

THREE RIVERS DISTRICT COUNCIL

At a meeting of the **Planning Committee** held in the Penn Chamber, Three Rivers House, Northway, Rickmansworth, on Thursday 19 April 2018 from 7.30pm to 9.10pm.

Present: Councillors Chris Whately-Smith (Chairman), Sarah Nelmes (Vice-Chairman), Peter Getkahn, Diana Barber (substitute for Cllr Alex Hayward), Phil Brading, Marilyn Butler, Reena Ranger, Chris Lloyd, David Major and Debbie Morris.

Officers: Claire Westwood, Suzanne O'Brien, Freya Clewley, Sarah Haythorpe.

Also in attendance: Parish Councillors Owen Roe (Abbots Langley Parish Council) and Anthony Soothill and David Reese (Sarratt Parish Council).

20 Members of the Public.

PC135/17 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Alex Hayward and Stephen King with Councillor Diana Barber substituting for Cllr Alex Hayward.

PC136/17 MINUTES

The Minutes of the Planning Committee meeting held on 22 March 2018 were confirmed as a correct record and were signed by the Chairman.

PC137/17 NOTICE OF OTHER BUSINESS

None received.

PC138/17 DECLARATIONS OF INTEREST

Councillor Debbie Morris declared a pecuniary interest in agenda item 6 (18/0534/FUL – Construction of single storey front extensions and two storey rear extension at MAPESBURY, SANDY LANE, NORTHWOOD, HA6 3HA for Mr S Gulrajani) as she lived within the neighbour consultation area and left the room during the consideration of this item.

Councillor David Major declared a registrable non-pecuniary interest in agenda items 7 and 10 (18/0239/RSP – Retrospective: Change of use of land from public open space to residential curtilage at LAND AT THE REAR OF MOORE ROAD, ABBOTS LANGLEY, HERTFORDSHIRE, WD25 0BE for Mr Staunton-Jameson and 18/0351/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 for Mr W Dalton) 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 Chris Whately-Smith read out the following statement to the Committee:

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•“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.”

PC139/17 18/0191/FUL - Construction of part single, part two storey rear extensions, insertion of rooflights, alterations to fenestration and internal alterations at NORTH END, THE GREEN, SARRATT, WD3 6BR for Mrs Kim Foxell

In accordance with Council Procedure Rule 35 (B) Mr Foxell spoke in favour of the application.

Councillor Debbie Morris asked for clarification on the increase in the footprint and whether it would be less than 40%. The Planning Officer stated that the calculations were based on the increased floorspace not the footprint.

Councillor Phil Brading asked for details on other planning permissions granted by the Council or on appeal and what the percentage was in excess of what was proposed with this application. Special circumstances sometimes allowed permissions to be granted. The Planning Officer said Officers did not have details on the other applications referred to.

Parish Councillor Anthony Soothill said there were very special circumstances, and asked the Committee to reconsider the application and grant planning permission. It was a clever design, would not be visible from the Green or the road and would not impact on the Green Belt.

Councillor Chris Lloyd moved approval of the application, seconded by Councillor Marilyn Butler, or deferral for a site visit depending on the feeling of the Committee.

Councillor Marilyn Butler said the proposed change to the appearance at the front of the property was an improvement and would not be intrusive on the Green Belt. The percentage increase was not over ambitious and overlooking would not be possible from the proposed rear facing first floor and ground floor windows as they would overlook the rear amenity space. No objection had been made with regard to the impact of the proposed alterations to the residential amenities of any adjacent neighbours.

Councillor Sarah Nelmes said the view from the Green would not be any worse and in fact would be more pleasing in symmetry.

The Planning Officer stated that if the Committee were minded to approve the application the following Conditions would be appropriate for circulation to the Committee after the meeting for approval: Time; Plans; Materials to match; Construction Management Plan; No additional windows; Removal of Permitted Development Rights) and standard Informatives.

Councillor Peter Getkahn was persuaded by the arguments he had heard to support approval of the application.

Councillor David Major asked if approving the application would set a precedent for future applications and sought assurance that future applications would be considered on their own merits and planning history in the future.

Councillor Phil Brading stated that in Paragraph 7.1.5 of the report the percentage increase would exceed Policy DM2 but he was in support of approving the application.

