

To: Members of the Development
Control Committee

From COUNTY SECRETARY'S
DEPARTMENT

Chief Officers

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**DEVELOPMENT CONTROL COMMITTEE
21 NOVEMBER 2000**

MINUTES

ATTENDANCE

MEMBERS OF THE COMMITTEE

N E Agar (Added Member), J E Anderson, G R Churchard, R A Clark, R N Copping, B C Engel, M Green, B N W Hammond (Vice-Chairman), S J Mills, W A Storey (Chairman), B A York.

OTHER MEMBERS IN ATTENDANCE

D A Ashley, M V Bayes, D E Billing, J M Dwerryhouse - Spears, R J M Ellis, G L Francis, T G M Kent, D B Lloyd, J M Pitman, G F Wenham {in attendance for items 1 and 2 only}.

Upon consideration of the agenda for the Development Control Committee meeting on 21 November 2000 as circulated, copy annexed, action was taken or decisions were reached on individual items as recorded below:

MEMBERSHIP

To note that B A York had replaced G F Wenham as a Member of the Committee.

MINUTES

The minutes of the meeting of the Committee held on 12 September 2000 were confirmed as a correct record.

NOTIFICATION OF OTHER BUSINESS

No other business had been notified.

QUESTIONS

No questions had been submitted.

CHAIRMAN'S GUIDANCE ON THE ROLE OF THE COMMITTEE

For the benefit of the public in attendance for this meeting, the Chairman drew attention to the remit of this Committee in determining planning applications and what planning restrictions could reasonably be imposed, in accordance with planning legislation. He stated that the Committee should avoid imposing subjective restrictions on proposed development that could not be substantiated in planning terms, as an applicant could appeal the restriction and may subsequently secure less onerous conditions. He further advised that when determining planning applications, the Committee could not direct that the proposed development be provided on an alternative site.

**1. EAST HERTFORDSHIRE DISTRICT -
PLANNING APPLICATION FOR CHALK EXTRACTION (INCLUDING
CONSIDERATION OF WORKING METHODS UNDER MINERALS REVIEW)
TOGETHER WITH A REVISED RESTORATION PROPOSAL BY THE
INFILLING OF INERT WASTE AND A TEMPORARY INERT RECYCLING
FACILITY AT ANSTEY QUARRY, ANSTEY, HERTS**

[Officer contact: Tim Williams

Tel: 01992 556254]

Mr P Machin made a presentation supporting the planning application.

The Head of the County Development Unit, Environment Department advised that since the dispatch of the agenda, Barkway Parish Council had submitted a letter of objection plus 21 additional letters of objections from residents had been received. One respondent had commented on the methodology of the traffic count undertaken to ascertain the number of vehicles using the road. The Committee were advised that the traffic count had been undertaken to identify the directional split of lorries from the site rather than the total numbers using the road.

RESOLVED

- (a) That the Director of Environment be authorised to grant that part of planning application ref. 3/1182-00 relating to the additional chalk extraction and restoration of Anstey Quarry by the deposit of inert waste, subject to:
- (i) the applicant and land owner entering into a legal agreement to:
 - (a) revoke all extant minerals permissions;
 - (b) secure a scheme for implementation for the kerbing and haunching to the County road between the access to the Quarry and the B1368, that is acceptable to the Highways Authority;
 - (c) provide access arrangements for the study and examination of chalk faces by members of the Hertfordshire RIGS Group. and
 - (ii) planning conditions to include the following matters:
 - limitation on the number of heavy good vehicle movements in and out of the site by hour, day, week, season, and after the completion of chalk extraction;
 - hours of working and hours at which heavy goods vehicles can enter or leave the site [the hours of working for infill operations be between 7 am and 6 pm Monday to Friday and 7 am to 1 pm on Saturday;
 - chalk extraction working be limited to : -

