hours would be 6.30am to 10.30pm weekdays and additional hours on Saturday and Sunday. There were no restrictions on parking at present but there would be a management plan in place during the construction and for the long term management.

Councillor Alison Scarth said local schools having swimming lessons walked to the swimming pool and if the schools did drive the children it was to drop off and then come back to pick up.

The Planning Officer said the transport statement submitted stated there was not sufficient space for drop offs in the car park. They would use the bus stop at the entrance.

Councillor Steve Drury said extending the building would the staff get priority on the parking spaces. The Planning Officer said the proposed development would result in a total floor space of 3432 square metres. Taking into account the 1000 square metre threshold, when applying the parking standards this would result in a requirement for 111 spaces. However, the parking standards also allow for a zonal reduction to be applied based on the accessibility of the site. The application site is located within zone 3 which Appendix 5 indicates should provide 50%-75% of the maximum parking standards, equivalent in this case to between 56 – 83 parking spaces. The development proposes 72 parking spaces to serve the development, which would fall within this range. A condition had been included to manage the parking and a smart travel plan submitted to provide for sustainable transport for staff and the users of the centre.

Councillor Reena Ranger asked if the 72 spaces were generally occupied/busy and if the car park should have restricted parking.

Councillor Sara Bedford said she had parked there dozens of times and had always been able to park. She understood more people walked to the centre than drove.

Councillor Sarah Nelmes applauded the project to provide very nice leisure facilities near to the new housing. She moved the recommendation that Planning Permission be Granted subject to conditions and any additional conditions/informatives as requested by HCC Lead Local Flood Authority seconded by Councillor Alison Scarth.

On being put to the Committee the motion was declared CARRIED by the Chairman the voting being unanimous.

RESOLVED:

That PLANNING PERMISSION BE GRANTED subject to the following conditions and any additional conditions/informatives as requested by HCC Lead Local Flood Authority:

C1 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of Section 91(1) of the Town and Country Planning Act 1990 and as amended by the Planning and Compulsory Purchase Act 2004.

C2 Plans

The development hereby permitted shall be carried out in accordance with the following approved plans:

- | | |
|--------------|------------------------------|
| A-LOC-01 PO1 | (Location Plan) |
| A-PL-01 | (Existing Site Plan) |
| A-PL-02 | (Existing Ground Floor Plan) |
| A-PL-03 | (Existing First Floor Plan) |
| A-PL-04 | (Existing Roof Plan) |
| A-PL-05 | (Existing Elevations) |

A-PL-06	(Existing Street Scene)
A-PL-07	(Existing Sections)
S-52-001	(Existing Drainage)
A-PL-08 B	(Proposed Site Plan)
A-PL-09	(Proposed Ground Floor Plan)
A-PL-10	(Proposed First Floor Plan)
A-PL-11	(Proposed Roof Plan)
A-PL-12	(Proposed Elevations)
A-PL-13	(Proposed Street Scene)
A-PL-14	(Proposed Sections)
A-PL-15	(Proposed Hard Surfacing)
A-SB-01 A	(Materials Samples Board Sheet 1 of 2)
A-SB-02 A	(Materials Samples Board Sheet 2 of 2)
CSO 01 B	(Planting Plan)
18_5837_05_02 1	(Tree Constraints Plan)
Construction Management Plan Rev 002 (23/8/18)	
BXMW/COV/GUL/7200/1.00 C	(Coventry Gullwing Canopy)
D34105/JB/D	(Lighting)
VN81090-D101 A	(Swept Path Analysis – Large Refuse)
VN81090-D102 A	(Swept Path Analysis – Delivery Truck)
VD18770-101 A	(Swept Path Analysis Drawing)
VD18770-1100 A	(Kerbs & Footways Drawing)
VD18770-100 B	(General Arrangement, Road Marking & Paving Drawing)
VD18770-500 A	(Drainage Drawing)
VD18770-200 A	(Site Clearance Drawing)
E63/EX02 B	(Proposed External Services Layout)
S-52-002 P1	(Proposed Foul Drainage)
S-52-003 P2	(Proposed Surface Water Drainage)
EDS 07-3102.01 B	(Unit or Padmount Substation in GRP Enclosure)
GA11355-18-8-B-01 O	(GRP General Arrangement)

Reason: For the avoidance of doubt, in the proper interests of planning and in accordance with Policies PSP2, CP1, CP6, CP8, CP9, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policies DM4, DM6, DM8, DM9, DM10, DM11, DM12, DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

C3 Materials

The development shall not be erected other than in the materials as have been approved in writing by the Local Planning Authority as shown on Drawing Numbers A-SB-01 A (Materials Samples Board Sheet 1 of 2) and A-SB-02 A (Materials Samples Board Sheet 2 of 2); and no external materials shall be used other than those approved.

Reason: To ensure that the external appearance of the building is satisfactory in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011).

C4 Construction Management Plan

The approved Construction Method Statement (Construction Management Plan Rev 002 23/8/18) shall be adhered to throughout the construction period.

Reason: In the interests of highway safety and convenience in accordance with Policies CP1 and CP10 of the Core Strategy (adopted

October 2011) and Policy DM10 of the Development Management Policies LDD (adopted July 2013).

C5 Provision of Visibility Splays

Prior to the first occupation of the development hereby permitted visibility splays shall be provided in full accordance with the details indicated on the approved plan number VD18770-100 B (General Arrangement, Road Marking & Paving Drawing). The splay shall thereafter be maintained at all times free from any obstruction between 600mm and 2m above the level of the adjacent highway carriageway.

Reason: In the interests of highway safety and convenience in accordance with Policies CP1 and CP10 of the Core Strategy (adopted October 2011) and Policy DM10 of the Development Management Policies LDD (adopted July 2013).

C6 Access

Vehicular access to and egress from the adjoining highway shall be limited to the accesses shown on drawing number VD18770-100 B only. Any other access or egress shall be permanently closed, and the highway footway shall be reinstated in accordance with a detailed scheme to be agreed with the Local Planning Authority, concurrently with the bringing into use of the new access.

Reason: To ensure construction of a satisfactory access and in the interests of highway safety in accordance with Policies CP1 and CP10 of the Core Strategy (adopted October 2011) and Policy DM10 of the Development Management Policies LDD (adopted July 2013).

C7 Landscaping

All landscaping shall be carried out in accordance with the approved details CSO 01 B (Planting Plan) and shall be maintained including the replacement of any trees or plants which die are removed or become seriously damaged or diseased in the next planting season with others of a similar size or species, for a period for five years from the date of the approved scheme was completed.