On being put to the Committee the amended motion with the conditions to be circulated to Members for agreement was declared CARRIED the voting being unanimous.

RESOLVED:

That 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: P1-100 Rev P1, P1-101 Rev P2, P1-102 Rev P2, P2-100 Rev P1, P3-100 Rev P1, P3-101 Rev P1, E1-100 Rev P1, E1-102, E1-101 Rev P1, E3-101 Rev P1 and E0-100 Rev P2.

Reason: For the avoidance of doubt and in the proper interests of planning and in the interests of the visual amenities and openness of the Green Belt and the locality and residential amenity of neighbouring occupiers, in accordance with Policies CP1, CP9, CP10, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM2, DM6, DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013).

C3 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall provide for the vehicle access arrangements for construction vehicles, parking of construction vehicles and storage of plant and materials used in constructing the development. The approved Construction Method Statement shall be adhered to throughout the construction period.

Reason: This condition is a pre commencement condition in the interests of highway safety and to protect the amenities of the Conservation Area 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).

C4 Unless specified on the approved plans, 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).

- C5 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).

- C6 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 C - alteration to the roof

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 neighbouring properties and in the interests of the visual amenities of the site and the area in general, in accordance with Policies CP1, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM2, DM3 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- C7 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 a scheme to be submitted to and approved in writing by the Local Planning Authority.

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: This condition is a pre commencement condition 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).

Informatives:

1. 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.

2. 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.

3. 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.

PC140/17 18/0207/FUL – Erection of two storey building with habitable roofspace to create 7 x 2 bed self-contained flats with associated parking within basement level, cycle and refuse store, amenity areas and landscaping involving demolition of existing dwellinghouse at 38 EASTBURY AVENUE, NORTHWOOD, HA6 3LN for Mr John Gavacan.

In accordance with Council Procedure Rule 35 (B) Mr Gavacan spoke in favour of the application.

Councillor Phil Brading asked if the parking arrangement would work as the size of the individual parking bays would not accommodate larger SUV or Saloon style vehicles.

The Planning Officer stated that the parking standards required the parking bays to be 2.4m x 4.8m which the Highways Authority had reviewed and had raised no objection subject to Conditions. 16 parking bays were to be provided which exceeded the standard requirement by one.

Councillor Phil Brading was concerned about manoeuvring out of the spaces particularly for the right hand bays and whether disabled drivers would be able to open their car doors fully to exit their vehicles.

Councillor Sarah Nelmes asked if parking bays could be included at the front of the property as tandem spaces to enable easier access in the basement. The Planning Officer stated that a parking management plan would secure details of the allocation and management of the spaces.

Councillor Debbie Morris asked if the designated store was for the flats owners or communal space or storage for machinery/electronics to run the building. The Planning Officer advised that the designated store areas were for the individual flats.

Councillor Reena Ranger was not convinced by the parking arrangements.

Councillor Marilyn Butler said if you were parking in the disabled parking spaces you would not be able to open a car door fully and it would be very difficult to manoeuvre in and out. Could parking bays be provided outside the basement.

The Planning Officer reiterated that there had been no highways objection on the parking and would advise the Committee against refusing the application on parking or Highways matters.

Members felt that 3m parking bays were needed in the basement. The disabled parking bays should have yellow hatching on both sides of the bay. The current parking plan was cramped. The bays should be marked out to demonstrate to the Councillors how the parking would work.

Councillor Reena Ranger questioned whether it would be safe to have parking within the amenity space.

Councillor Sarah Nelmes could not believe the financial viability testing. If the development was unviable why was the applicant building in the first place. Any parking outside would decrease the amenity space.

Councillor Debbie Morris welcomed the consideration of some external parking to make manoeuvring easier in the basement but any external parking must be within the boundaries of the development and not on the road. Efforts were being made to provide adequate parking on the site. She asked if Condition C6 (visibility) could be provided prior to occupation. She moved, seconded by Councillor Sarah Nelmes, that the application be deferred to come back to the Committee following further discussion with the applicant on the parking and for Condition C6 (visibility) to be amended to refer to prior to commencement.

Councillor Chris Lloyd moved an amendment that details be circulated to the Committee by the end of April and if the Committee were satisfied the decision be delegated to the Director to grant planning permission subject to conditions. The Planning Officer stated that any proposed changes to the parking may require further neighbourhood consultation. This amendment was not supported by the Committee.