	June to September	October to May
Monday to Friday	6 am to 8 pm	7 am to 6 pm
Saturday	6 am to 6 pm	7 am to 1 pm
Sunday	8 am to 5 pm	no working];

- restoration and aftercare of the site, including the provision of a layer of chalk to be placed under topsoils;
 - measures to prevent mud on the public highway;
 - measures to ensure dust suppression from operations;
 - scheme of traffic control on Anstey footpath 1 and the reinstatement of Anstey footpath 3;
 - a scheme of monitoring and reporting of vehicles entering and leaving the site, to include measures for automatic counting;
 - the provision of soakways and drainage that meet the requirements of the Environment Agency.
- (b) That the Director of Environment be authorised to refuse that part of planning application ref. 3/1182-00 relating to the recycling of inert waste to produce secondary aggregate on the grounds that the facility would conflict with Minerals Local Plan Policy 26, unnecessarily delay the restoration of Anstey Quarry and would therefore extend the period by which Heavy Goods Vehicles would impact on the surrounding road network.

**2. EAST HERTFORDSHIRE DISTRICT -
PROPOSED NEW PRIMARY SCHOOL AND NURSERY AT WOBURN AVENUE,
BISHOPS STORTFORD**

[Officer contact: Brenda Strangleman Tel: 01992 556267]

Ms C Woodman made a presentation including a petition from Bishops Park Residents Association opposing the planning application.

Mr Haynes made a presentation opposing the planning application.

Mr S Freel made a presentation supporting the planning application. He outlined the reasons for putting forward a further revised plan to accommodate many of the points of objections received.

The Assistant Director of Environment (Strategy) reported the consultation responses received from East Hertfordshire District Council and Bishops Stortford Town Council and a letter from the School's Head Teacher confirming the School Governors acceptance of parents driving into the site to drop off and pick up their children. He stated that the revised plan now submitted would require further consultation to be undertaken to include the residents adjoining the school site.

RESOLVED

- (a) That whilst the Committee have no objections to the application for a one form entry primary school and nursery at the end of Woburn Avenue, Bishop's Stortford, on present evidence they would be unlikely to support a proposal for development of a 2 form entry primary school on the site.
- (b) That, subject to a further consultation with East Herts District Council and the residents of the nearest properties to the site and no new issues being raised on the revised plans submitted, the Director of the Environment, in consultation with the Chairman, Vice Chairman, opposition spokesmen of the Development Control Committee and the local Member be authorised to grant planning permission subject to :
 - (i) conditions including the prior approval of a detailed landscaping scheme, cycle storage facilities, maintenance of the facility for parents to drive into the site to set down and pick up, a programme for the provision of the cycleway / footpath, measures to prevent the deposit of mud on the public highway, the preparation of a school transport plan and drainage.
 - ii) advice being attached regarding the routing of vehicles to the site and the roofing material, as well as the advice from the Environment Agency and BG Transco.

**3. ST ALBANS DISTRICT -
PROPOSED NEW SCHOOL / COMMUNITY HALL, EXTENSIONS TO ART
AND MUSIC BLOCK AND VEHICULAR ACCESS - SANDRINGHAM SCHOOL,
THE RIDGEWAY, ST ALBANS**

[Officer contact: Brenda Strangleman Tel: 01992 556267]

Mrs L Randell made a presentation supporting the planning application.

RESOLVED

That, subject to the Secretary of State not wishing to intervene, the Director of the Environment be authorised to grant planning permission subject to conditions covering approval before work starts of a detailed landscaping scheme including tree protection measures, the details of external materials, modifications to the design, improvements to the existing access, design of the contractors access, the provision and marking out of 100 parking spaces in accordance with a previously approved layout, construction activities not to interfere with the public highway, measures to prevent the deposit of mud on the public highway, hours of delivery and construction working, and restrictions on the community use of the hall in terms of hours and in relation to major school events. Advice about the preparation of a school transport plan and that requested by BG Transco to be appended.