Reason: In the interests of visual amenity in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

C8 Ecology – Recommendations

The development hereby approved shall be carried out in full accordance with the Preliminary Ecological Appraisal and BREEAM Assessment (July 2018), including recommendations, approved pursuant to this application.

Reason: In the interest of biodiversity and to meet the requirements of Policies CP1, CP9 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

C9 Sustainability

The development hereby approved shall be carried out in full accordance

with the energy saving and renewable energy measures detailed within the Energy Statement (Carbon Emissions and Energy Usage Report July 2018) submitted and approved as part of the application.

Reason: To ensure that the development meets the requirements of Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM4 of the Development Management Policies LDD (adopted July 2013) and to ensure that the development makes as full a contribution to sustainable development as possible.

C10 Cycle Parking Provision

Parking for bicycles shall be provided in accordance with the approved plans (A-PL-08 Proposed Site Plan and BXMW/COV/GUL/7200/1.00 C Coventry Gullwing Canopy) and shall be permanently retained as such thereafter.

Reason: In order to ensure bicycle parking facilities are provided and to encourage use of sustainable modes of travel in accordance with Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policy DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

C11 Noise

The development hereby approved shall be carried out in full accordance with the Environmental Noise Survey Report and Proposed Fixed Plant Noise Criteria (Ref. 11213/1), including mitigation measures, approved pursuant to this application.

Reason: To ensure that neighbouring occupiers are not subjected to excessive noise and disturbance having regard to Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM9 of the Development Management Policies LDD (adopted July 2013).

C12 External Lighting

No external lighting, other than that shown on drawing D34105/JB/D, shall be installed on the site or affixed to any buildings on the site.

Reason: In the interests of visual amenity, residential amenity and biodiversity in accordance with Policies CP1, CP9 and CP12 of the Core Strategy (adopted October 2011) and Policies DM6 and DM9 of the Development Management Policies LDD (adopted July 2013).

C13 Parking Management Plan (Visitors – During Construction)

Prior to the commencement of the development hereby permitted, a parking management plan (dealing with managing parking provision for visitors to The Centre for the duration of works) shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall include details for the provision of alternative parking during the construction works when The Centre car park is closed.

Reason: To ensure that adequate off-street parking space is provided so as to not prejudice the free flow of traffic and in the interests of highway safety on neighbouring highways in accordance with Policies

CP1, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policy DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

C14 Car Park Management Plan

Prior to the first use of the new permanent car park hereby permitted, a Car Park Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Car Park Management Plan shall include a management regime governing the use by different categories of user, and monitoring of the car park, and maintenance. The car park shall thereafter be used and maintained only in accordance with the details as approved by this condition.

Reason: To ensure that adequate off-street parking and maneuvering space is provided within the development so as to not prejudice the free flow of traffic and in the interests of highway safety in accordance with Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policy DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

C15 Smart Travel Plan

a) Prior to the first use of the extensions hereby permitted, a 'Site Travel Plan' with the objective to increase journeys to and from the site by travel modes other than private car shall be submitted to the Local Planning Authority for approval.

b) The Site Travel Plan shall include specific targets to achieve the objective over time, with a commitment to performance monitoring of trips actually made to and from the site against these targets; a list of measures introduced and assessment of their effectiveness, along with assessment of obstacles or other reasons for any missed targets. This approved Site Travel Plan shall be introduced on first occupation of the extensions hereby permitted.

c) The Site Travel Plan shall be monitored and an update produced each year to show the success of the plan against the targets, performance monitoring of trips actually made to and from the site against these targets; a list of measures introduced and assessment of their effectiveness, along with assessment of obstacles or other reasons for any missed targets and explanation of how the targets will be achieved in the subsequent year.

d) The update will be submitted to the Local Planning Authority for written approval on each anniversary of the first year of occupation. The updated Site Travel Plan shall be implemented following its written approval.

Reason: To promote sustainable modes of transport and to meet the requirements of Policies CP1 and CP10 of the Core Strategy (adopted October 2011).

C16 In accordance with FRA and Drainage Strategy

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment & Drainage Strategy Rev. C, dated 1st November 2018, carried out by Hadfield Cawkwell Davidson, and the following mitigation measures detailed within the FRA:

1. For the new car parking area of System 1, limiting the surface water run off generated by the 1 in 100 year + 20% for climate change critical storm to a maximum rate of 1.0 l/s.

2. For System 2, limiting the surface water run off generated by the 1 in 100 year + 20% for climate change critical storm to a maximum rate of 4.0 l/s.
3. Implementing an appropriate drainage strategy for System 1 and System 2 based on attenuation and discharge into Thames Water surface water sewer system, using appropriate SuDS measures as shown on Drawing No. S-52-003 Rev. P4 - Proposed surface water drainage, date 01/11/2018, Drawing No. SK004 Rev. P02 - Storm Drainage Strategy Car Park Sub-base storage, date 01/11/2018.
4. Providing attenuation to ensure no increase in surface water run off volumes for all rainfall events up to and including the 1 in 100 year + 20% for climate change.

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.

Reason: To prevent flooding by ensuring the satisfactory disposal and storage of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants, in accordance with Policy CP1 of the Core Strategy (adopted October 2011) and Policies DM8 and DM9 of the Development Management Policies LDD (adopted July 2013).

C17 Surface Water Drainage Scheme

No development approved by this planning permission shall take place until a detailed surface water drainage scheme has been submitted to, and approved in writing by, the local planning authority. The surface water drainage scheme should include;

1. Detailed engineered drawings of the proposed SuDS features including their size, volume, depth and any inlet and outlet features including any connecting pipe runs.
2. Exceedance flow paths for surface water for events greater than the 1 in 100 year + climate change.
3. Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason: This is a pre commencement condition to prevent pollution of the water environment and provide a sustainable system of water drainage and management to meet the requirements of Policy CP1 of the Core Strategy (adopted October 2011) and Policies DM8 and DM9 of the Development Management Policies LDD (adopted July 2013).

C18 SuDS Maintenance

No development shall take place until details of the implementation, maintenance and management of the Sustainable Drainage Scheme approved in accordance with condition C17 have been submitted to and approved by the Local Planning Authority. Those details shall include:

- i. a timetable for its implementation, and
- ii. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The scheme shall be implemented in accordance with the approved details prior to occupation and shall thereafter be managed and maintained in accordance with the approved details.

Reason: To prevent pollution of the water environment and provide a sustainable system of water drainage and management to meet the requirements of Policy CP1 of the Core Strategy (adopted October 2011) and Policies DM8 and DM9 of the Development Management Policies LDD (adopted July 2013).

Informatives:

- 11 With regard to implementing this permission, the applicant is advised as follows:

All relevant planning conditions must be discharged prior to the commencement of work. Requests to discharge conditions must be made by formal application. Fees are £116 per request (or £34 where the related permission is for extending or altering a dwellinghouse or other development in the curtilage of a dwellinghouse). Please note that requests made without the appropriate fee will be returned unanswered.