Councillor Phil Brading asked if the applicant could consider moving the disabled parking bays to within the grounds of the house to provide more capacity in the basement. He welcomed the catslide roof design. If the disabled bays remained in the basement they must meet DDA requirements and be in close proximity to the lift.

On being put to the Committee the motion was declared carried the voting being 9 For, 0 Against, 1 Abstention.

RESOLVED:

That the application be DEFERRED for further discussions regarding parking to be returned to the Committee and Condition C6 (visibility) to be amended to refer to prior to commencement.

PC141/17 18/0239/RSP – Retrospective: Change of use of land from public open space to residential curtilage at LAND AT THE REAR OF MOORE ROAD, ABBOTS LANGLEY, HERTFORDSHIRE, WD25 0BE for Mr Staunton-Jameson.

Councillor Phil Brading sought assurance from Officers that the land was in the ownership of the property and that it was the area which had now been fenced in. He asked what the conditions had been on the land when planning permission had been granted for the dwelling.

The Planning Officer stated that the sycamore trees were protected and a condition had been included that the landscaping be implemented in accordance with Condition C11 from the previous application (15/1026/FUL). The front garden was now being used for parking.

Councillor Chris Whately-Smith moved, seconded by Councillor Phil Brading, that retrospective planning permission be granted although he was disappointed with the application.

Councillor Reena Ranger said on the original condition this land had not been identified as public open space. She hoped the opening of the car doors would not cause a problem. She felt the boundary treatment should be changed as it was not appropriate.

On being put to the Committee the motion was declared CARRIED the voting being 2 For, 0 Against and 8 Abstentions.

RESOLVED:

That RETROSPECTIVE PLANNING PERMISSION BE GRANTED and has effect from the date on which the development 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: 21174/A/5000 Rev C6 (Location Plan); 95843000 (Block Plan) & TRDC 001 (Soft Landscaping Plan).

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), Policies DM1, DM6 and DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013).

C2 All soft landscaping works hereby permitted shall be carried out in the next planting season in accordance with plan number CSa/2407/105 Rev D as approved under planning permission 15/1026/FUL and also shown on approved drawing number TRDC 001. The soft landscaping works hereby permitted 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 of the locality 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).

C3 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 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 neighbouring properties 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).

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 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.

PC142/17 18/0261/FUL - Variation of Condition 17 (Access) of planning permission 16/1523/FUL to provide a temporary access from Uxbridge Road for a

period of approximately one academic year (until 31st August 2019), whilst construction works take place to complete the permanent access arrangements at the junction of the A412 Uxbridge Road with Long Lane at THE REACH FREE SCHOOL, LONG LANE, MILL END, HERTFORDSHIRE for The Reach Free School

The Planning Officer reported that Conditions C13 and C15 to be updated to refer to 'No Off Site Works in relation to the permanent access arrangements'.

Condition C3 (Landscaping & Tree Protection Details) to be updated to require soft landscaping works to be carried out in accordance with the agreed programme.

Councillor Sarah Nelmes was horrified that this application had been submitted to reconsider the transportation to and from the school. The management of the project had been very poor and having this variation meant the permanent access and the construction of the roundabout would take even longer. This proposal would make traffic movement even worse in and out of the school.

In accordance with Council Procedure Rule 35 (B) Mrs M Plumber spoke against the application and Mr T Byrne spoke in favour of the application.

Councillor Peter Getkahn had concerns regarding the impact on the A412 and was very disappointed with the submission of this application. He had concerns regarding the removal of the vegetation and the impact this would have on the air quality.

Councillor Phil Brading said having no right turn the traffic would have to go round the roundabout to get access to the school but the Highways Authority had raised no objection.

Councillor Sarah Nelmes said the proximity of the access to the roundabout would create a gridlocked situation on the roads with teachers not being able to get there which could create safeguarding issues and asked if an additional informative be added regarding staff arrival prior to the students.

Councillor Reena Ranger had concerns that this temporary permission would see the removal of a number of trees. Should the school be looking to provide bus transport for the pupils?

The Planning Officer advised that permission had been previously granted for the removal of number of trees and that the approved landscaping scheme would result in additional planting. The location of the temporary access is the approved location for pedestrian and cycle access, so trees were proposed to be removed from in this location in any case.