**4. NORTH HERTFORDSHIRE DISTRICT -
APPLICATION FOR LAND RAISING OF EXISTING LANDFILL SITE TO FORM
A LANDSCAPED WILDLIFE AREA AT VICARS GROVE, ST IPPOLYTS**

[Officer contact: Tim Williams Tel: 01992 556254]

[See Part II Agenda Item 1 below]

RESOLVED

That, subject to:

- (i) within 3 months of the date of this Committee meeting, the prior submission of an acceptable pre-settlement contour plan incorporating both the removal of those existing soil bunds that are identified as having no significant ecological value and appropriate gradients to minimise surface water run off;
- (ii) in conjunction with the above, within 3 months of the date of this Committee meeting, the prior submission of an acceptable scheme relating to the provision and implementation of surface water drainage that meets the standards of both the Environment Agency and the Highway Authority in respect of discharge upon the County Road;
- (iii) the prior completion of a legal agreement to cover the implementation of a long term management plan for the existing areas of ecological interest (including the preservation of the remnant ancient woodland in perpetuity) and future planting that allows for informal recreation with public access on completion of restoration;
- (iv) the prior completion of a legal agreement for the construction of vehicle passing bays between the site and the B656 that meet the standards of the Highway Authority;

the Director of Environment be authorised to grant planning permission, ref. 1/0869-00 with appropriate planning conditions to include the following matters:

- days and hours of operation (Mon-Fri 8 am to 5 pm);
- restriction of vehicle movements (no more than 20 movements per day);
- mud and dust control measures;
- noise limits;
- a phasing plan of infilling and restoration;
- soil handling arrangements;
- aftercare provisions.

**5. NORTH HERTFORDSHIRE DISTRICT -
VERULAM ROAD / WALSWORTH ROAD ROUNDABOUT, HITCHIN**

[Officer contact: Wendy Broome Tel: 01727 816960]

The Assistant Director of Environment (Transport Management) outlined the reasons why there was a need to retain the chevrons at the Walsworth Road / Verulam Road roundabout, Hitchin to draw motorists attention to the roundabout and thereby enhance road safety.

He advised that the County Council had a responsibility to implement road safety measures where there was an identified accident spot and this junction was such a spot.

RESOLVED

- a) The Committee notes that the roundabout was installed in pursuance of the highway authority's statutory duty to respond in order to reduce accidents. As such existing policy would instruct that safety matters take precedent over all other considerations. The scheme has been successful in reducing the occurrence of accidents at this location and should not be fundamentally amended.
- b) The Committee considers that the removal of the chevron blocks as a consequence of objections on aesthetic or environmental grounds would be contrary to good practice, as they are an integral part of the accident remedial scheme design and a fundamental safety element, being highly visible to oncoming drivers.
- c) In the light of the aesthetic and environmental concerns expressed, the Director of Environment be authorised to replace the bollards on the top of the roundabout with less intrusive signs as indicated in the photograph entitled "proposed roundabout" last page of submitted agenda report, in recognition that this should not seriously reduce the advance visibility of the roundabout. The Director of Environment be authorised to implement any planting scheme which enhances the appearance of the roundabout on a long term basis, including maintenance of any such plants, provided that it does not affect the safety of road users at this junction.

EXCLUSION OF PRESS AND PUBLIC

That under Section 100 (A) (4) of the Local Government Act 1972, the public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in paragraph 12 of Part I of Schedule 12 to the said Act.

PART II AGENDA**1. NORTH HERTFORDSHIRE DISTRICT -
LEGAL ADVICE IN RELATION TO A PLANNING APPLICATION FOR
LAND RAISING OF EXISTING LANDFILL SITE TO FORM A
LANDSCAPED WILDLIFE AREA AT VICARS GROVE, ST IPPOLYTS**

[Officer contact: John Ellison Tel: 01992 555488]

The County Secretary outlined the legal action that needed to be taken into account in considering this application.

(See Item 4 above)

A L Laycock
County Secretary