There may be a requirement for the approved development to comply with the Building Regulations. Please contact Hertfordshire Building Control (HBC) on 0208 207 7456 or at buildingcontrol@hertfordshirebc.co.uk who will be happy to advise you on building control matters and will protect your interests throughout your build project by leading the compliance process. Further information is available at www.hertfordshirebc.co.uk.

Community Infrastructure Levy (CIL) - Your development may be liable for CIL payments and you are advised to contact the CIL Officer for clarification with regard to this. It is a requirement under Regulation 67 (1), Regulation 42B(6) (in the case of residential annexes or extensions), and Regulation 54B(6) (for self-build housing) of The Community Infrastructure Levy Regulations 2010 (As Amended) that a Commencement Notice (Form 6) is submitted to Three Rivers District Council as the Collecting Authority no later than the day before the day on which the chargeable development is to be commenced. DO NOT start your development until the Council has acknowledged receipt of the Commencement Notice. Failure to do so will mean you will lose the right to payment by instalments (where applicable), lose any exemptions already granted, and a surcharge will be imposed.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

Where possible, energy saving and water harvesting measures should be incorporated. Any external changes to the building which may be subsequently required should be discussed with the Council's Development Management Section prior to the commencement of work.

- 12 The applicant is reminded that the Control of Pollution Act 1974 allows local authorities to restrict construction activity (where work is audible at the site boundary). In Three Rivers such work audible at the site

boundary, including deliveries to the site and running of equipment such as generators, should be restricted to 0800 to 1800 Monday to Friday, 0900 to 1300 on Saturdays and not at all on Sundays and Bank Holidays.

- 13 The Local Planning Authority has been positive and proactive in its consideration of this planning application, in line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015. The applicant and the Local Planning Authority engaged in pre-application discussions which result in a form of development that maintains/improves the economic, social and environmental conditions of the District.
- 14 Due to the presence of National Grid apparatus in proximity to the application site, the Applicant should contact National Grid before any works are carried out to ensure National Grid apparatus is not affected by any of the proposed works. Further 'Essential Guidance' can be found on the National Grid website at www.nationalgrid.com or by contacting National Grid on 0800688588.
- 15 Construction standards for works within the highway: The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Hertfordshire County Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. The construction of such works must be undertaken to the satisfaction and specification of the Highway Authority, and by a contractor who is authorised to work in the public highway. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx> or by telephoning 0300 1234047.

PC 111/18 18/1938/FUL - Demolition of dwellinghouse and construction of three storey building consisting of five residential flats with balconies and associated refuse, recycling, access, cycle and car parking facilities at EASTBURY CORNER, 13 EASTBURY AVENUE, NORTHWOOD, HA6 3LE

The Planning Officer reported that since the publication of the Committee report the applicant had provided a construction management plan. This had been reviewed by Hertfordshire Highways and they had confirmed the content was acceptable. As such, Condition C7 shall be updated to require all construction works to take place only in accordance with the submitted management plan.

In addition, since the publication of the report the applicant had provided details of the proposed materials. These were included on the plans shown tonight. Officers consider the proposed materials are acceptable, and therefore it is proposed to amend C3 to require the development to be implemented in accordance with the materials which have been submitted.

In respect of Condition C5, having reviewed it is was not considered that the wording is clear enough to secure the ongoing maintenance of the car turntables. As such, it is proposed to add an additional condition requiring details of the maintenance of the turntables to be submitted to the LPA for approval before the first occupation of the development. This would include inspection and

maintenance schedules, timescales for repair works, confirmation that a contract for maintenance has been entered into and the time period for that contract, and arrangements to be entered into following the contract ending.

Councillor Debbie Morris had questions regarding the amenity space and was of the view this was a reason for refusal due to the shortfall and that it would be a cramped form of development. She asked what the definition of amenity space was.

The Planning Officer advised they did not have a firm definition but it was formed by gardens and space which was available to the occupants of the building.

Councillor Debbie Morris asked for clarification on the difference between soft landscaping and amenity space. She said that there was 50sqm of balcony space and 30sqm at the front of the building but this small lawn adjacent to the road was not usable amenity space. She asked for clarification on the hornbeam hedge. The Planning Officer said the hedge had been allowed for but was unable to say whether it was half a metre.

Councillor Debbie Morris said the communal amenity space area of approximately 30 square metres at the front of the proposed building and the additional space (approximately 2m deep) available immediately to the rear of the ground floor flats was not sufficient and also the visual buffer in the car parking area providing approximately 30 square metres of additional amenity space was also not sufficient amenity space. The 110 square metres of amenity space for future occupants fell way short of what was required.

In accordance with Council Procedure Rule 35(b) Mr Rupani spoke against the application

The Planning Officer confirmed that the turntable had not been accounted for as amenity space.

Councillor Reena Ranger said the turntable would be cramped and contrived. This development was about maximum profit and minimum amenity space. If the turntable broke down how long was the callout period? There needed to be protection for the occupiers and future occupiers. On the refuse collection, how could TRDC vehicles collect the refuse? The amenity space behind the turntable would not be usable space and there would be a shortfall in parking, with the Council's parking standards not being met and there was no parking in the area which would impact on Eastglade, Holbein Gate and Eastbury Avenue. The building would be visibly intrusive on the residents of Eastglade and in the wider context of the area was wrong and contrary to policy DM1 on access, design and amenity space.

Councillor Sarah Nelmes moved, seconded by Councillor Marilyn Butler, that Planning Permission be Refused due to insufficient parking and amenity space

Local Ward Councillor Joanna Clemens said there was room for three apartments not five.

Councillor Debbie Morris wished to add to the reason for refusal lack of affordable housing provision and unworkable parking provision.

The Planning Officer confirmed the reasons for refusal being insufficient amenity space, impact on the character and appearance of the area and lack of parking.

On being put to the Committee the motion was declared CARRIED by the Chairman the voting being unanimous.

RESOLVED:

That PLANNING PERMISSION BE REFUSED for the following reasons:

- R1 The proposed car parking provision, by reason of the shortfall of spaces to serve the development and the insufficient manoeuvring space with reliance on car turntables with no contingencies in place in the event of their failure, would provide for a contrived, poor quality, inaccessible and impractical parking area and would result in an increase in on-street parking pressures in the vicinity of the application site to the detriment of the amenities of neighbouring and future residents. The development is therefore contrary to Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).
- R2 The proposed development, by reason of its design, appearance, plot coverage, significant shortfall in amenity space to serve future occupiers and the confined layout of the proposed front and rear forecourt areas would result in an incongruous, overly prominent and cramped form of development which would fail to respect the character and appearance of the street scene or provide adequate quality of accommodation for future occupants. The proposal would therefore be contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).
- R3 A formal mechanism to secure the agreed affordable housing contribution has not been agreed and therefore the proposal fails to meet the Council's affordable housing policy requirement. Accordingly the development conflicts with the requirements of Policy CP4 of the Core Strategy (adopted October 2011) and SPD: Affordable Housing (approved June 2011).