Councillor Diana Barber said the application was about finding the best solution for the temporary access. The traffic was going to be a problem but the students needed to have a local school.

Councillor Chris Whately-Smith moved, seconded by Councillor Diana Barber, that Planning Permission be Granted subject to Conditions and the updating of Conditions C3, C13 and C15 and an additional informative regarding staff arrival prior to students.

On being put to the Committee the motion was declared CARRIED by the Chairman the voting being 5 For, 0 Against and 5 Abstentions.

RESOLVED:

That PLANNING PERMISSION BE GRANTED subject to the following conditions:

C1 Plan Numbers

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

ADP-00-XX-DR A-0899 F
ADP-00-XX-DR A-0900 N
ADP-00-XX-DR A-0901 N
ADP-00-00-DR A-1010 N
ADP-00-01-DR A-1011 N
ADP-00-02-DR A-1012 K
ADP-00-ZZ-DR A-1200 H
ADP-00-ZZ-DR A-1201 C
ADP-00-XX-DR A-0400 E
ADP-00-XX-DR A-0401 E
ADP-00-ZZ-DR A-1202 C
ADP-00-ZZ-DR A-1203 C
ADP-00-ZZ-DR A-1300 E
ADP-00-ZZ-DR A-1301 H
ADP-00-ZZ-DR A-1305 C
ADP-00-ZZ-M3 A-1663 C
ADP-00-ZZ-M3 A-1664 C
ADP-00-ZZ-M3 A-1666 B
08-18-D1 (Existing Vegetation)
08-18-D2 Rev A (Tree Protection)
08-18-D3 Rev A (Planting Plan)
08-18-D4 Rev A (Planting Schedule & Details)

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, DM12, DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013) and Policy SA3 of the Site Allocations Local Development Document (adopted November 2014).

C2 Materials

The development shall not be constructed other than in accordance with the materials as approved pursuant to condition 3 of planning permission 16/1523/FUL, LPA ref. 17/0293/DIS dated 15 March 2017.

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

C3 Landscaping & Tree Protection Details

The protective measures, including fencing, approved pursuant to condition 4 of planning permission 16/1523/FUL (LPA ref. 17/0291/DIS dated 6 April 2017 and LPA ref. 18/0159/DIS dated 4 April 2018) 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.

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 the agreed programme 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, for a period for five years from the date of the approved scheme was completed.

C4 Landscape Management Plan

The Landscape Management Plan approved pursuant to condition 5 of planning permission 16/1523/FUL, LPA ref. 17/0292/DIS dated 4 April 2017 and LPA ref. 18/0159/DIS dated 4 April 2018 shall be carried out as approved.

Reason: To ensure that the approved landscaping is satisfactorily maintained, in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policies DM2 and DM6 of the Development Management Policies LDD (adopted July 2013).

C5 Archaeology

The development shall take place in accordance with the programme of archaeological works set out in the Written Scheme of Investigation as approved pursuant to condition 6 of planning permission 16/1523/FUL, LPA ref. 17/0628/DIS dated 30 May 2017.

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

Reason: In the interests of heritage assets with archaeological interest and in accordance with Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM3 of the Development Management Policies LDD (adopted July 2013).

C6 Construction Environment Management Plan (CEMP)

The Construction Environment Management Plan (CEMP) approved pursuant to condition 7 of planning permission 16/1523/FUL, LPA ref. 17/0337/DIS dated 10 April 2017 and LPA ref. 18/0119/DIS dated 3 April 2018 shall be implemented throughout the construction period and strictly adhered to.

Reason: To ensure that any protected species are safeguarded 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).

C7 Habitat Management Plan

The Habitat Management Plan approved pursuant to condition 8 of planning permission 16/1523/FUL, LPA ref. 17/0336/DIS dated 10 April 2017 and LPA ref. 18/0120/DIS dated 3 April 2018 shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: In the interest of habitat management 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).

C8 Lighting

Lighting shall be installed in accordance with the details approved pursuant to condition 9 of planning permission 16/1523/FUL, LPA ref. 18/0011/DIS dated 13 February 2018 before the use commences and shall be maintained as such thereafter and shall not be operated other than within the agreed hours.

Reason: In the interests of visual and residential amenity 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).