PC 112/18 18/1947/RSP - Conversion of garage into habitable accommodation at 12 CAREW WAY, CARPENDERS PARK, WD19 5BG

The Planning Officer reported that during the course of the application the garage conversion had been carried out. As such, the description would be changed to include retrospective and the suffix will be amended from FUL to RSP.

The recommendation at Paragraph 8.1 would be amended to state that retrospective planning permission be granted subject to the following conditions: Conditions 1 and 3 and Informative 2 would be removed and Condition C2 to be amended.

Councillor Debbie Morris moved, seconded by Councillor Sara Bedford, that planning permission be granted as the garage not usable for car parking.

On being put to the Committee the motion was declared CARRIED by the Chairman the voting being unanimous.

RESOLVED:

That RETROSPECTIVE PLANNING PERMISSION BE GRANTED and has effect from the date on which it is carried out and is subject to the following conditions:

- C1 The development hereby permitted shall be maintained in accordance with the following approved plans: CW12-02-1001 AND CW12-02-1002

Reason: For the avoidance of doubt and in the proper interests of planning in accordance with Policies CP1, CP9, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM6, DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013)

Informatives:

- I1 With regard to implementing this permission, the applicant is advised as follows:

All relevant planning conditions must be discharged prior to the commencement of work. Requests to discharge conditions must be made by formal application. Fees are £116 per request (or £34 where the related permission is for extending or altering a dwellinghouse or other development in the curtilage of a dwellinghouse). Please note that requests made without the appropriate fee will be returned unanswered.

There may be a requirement for the approved development to comply with the Building Regulations. Please contact Hertfordshire Building Control (HBC) on 0208 207 7456 or at buildingcontrol@hertfordshirebc.co.uk who will be happy to advise you on building control matters and will protect your interests throughout your build project by leading the compliance process. Further information is available at www.hertfordshirebc.co.uk.

Community Infrastructure Levy (CIL) - Your development may be liable for CIL payments and you are advised to contact the CIL Officer for clarification with regard to this. It is a requirement under Regulation 67 (1), Regulation 42B(6) (in the case of residential annexes or extensions), and Regulation 54B(6) (for self-build housing) of The Community Infrastructure Levy Regulations 2010 (As Amended) that a Commencement Notice (Form 6) is submitted to Three Rivers District Council as the Collecting Authority no later than the day before the day on which the chargeable development is to be commenced. DO NOT start your development until the Council has acknowledged receipt of the Commencement Notice. Failure to do so will mean you will lose the right to payment by instalments (where applicable), lose any exemptions already granted, and a surcharge will be imposed.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

Where possible, energy saving and water harvesting measures should be incorporated. Any external changes to the building which may be subsequently required should be discussed with the Council's Development Management Section prior to the commencement of work.

- I2 The applicant is reminded that the Control of Pollution Act 1974 allows local authorities to restrict construction activity (where work is audible at the site boundary). In Three Rivers such work audible at the site boundary, including deliveries to the site and running of equipment such as generators, should be restricted to 0800 to 1800 Monday to Friday, 0900 to 1300 on Saturdays and not at all on Sundays and Bank Holidays.

- 13 The Local Planning Authority has been positive and proactive in its consideration of this planning application, in line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015. The development maintains/improves the economic, social and environmental conditions of the District

PC 113/18 18/1996/FUL - Construction of a new skate park at PLAY AREA, MANOR HOUSE RECREATION GROUND, GALLOWS HILL LANE, ABBOTS LANGLEY, HERTFORDSHIRE

Councillor Sara Bedford said a lot of consultation and negotiation had been undertaken and the new skate park was being funded by Section 106 funding and the Parish Council. She moved, seconded by Councillor Sarah Nelmes that planning permission be granted.

On being put to the Committee the motion was declared CARRIED by the Chairman the voting being unanimous.

RESOLVED:

That subject to no new material considerations being raised, PLANNING PERMISSION BE GRANTED subject to the following conditions::

- C1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: In pursuance of Section 91(1) of the Town and Country Planning Act 1990 and as amended by the Planning and Compulsory Purchase Act 2004.
- C2 The development hereby permitted shall be carried out in accordance with the following approved plans: 1002 REV PL2, TRMH-ESP01, TRMH-PSP01 REV A
Reason: For the avoidance of doubt and in the proper interests of planning and in the interests of the visual amenities of the locality and residential amenity of neighbouring occupiers, in accordance with Policies PSP2, CP1, CP9, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policies DM6, DM11 and DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).
- C3 The development shall not be erected other than in the materials as have been approved in writing by the Local Planning Authority as detailed on the application form and shown on the approved plans and no external materials shall be used other than those approved.
Reason: To ensure that the external appearance of the development is satisfactory in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011).

Informatives:

- 11 With regard to implementing this permission, the applicant is advised as follows:
All relevant planning conditions must be discharged prior to the commencement of work. Requests to discharge conditions must be made by formal application. Fees are £116 per request (or £34 where

the related permission is for extending or altering a dwellinghouse or other development in the curtilage of a dwellinghouse). Please note that requests made without the appropriate fee will be returned unanswered.

There may be a requirement for the approved development to comply with the Building Regulations. Please contact Hertfordshire Building Control (HBC) on 0208 207 7456 or at buildingcontrol@hertfordshirebc.co.uk who will be happy to advise you on building control matters and will protect your interests throughout your build project by leading the compliance process. Further information is available at www.hertfordshirebc.co.uk.

Community Infrastructure Levy (CIL) - If your development is liable for CIL payments, it is a requirement under Regulation 67 (1) of The Community Infrastructure Levy Regulations 2010 (As Amended) that a Commencement Notice (Form 6) is submitted to Three Rivers District Council as the Collecting Authority no later than the day before the day on which the chargeable development is to be commenced. DO NOT start your development until the Council has acknowledged receipt of the Commencement Notice. Failure to do so will mean you will lose the right to payment by instalments (where applicable), lose any exemptions already granted, and a surcharge will be imposed.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

Where possible, energy saving and water harvesting measures should be incorporated. Any external changes to the building which may be subsequently required should be discussed with the Council's Development Management Section prior to the commencement of work.

- 13 The applicant is reminded that the Control of Pollution Act 1974 allows local authorities to restrict construction activity (where work is audible at the site boundary). In Three Rivers such work audible at the site boundary, including deliveries to the site and running of equipment such as generators, should be restricted to 0800 to 1800 Monday to Friday, 0900 to 1300 on Saturdays and not at all on Sundays and Bank Holidays.
- 14 The Local Planning Authority has been positive and proactive in its consideration of this planning application, in line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority suggested modifications to the development during the course of the application and the applicant submitted amendments which result in a form of development that maintains/improves the economic, social and environmental conditions of the District.

PC 114/18 18/2040/FUL - Variation of Conditions 2 (Approved Plans), 8 (Permanent Access) and 32 (Construction Management Plan) and removal of Condition 11 (Temporary School Structures) of planning permission 17/2204/FUL to enable the construction of a permanent access prior to the first occupation of the school and the implementation of a temporary construction access from Baldwins

Lane at LAND NORTH EAST OF BALDWINS LANE, CROXLEY GREEN, HERTFORDSHIRE (CROXLEY DANES)

The Planning Officer reported that two further objections had been received, raising comments already covered at Paragraph 4.2.3 of the Officer report.

The Highway Authority had confirmed they do not object subject to a condition ensuring that the permanent access is constructed prior to the occupation of the school. A condition has been recommended (C7).

The appointed contractor has confirmed that the temporary access is complete and they are now in the process of forming the internal site road which is hoping to be completed by the end of next week.

Condition 30 is to be amended with the removal of the second paragraph.

One additional condition was required to ensure that within 3 weeks of the date of the decision a form of hard surfacing shall be provided and immediately following its completion thereafter be used throughout the duration of construction works on site in accordance with the Construction Management Plan and Logistics Plan

Councillor Steve Drury said the temporary construction access was being used now but the lorries were not having their wheels washed before leaving the site. This was causing Baldwins Lane to be slippery and muddy. The wheel wash was needed. The Planning Officer advised that they would speak to the developers in the morning.

Councillor Sara Bedford supported this as it was causing huge problems.

Councillor Alison Wall said it was a problem for residents and the wheel wash must be introduced urgently. She was supportive of not using Lodge End for access in the future.

Councillor Sarah Nelmes moved, seconded by Councillor Steve Drury, that Planning Permission be Granted.

On being put to the Committee the motion was declared CARRIED by the Chairman the voting being unanimous.

RESOLVED:

That the decision be delegated to the Director of Community and Environmental Services to consider any representations received and that PLANNING PERMISSION BE GRANTED, subject to the following conditions:

C1 In accordance with plan numbers:

The development hereby permitted shall be carried out in accordance with the following approved plans: 10001724-HKS-ZZ-00-DR-A-9000 Rev P1; 10001724-HKS-ZZ-GF-DR-A-2001 Rev P1; 10001724-HKS-ZZ-GF-DR-A-2002 Rev P1; 10001724-HKS-ZZ-FF-DR-A-2001 Rev P1; 10001724-HKS-ZZ-FF-DR-A-2002 Rev P1; 10001724-HKS-ZZ-RF-DR-A-2001 Rev P1; 10001724-HKS-ZZ-RF-DR-A-2002 Rev P1; 10001724-HKS-ZZ-ZZ-DR-A-2000 Rev P1; 10001724-HKS-ZZ-ZZ-DR-A-2001 Rev P2; 10001724-HKS-ZZ-ZZ-DR-A-2002 Rev P1; 10001724-HKS-ZZ-ZZ-DR-A-2003 Rev P1; 10001724-HKS-ZZ-ZZ-VS-A-0001 Rev P1; 10001724-HKS-ZZ-ZZ-VS-A-0002 Rev P1; 10001724-HKS-ZZ-ZZ-VS-

A-0003 Rev P1; 10001724-HKS-ZZ-ZZ-VS-A-0004 Rev P1; 10001724-HKS-ZZ-ZZ-VS-A-0005 Rev P2; 10001724-HKS-ZZ-ZZ-VS-A-0006 Rev P1; 10001724-HKS-ZZ-ZZ-RP-A-0001 Rev 02 (Design & Access Statement); 10001724-FAB-00-XX-DR-L-0001 Rev B; 10001724-FAB-00-XX-DR-L-0100 Rev B; 10001724-FAB-00-XX-DR-L-0101 Rev B; 10001724-FAB-00-XX-DR-L-0102 Rev B; 10001724-FAB-00-XX-DR-L-0103 Rev B; 10001724-FAB-00-XX-DR-L-0104 Rev B; 10001724-FAB-00-XX-DR-L-0105 Rev B; 10001724-FAB-00-XX-DR-L-0106 Rev B; 10001724-FAB-00-XX-DR-L-0107 Rev B; 10001724-FAB-00-XX-DR-L-0108 Rev B; 10001724-FAB-00-XX-DR-L-0109 Rev B; 10001724-FAB-00-XX-DR-L-0110 Rev D; 10001724-FAB-00-XX-DR-L-0310 Rev B; 10001724-FAB-00-XX-DR-L-0400 Rev A; 10001724-FAB-00-XX-DR-L-0401 Rev A; 10001724-FAB-00-XX-DOC-L-0001 Rev A; 10001724-FAB-00-XX-DOC-L-0002 Rev A; L170279-101 REV A, L170279-121 REV A, L170279-131 REV A; L170279-141 REV A; 2200 1100 T 150 Rev A; 2200/1100/T/117 Rev D, 1062/AIA/200 & 2200/1100/200 & 2200/1100/204.

Reason: For the avoidance of doubt, in the proper interests of planning and in accordance with Policies PSP2, CP1, CP8, CP9, CP10, CP11 and CP12 of the Core Strategy (adopted October 2011), Policies DM2, DM3, DM4, DM6, DM7, DM8, DM9, DM10, DM11, DM12, DM13 and Appendices 4 and 5 of the Development Management Policies LDD (adopted July 2013), Policy SA3 and site S(b) of the Site Allocations Local Development Document (adopted November 2014) and the NPPF (July 2018).

- C2 Within 3 WEEKS of the date of the decision a form of hard surfacing shall be provided from the Site Office to the temporary access with Baldwins Lane (Primary Access) and immediately following its completion must thereafter be used throughout the duration of construction works on site in accordance with the Construction Management Plan and Logistics Plan Rev 04 dated 25 October 2018 including the Outline Site Logistics Plan & Works Zones (page 13) prepared by Kier (as set out at Condition 31).

Reason: To minimise danger, obstruction and inconvenience to users of the highway in accordance with Policies CP1 and CP10 of the Core Strategy (adopted October 2011).