C9 Piling

No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To ensure that the proposed development does not impact on local underground sewerage utility infrastructure and to meet the requirements of Policies CP1 and CP8 of the Core Strategy (adopted October 2011) and Policy DM8 of the Development Management Policies LDD (adopted July 2013).

C10 Sustainability

The development shall not be occupied until the energy saving and renewable energy measures detailed within the Energy Statement submitted as part of the application are incorporated into the approved development.

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.

C11 Flood Risk Assessment

The proposed development should be implemented in accordance with the measures detailed in the flood risk assessment RAB reference 982B Rev 2.0 dated June 2016 submitted with this application to include:

1. 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.
2. 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.
3. Implementing appropriate SuDS measures based upon infiltration.

Reason: To ensure that sufficient floodplain storage is provided to ensure no increase in off-site flood risk 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).

C12 Drainage Strategy (On Site Works)

The drainage scheme (On Site Works) approved pursuant to condition 13 of planning permission 16/1523/FUL, LPA ref. 17/0288/DIS dated 5 April 2017 shall be implemented in accordance with the approved details before the On Site Works are completed.

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).

C13 Drainage Strategy (Off Site Works)

No Off Site Works in relation to the permanent access arrangements shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro- geological context of the development has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 year + 40% for climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include:

1. Detailed engineered drawings of proposed SuDS features.
2. Provision of a fully detailed drainage plan showing pipe diameters, pipe runs, outlet points and location of SuDS features and supporting calculations.
3. Detailed surface water run-off and volume calculations to ensure that the site has the capacity to accommodate all rainfall events up to 1:100 year plus climate change event.
4. Details of how the scheme shall be maintained and managed after completion.

Reason: This condition 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).

C14 SuDS Maintenance (On Site Works)

The Sustainable Drainage Scheme approved pursuant to condition 14 of planning permission 16/1523/FUL, LPA ref. 17/0287/DIS dated 5 April 2017 shall be implemented and thereafter managed 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).

C15 SuDS Maintenance (Off Site Works)

No Off Site Works in relation to the permanent access arrangements shall take place until details of the implementation, maintenance and management of the Sustainable Drainage Scheme approved in accordance with condition C13, and Highways Drainage Measures have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. 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.

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).

C16 Boundary Treatments

The boundary treatments approved pursuant to condition 15 of planning permission 16/1523/FUL, LPA ref. 17/0289/DIS dated 27 February 2017 shall be erected prior to occupation in accordance with the approved details and shall be permanently maintained as such 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).

C17 Car Park Management Plan

No part of the development hereby permitted shall be occupied until a Car Park Management Plan has been submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter be carried out in strict accordance with the approved details.

Reason: To ensure the appropriate operation of the car parking and drop-off areas 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).

C18 Access

Phase 1 - Temporary

Prior to the occupation of the school, details of a temporary operational access shall be submitted to and approved in writing to the Local Planning Authority. The approved details shall be constructed prior to the development being brought into use and the temporary operational access will be removed by 31st August 2019, and reinstated with a pedestrian footpath as approved under planning permission 16/1523/FUL.

Phase 2 – Permanent

Prior to the occupation of the school, details of the permanent access arrangements including associated roundabout layout shall be submitted and approved in writing to the Local Planning Authority. The approved details shall be constructed and completed prior to the removal of the temporary access.

Reason: In order 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).

C19 Travel Plan

No part of the development hereby permitted shall be occupied prior to implementation of the Outline School Travel Plan. During the first year of occupation an approved Full Travel Plan based on the Outline School 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. The Travel Plan shall include measures to particularly seek to reduce students driving or being driven to school.

Reason: To ensure that the development offers a wide range of travel choices to reduce the impact of travel and transport on the environment and to meet the requirements of Policies CP1 and CP10 of the Core Strategy (adopted October 2011).

C20 Travel Plan (Temporary Access)

The Interim Travel Plan (measures for use of temporary access into school site) submitted and approved as part of this application shall be fully implemented in accordance with the measures contained therein prior to first occupation of the school and until such time that the temporary access has been removed.

Reason: To reduce the impact of travel and transport on the environment and to meet the requirements of Policies CP1 and CP10 of the Core Strategy (adopted October 2011).

C21 Construction Management

The Construction Management Plan approved pursuant to condition 19 of planning permission 16/1523/FUL, LPA ref. 17/0374/DIS dated 3 April 2017 shall be implemented and adhered to throughout the construction period.

Prior to the commencement of works in relation to the temporary access full details of all proposed vehicle access, movements, parking arrangements and facilities for controlling dust and mud during the construction period shall be submitted to and approved in writing by the Local Planning Authority. Details should be submitted in the form of a Construction Management Plan and the approved details should be implemented throughout the construction period.

Reason: In order 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 DM9 and DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

C22 Delivery & Servicing Plan

The development shall be carried out in strict accordance with the details approved pursuant to condition 20 of planning permission 16/1523/FUL, LPA ref. 17/0450/DIS dated 27 April 2017.

Reason: In order 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 and DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

C23 Fire Hydrants

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).

C24 Community Use Agreement

No part of the development hereby permitted shall be occupied until a community use management agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority. The agreement shall apply to the Hall; Sports Hall; MUGA; playing fields; and associated changing facilities and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review, 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).

C25 Playing Field/MUGA Provision

The MUGA, Senior Football Pitch, Senior Rugby Union Pitch and Indoor Sports Hall shall be laid out in accordance with approved plans ADP-00-XX-DR A-0900 N and ADP-00-00-DR A-1010 N before first occupation of the educational establishment and shall be constructed in accordance with details which shall first be submitted for approval by the Local Planning Authority to ensure compliance with Sport England Standards (with the exception of external lighting). The submitted details should include details for access to and storage in the Indoor Sports Hall. The land/development shall thereafter be maintained in accordance with the approved details.

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

Informatives:

11 General Advice:

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 Construction Hours:

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 Positive & Proactive:

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 Thames Water Advice:

There are public sewers crossing the site, therefore no building will be permitted within 3 metres of the sewers without Thames Water's approval. Should you require a building over application form or other information relating to your building/development work, please contact Thames Water on 08458502777.

Thames Water recommends the installation of a properly maintained fat trap on all catering establishments. They further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel.

A Trade Effluent Consent will be required for any Effluent discharge other than a 'Domestic Discharge'. Any discharge without this consent is illegal and may result in prosecution. Applications should be made at <http://www.thameswater.co.uk/business/9993.htm> or alternatively to Waste Water Quality, Crossness STW, Belvedere Road, Abbeywood, London. SE2 9AQ. Telephone: 020 3577 9200.

Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. The developer should demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.

15 Highways Advice:

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.hertfordshire.gov.uk/services/transtreets/highways/> or by telephoning 0300 1234047.

16 National Grid Advice:

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.

17 Secured By Design:

The applicant is referred to the Design Guide for Schools at <http://www.securedbydesign.com/industry-advice-and-guides/>

18 Condition 25 (Playing Field/MUGA Provision) Guidance:

When preparing information to submit pursuant to condition 23 the applicant is referred to Sport England's guidance note "Natural Turf for Sport" (2011) which provides guidance on how new playing pitch sites can be planned, designed, managed and maintained to maximise their quality.

The document can be found at <http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/natural-turf-for-sport/>

The applicant is also referred to Sport England's guidance notes "Artificial Surfaces for Outdoor Sports" (2013) and "Sports Halls" (2012).

These documents can be found at <http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/artificial-sports-surfaces/> and <https://www.sportengland.org/media/4330/sports-halls-design-and-layouts-2012.pdf>

19 It is requested that appropriate measures are in place to ensure that the necessary number of staff arrive before pupils.

PC143/17 18/0307/FUL - Single storey front extension and two storey rear extension at 1 MANSFIELD COTTAGES, CHORLEYWOOD BOTTOM, CHORLEYWOOD, HERTS, WD3 5JG for Mr R Shine

The Planning Officer reported the Conservation Officer had raised no objections.

Parish Councillor Raj Khiroya said a similar application had been refused last year due to the harm on the street scene. The Planning Officer stated that the previous application had been for a larger extension with the construction of a flank elevation and 2 storey element level. At Paragraph 4.1.1 of the report it stated that the Parish Council had not been able to review the revised plans which had reduced the depth of the flat roof extension along the north east elevation by 1.2m.

Councillor Phil Brading moved, seconded by Councillor Chris Whately-Smith that planning permission be granted subject to conditions.

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

RESOLVED:

That PLANNING PERMISSION BE GRANTED subject to the following:

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 (Location Plan), 1724/1C, 1724/2.