- C3 Tree protection scheme:

The branch structure and trunks of all trees shown to be retained and all other trees not indicated as to be removed and their root systems shall be protected from any damage during site works, in accordance with the drawings contained at Appendix 3 of the Arboricultural Development Report dated October 2017 (submitted under planning application 17/2204/FUL) which has been prepared in accordance with BS: 5837 (2012) 'Trees in relation to design, demolition and construction'.

The protective measures, including fencing, shall be undertaken in accordance with the approved scheme before any equipment, machinery or materials are brought on to the site for the purposes of development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made. No fires shall be lit or liquids disposed of within 10.0m of an area designated as being fenced off or

otherwise protected in the approved scheme.

Reason: To protect the visual amenities of the trees, area and to meet the requirements of Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

C4 Drainage Strategy:

The development hereby permitted, shall be carried out in accordance with the detailed Drainage Strategy and submitted plans as approved by the Local Planning Authority on 11th July 2018 as part of Approval of Details Reserved by Condition Application 18/0851/DIS. The development shall be carried out in accordance with the Drainage Strategy and submitted plans and retained thereafter.

Reason: To ensure the site can effectively be drained during the lifetime of the development, also preventing the increase risk of flooding both on and off site to meet the requirements of Policy CP1 of the Core Strategy (adopted October 2011) and Policies DM8 and DM9 of the Development Management Policies LDD (adopted July 2013).

C5 Surface Management:

The development hereby permitted, shall be carried out in accordance with the Surface Water Management Plan (SWMP) – 17/2204 Planning Condition 5 dated 26th July 2018 prepared by Kier as approved by the Local Planning Authority on 2nd August 2018 as part of Approval of Details Reserved by Condition Application 18/1341/DIS.

Reason: To ensure surface water can be effectively managed during construction to prevent the increased risk of flooding both on and off site to meet the requirements of Policy CP1 of the Core Strategy (adopted October 2011) and Policies DM8 and DM9 of the Development Management Policies LDD (adopted July 2013).

C6 Archaeological works:

The development hereby permitted, shall be carried out in accordance with the Written Scheme of Investigation For Archaeological Evaluation by Trial Trenching dated 12th March 2018 (Rev 15th June 2018) prepared by Archaeological Solutions as approved by the Local Planning Authority on 18th June 2018 as part of Approval of Details Reserved by Condition Application 18/0851/DIS.

Reason: To define the details of evaluation/mitigation necessary to protect any archaeological remains present within the development site. The significance of heritage assets with archaeological interest can be harmed/destroyed by development. This is in accordance with Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM3 of the Development Management Policies LDD (adopted July 2013) and the NPPF (March 2012).

C7 Transport Assessment:

The development hereby permitted, shall be carried out in accordance with the updated Transport Assessment (May 2018) agreed by the Local Planning Authority on 11th July 2018 as part of Approval of Details

Reserved by Condition Application 18/1181/DIS. The development shall be carried out in accordance with the approved document.

Reason: In the interests of highway safety in accordance with Policies CP1 and CP10 of the Core Strategy (adopted October 2011) and Policy DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

C8 Permanent highway access:

No part of the educational establishment hereby permitted shall be occupied until the highway access for the school (as shown on Drawing No. 2200/1100/T/150 Rev A) is fully constructed in accordance with details to be approved in writing by the Local Planning Authority.

Reason: To minimise danger, obstruction and inconvenience to users of the highway in accordance with Policies CP1 and CP10 of the Core Strategy (adopted October 2011) and Policy DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

C9 Sustainable travel improvements:

No part of the educational establishment hereby permitted shall be occupied until the proposed sustainable travel improvements (shown in indicative form on drawing number 2200/1100/T/150 Rev A) are fully constructed in accordance with details to be approved in writing by the Local Planning Authority.

Reason: To ensure that the development promotes opportunities for travel by sustainable modes and to minimise danger, obstruction and inconvenience to users of the highway in accordance with Policies CP1 and CP10 of the Core Strategy (adopted October 2011) and Policy DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

C10 Travel Plan:

No part of the educational establishment hereby permitted shall be occupied prior to the implementation of the Framework Travel Plan. During the first year of occupation an approved Full Travel Plan based on the Framework Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Full Travel Plan shall be implemented in accordance with the timetable and targets 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 as part of the annual review.

Reason: To deliver an acceptable development and to promote alternative modes of travel to the private car in accordance with Policies CP1 and CP10 of the Core Strategy (adopted October 2011) and Policy DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

C11 Sustainability measures:

Prior to the first occupation of the educational establishment hereby permitted, the energy saving and renewable energy measures detailed within the submitted Energy and Sustainability Statement Rev 1 dated October 2017 (submitted under planning application 17/2204/FUL)

prepared by Hoare LEA shall be incorporated into the approved development. The development shall not be occupied until the approved measures have been incorporated.

Reason: To ensure that the development meets the requirements of Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM4 of the Development Management Policies LDD (adopted July 2013) and to ensure that the development makes as full a contribution to sustainable development as possible.

C12 Boundary treatments:

Prior to the first occupation of the educational establishment hereby permitted, the boundary treatments shall be erected in accordance with the details provided on page 50 of the Design & Access Statement (10001724-HKS-ZZ-ZZ-RP-A-0001 Rev 02) submitted under planning application 17/2204/FUL. The agreed boundary treatments once erected shall be permanently retained thereafter.

Reason: To ensure that appropriate boundary treatments are proposed to safeguard the amenities of neighbouring properties and the character of the locality in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM2 of the Development Management Policies LDD (adopted July 2013).

C13 External lighting:

Prior to the first occupation of the permanent educational establishment hereby permitted, all external lighting affixed to buildings and within the site shall be undertaken in accordance with the agreed External Lighting Assessment Rev 1 prepared by Hoare LEA dated December 2017 submitted under planning application 17/2204/FUL. The agreed lighting shall be maintained as such thereafter and shall not be operated other than within the agreed hours as set out within the External Lighting Assessment Rev 1 (submitted under planning application 17/2204/FUL).

No external lighting shall be installed on the site or affixed to any buildings unless shown on the submitted and agreed External Lighting Assessment Rev 1.

Reason: In the interests of visual and residential amenity, the openness of the Metropolitan Green Belt and biodiversity and to meet the requirements of Policies CP1, CP9, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policies DM2, DM6 and DM9 of the Development Management Policies LDD (adopted July 2013).

C14 Car Park Management Plan:

Prior to the first occupation of the educational establishment hereby permitted, a Car Park Management Plan shall be submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter be carried out in strict accordance with the approved Car Park Management Plan.

Reason: To ensure the appropriate operation of the car parking and drop-off areas, in the interests of the free flow of the highway and to meet the requirements of Policy CP10 of the Core Strategy (adopted

October 2011) and Policy DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

C15 Fire Hydrants:

Prior to the first occupation of the educational establishment hereby permitted, should they be required, detailed proposals for fire hydrants serving the development as incorporated into the provision of the mains water services for the development, whether by means of existing water services or new mains or extension to or diversion of existing services or apparatus, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details prior to occupation of any building forming part of the development.

Reason: To ensure that there is adequate capacity for fire hydrants to be provided and to meet the requirements of Policies CP1 and CP8 of the Core Strategy (adopted October 2011).

C16 Community Use Agreement:

Prior to the first occupation of the educational establishment hereby permitted, a Community Use Agreement shall be submitted to and approved in writing by the Local Planning Authority. The agreement shall apply to the hall; indoor sports hall, gym, activity studio, all weather pitch (MUGA), games courts, playing fields and associated changing facilities and include details of pricing policy, hours of use, access and parking arrangements by non-educational establishment users, management responsibilities and a mechanism for review, in order to secure the effective community use of the facilities. The development shall not be used at any time other than in strict compliance with the approved agreement.

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Policy DM11 of the Development Management Policies LDD (adopted July 2013).

C17 Artificial cricket wicket:

Prior to the first occupation of the educational establishment hereby permitted, details of the design and layout of the artificial grass cricket wicket together with an implementation programme shall be submitted to and approved in writing by the Local Planning Authority. The artificial grass cricket wicket shall not be constructed other than in accordance with the approved details.

Reason: To ensure that the artificial cricket wicket is prepared to an adequate standard and is fit for purpose and to meet the requirements of Policy DM11 of the Development Management Policies LDD (adopted July 2013).

C18 Multi use games area:

Prior to the first occupation of the educational establishment hereby permitted, the playing pitches and MUGA shall be constructed and laid out and maintained in accordance with approved plans.

Reason: To ensure that the playing fields/MUGA are prepared to an adequate standard and are fit for purpose and to meet the requirements of Policy DM11 of the Development Management Policies LDD (adopted July 2013).

C19 Hard and soft landscaping:

Prior to the first occupation of the educational establishment hereby permitted, a scheme of hard and soft landscaping, which shall include the location of all existing trees and hedgerows affected by the proposed development, and details of those to be retained, together with a scheme detailing measures for their protection in the course of development shall be submitted to and approved in writing by the Local Planning Authority.

All hard landscaping works required by the approved scheme shall be carried out and completed prior to the first occupation of the development hereby permitted.

All soft landscaping works required by the approved scheme shall be carried out in accordance with a programme to be agreed before development commences and shall be maintained including the replacement of any trees or plants which die are removed or become seriously damaged or diseased in the next planting season with others of a similar size or species, unless the Local Planning Authority gives written consent to any variation for a period for five years from the date of the approved scheme was completed.

Reason: In the interests of visual amenity in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

C20 Landscape Management Plan:

Prior to the first occupation of the educational establishment hereby permitted, a landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved.

Reason: In order to ensure that the approved landscaping is satisfactorily maintained, in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

C21 Refuse and recycling facility:

Prior to the first occupation of the educational establishment hereby permitted, full details of the size and appearance of the refuse and recycling facility as shown on drawing numbers 1001724-FAB-00-XX-DR-L-0108 Rev B & 1001724-FAB-00-XX-DR-L-0110 Rev D shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the occupation of any part of the development and be permanently retained thereafter.

Reason: To ensure that satisfactory provision is made, in the interests of amenity and to ensure that the visual appearance of such provision is

satisfactory in compliance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM10 of the Development Management Policies document (adopted July 2013).

C22 Cycling parking:

Prior to the first occupation of the educational establishment hereby permitted, space for 52 bicycles shall be provided in accordance with drawing numbers 10001724-FAB-00-XX-DR-L-0108 Rev B & 10001724-FAB-00-XX-DR-L-0110 Rev D. The cycle parking shall be permanently retained thereafter including the safeguard of future provision as shown on drawing number 10001724-FAB-00-XX-DR-L-0108 Rev B.

Reason: In order to ensure bicycle parking facilities are provided and encourage use of sustainable modes of travel in accordance with Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policy DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

C23 Biodiversity Enhancement and Management Plan:

Prior to the first occupation of the permanent educational establishment hereby permitted, the biodiversity enhancements and management plan as set out within the agreed Biodiversity Enhancement and Management Plan Rev A prepared by Middlemarch Environmental dated December 2017 submitted under planning application 17/2204/FUL shall be incorporated within the development and be permanently retained thereafter.

Reason: To maintain wildlife habitat and to meet the requirements of Policies CP1, CP9 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013)

C24 Sound attenuation measures:

Prior to the first occupation of the educational establishment hereby permitted, details of the plant/machinery provided on the roof of the main school building and any required sound attenuation measures shall be submitted to and agreed in writing by the Local Planning Authority. The approved details shall be permanently maintained thereafter.

Reason: To ensure that adjacent neighbouring properties do not suffer from unacceptable high noise levels and to meet the requirements of Policies CP1 and CP12 of the Core Strategy (adopted October 2011).

C25 Analysis and publication of archaeological works:

Prior to the first occupation of the educational establishment hereby permitted, the archaeological investigation and post investigation assessment shall be completed in accordance with the programme set out in the Archaeological Written Scheme of Investigation approved under condition 5 (see above) and the provision made for analysis and publication where appropriate.

Reason: In the interests of protecting any archaeological remains present within the development site. The significance of heritage assets with archaeological interest can be harmed/destroyed by development. This is in accordance with Policy CP1 of the Core Strategy (adopted

October 2011), Policy DM3 of the Development Management Policies LDD (adopted July 2013) and the NPPF (March 2012).

C26 Timing/phasing arrangements:

Prior to the first occupation of the educational establishment hereby permitted, the mitigation measures as agreed by Condition 3 (see above) shall be fully implemented in accordance with the timing / phasing arrangements embodied within the scheme as agreed by Condition 4 (see above).

Reason: To ensure the site can effectively be drained during the lifetime of the development, also preventing the increase risk of flooding both on and off site to meet the requirements of Policy CP1 of the Core Strategy (adopted October 2011) and Policies DM8 and DM9 of the Development Management Policies LDD (adopted July 2013).

C27 Junction capacity works:

No part of the educational establishment hereby permitted shall be occupied by students of Year 4 (2022) until the proposed junction capacity works (shown in indicative form on drawing number 2200/1100/T/117 Rev D) are fully constructed in accordance with details to be approved in writing by the Local Planning Authority.