Reason: For the avoidance of doubt and in the proper interests of planning and to safeguard the character and appearance of the Chorleywood Common Conservation Area, in accordance with Policies CP1, CP9, CP10 and CP12 of the Core Strategy (adopted October 2011), Policies DM1, DM3, DM6, DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013) and the Chorleywood Common Conservation Area Appraisal (2010).

C3 Unless specified on the approved plans, 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 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).

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).

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 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.

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.

PC143/17 18/0351/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 for Mr W Dalton

The Planning officer reported that the Highways Authority had no objection to the access arrangements. Officers would be meeting the developer on Monday.

Councillor David Major asked if the flooding issues had been settled. The Planning Officer stated that they had been overcome in the outline application with a flood risk assessment being provided which Officers would need to assess to see whether to would meet the standing advice.

Councillor Sarah Nelmes said the proposed architecture and design was unimaginative but it was good to see that social housing had been included but would be concentrated within one area and not pepper-potted.

Councillor Chris Whately-Smith had concerns with the site layout, tandem parking and could see vehicles parking in the road. There had to be sufficient parking on the site otherwise it would overspill and was a material planning consideration. The design was unimaginative, there was potential overlooking from the commercial properties next door, Plot 13 would overlook into Plot 14, poor amenity space for the flats. Would need to ensure that materials of the affordable units would be of a high quality.

Councillor Reena Ranger had concerns regarding the tandem parking at the end of gardens although Officers advised that this was not unusual. Dacorum Council had raised no objection as long as the scheme reflected that which would be developed at Rectory Farm. It felt like the two bedroom dwellings were being cramped into 1 bedroom spaces, standards must be complied with.

Councillor Peter Getkahn said the development lacked innovation and should provide a mixed development sustainable for the community with more 2 bed houses.

Councillor Debbie Morris said having the parking spaces at the rear of the gardens would make it tedious to walk around to get into the houses. 28 residential units would provide for cramped and contrived amenity space and she was disappointed no open space was to be provided. She also had concerns with overlooking and separation distances. There should be fewer properties with better gardens with improved separation distances and better parking.

Councillor Diana Barber said the application was too high density and would be overdevelopment of the site.

Councillor Phil Brading said rear parking works if undertaken properly. There were very small back garden with the houses facing each other. The communal garden could be made better and referred to a development in the mid-1970s in Croxley green which had double fronted properties.

Councillor Debbie Morris asked for clarification on the number of trees to be removed.

RESOLVED:

Members noted that there was no recommendation for approval or refusal at this stage in the consideration of the application.

The Committee noted the report, and made the general comments detailed above with regard to the material planning issues raised by the application.

PC144/17 18/0534/FUL - Construction of single storey front extensions and two storey rear extension at MAPESBURY, SANDY LANE, NORTHWOOD, HA6 3HA for Mr S Gulrajani

Councillor Debbie Morris left the meeting during the consideration of this application.

The Planning Officer reported that the Landscape officer had raised no objection.

Councillor Chris Whately-Smith moved, seconded by Councillor Peter Getkahn, that planning permission be granted subject to conditions.

On being put to the Committee the motion was declared CARRIED the voting being 7 For, 0 Against and 3 Abstentions.

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 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: TRDC0001 (Location Plan), PA/MAPEsbURY/E.01, PA/MAPEsbURY/E.02, PA/MAPEsbURY/P.03 REV A, PA/MAPEsbURY/P.04 REV A, PA/MAPEsbURY/P.05 REV A, PA/MAPEsbURY/P.06 REV A, PA/MAPEsbURY/P.07 REV A, PA/MAPEsbURY/P.08 REV A, PA/MAPEsbURY/P.09 REV A, PA/MAPEsbURY/P.10 REV B

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 the residential amenity of neighbouring occupiers, 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 No external materials shall be used other than those approved as set out on the application form and shown on the approved plans.

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 of the dwelling 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 development hereby permitted the windows in the first floor flank elevations shall be fitted with purpose made obscured glazing and shall be top level opening only at 1.7m above the floor level of the rooms in which the window are installed. The windows 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) - 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.

- 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 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.

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. A list of bat consultants can be obtained from Hertfordshire Ecology on 01992 555220).

CHAIRMAN