Reason: To ensure that the development promotes opportunities for travel by sustainable modes and that the appropriate improvement works are delivered to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor in accordance with Policies CP1 and CP10 of the Core Strategy (adopted October 2011).

C28 In accordance with Written Scheme of Investigation:

The development shall commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under condition 5 (see above).

Reason: In the interests of protecting any archaeological remains present within the development site. The significance of heritage assets with archaeological interest can be harmed/destroyed by development. This is in accordance with Policy CP1 of the Core Strategy (adopted October 2011), Policy DM3 of the Development Management Policies LDD (adopted July 2013) and the NPPF (March 2012).

C29 Building materials:

The buildings and external hard surfaces within the site shall not be erected other than in the materials as have been approved in writing by the Local Planning Authority as stated in the Design & Access Statement (10001724-HKS-ZZ-ZZ-RP-A-0001 Rev 02) (submitted under planning application 17/2204/FUL) and no external materials shall be used other than those approved.

Reason: To prevent the building and external surfaces being constructed in inappropriate materials in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011).

C30 Environmental Management Plan:

The measures as set out within the submitted Environmental Management Plan (EMP) Rev 01 dated 18 December 2017 prepared by Kier in relation to the construction of both the educational establishment shall be adhered to throughout the construction period.

Reason: To promote sustainable development and meet the requirements of Policy CP1 of the Core Strategy (adopted October 2011), Policy DM10 of the Development Management Policies LDD (adopted July 2013) and Policy 12 of the adopted Hertfordshire County Council Waste Core Strategy and Development Management Policies Development Plan Document (2012).

C31 Construction Management Plan:

The measures as set out within the submitted Construction Management and Logistics Plan Rev 04 dated 25 October 2018 including the Outline Site Logistics Plan & Works Zones (page 13) prepared by Kier shall be adhered to throughout the construction period.

Reason: To safeguard the residential amenities of adjacent neighbours and to minimise danger, obstruction and inconvenience to users of the highway in accordance with Policies CP1 and CP10 of the Core Strategy (adopted October 2011) and Policies DM10, DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

C32 Site drainage after completion:

Upon completion, a complete set of as built drawings for both site drainage and any exceedance flow route should be submitted to and approved in writing by the Local Planning Authority. The scheme shall also include:

1. Provision of complete set of as built drawings for the site drainage and informal flooding arrangements shown on a plan.
2. Details of any inspection and sign-off requirements for completed elements of the drainage system.

Reason: To ensure the site can effectively be drained during the lifetime of the development, also preventing the increase risk of flooding both on and off site to meet the requirements of Policy CP1 of the Core Strategy (adopted October 2011) and Policies DM8 and DM9 of the Development Management Policies LDD (adopted July 2013).

C33 Management and Maintenance Plan:

Upon completion of the drainage works a management and maintenance plan for the SuDS features and drainage network must be submitted to and approved in writing by the Local Planning Authority. The scheme shall include maintenance and operational activities; arrangements for adoption and any other measures to secure the operation of the scheme throughout its lifetime.

Reason: To ensure the SuDS features and drainage network can be effectively managed and maintained throughout the lifetime of the development, preventing the increase risk of flooding both on and off site to meet the requirements of Policy CP1 of the Core Strategy

Informatives:

- I1 With regard to implementing this permission, the applicant is advised as follows:

All relevant planning conditions must be discharged prior to the commencement of work. Requests to discharge conditions must be made by formal application. Fees are £116 per request (or £34 where the related permission is for extending or altering a dwellinghouse or other development in the curtilage of a dwellinghouse). Please note that requests made without the appropriate fee will be returned unanswered.

There may be a requirement for the approved development to comply with the Building Regulations. Please contact Hertfordshire Building Control (HBC) on 0208 207 7456 or at buildingcontrol@hertfordshirebc.co.uk who will be happy to advise you on building control matters and will protect your interests throughout your build project by leading the compliance process. Further information is available at www.hertfordshirebc.co.uk.

Community Infrastructure Levy (CIL) - Your development may be liable for CIL payments and you are advised to contact the CIL Officer for clarification with regard to this. It is a requirement under Regulation 67 (1), Regulation 42B(6) (in the case of residential annexes or extensions), and Regulation 54B(6) for self-build housing) of The Community Infrastructure Levy Regulations 2010 (As Amended) that a Commencement Notice (Form 6) is submitted to Three Rivers District Council as the Collecting Authority no later than the day before the day on which the chargeable development is to be commenced. DO NOT start your development until the Council has acknowledged receipt of the Commencement Notice. Failure to do so will mean you will lose the right to payment by instalments (where applicable), lose any exemptions already granted, and a surcharge will be imposed.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

Where possible, energy saving and water harvesting measures should be incorporated. Any external changes to the building which may be subsequently required should be discussed with the Council's Development Management Section prior to the commencement of work.

- I2 The Local Planning Authority has been positive and proactive in its consideration of this planning application, in line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority suggested modifications to the development during the course of the application and the applicant submitted amendments which result in a form of development that maintains/improves the economic, social and environmental conditions of the District.

- I3 The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Hertfordshire County Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and

associated road improvements. The construction of such works must be undertaken to the satisfaction and specification of the Highway Authority, and by a contractor who is authorised to work in the public highway. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements. Further information is available via the website <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.

- 14 The applicant is reminded that the Control of Pollution Act 1974 allows local authorities to restrict construction activity (where work is audible at the site boundary). In Three Rivers such work audible at the site boundary, including deliveries to the site and running of equipment such as generators, should be restricted to 0800 to 1800 Monday to Friday, 0900 to 1300 on Saturdays and not at all on Sundays and Bank Holidays.

- 15 Thames Water:

With regard to water supply, this comes within the area covered by the Affinity Water Company. For your information the address to write to is - Affinity Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333.

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. The contact number is 0800 009 3921

- 16 Affinity Water:

You should be aware that the proposed development site is located close to or within an Environment Agency defined groundwater Source Protection Zone (GPZ) corresponding to Tolpits Lane Pumping Station. This is a public water supply, comprising a number of Chalk abstraction boreholes, operated by Affinity Water Ltd.

The construction works and operation of the proposed development site should be done in accordance with the relevant British Standards and Best Management Practices, thereby significantly reducing the groundwater pollution risk. It should be noted that the construction works may exacerbate any existing pollution. If any pollution is found at the sites then the appropriate monitoring and remediation methods will need to be undertaken.

- 17 National Grid:

Due to the presence of National Grid apparatus in proximity to the application site, the Applicant should contact National Grid before any works are carried out to ensure National Grid apparatus is not affected by any of the proposed works. Further 'Essential Guidance' can be found on the National Grid website at www.nationalgrid.com or by contacting National Grid on 0800688588.

CHAIRMAN