

**To:** Members of the Development  
Control Committee

**From** COUNTY SECRETARY'S  
DEPARTMENT

Chief Officers

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**DEVELOPMENT CONTROL COMMITTEE  
6 FEBRUARY 2001**

**MINUTES**

**ATTENDANCE**

**MEMBERS OF THE COMMITTEE**

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),  
G F Wenham, J W A Usher, B A York (Added Member).

**OTHER MEMBERS IN ATTENDANCE**

D A Ashley, M V Bayes, D Beatty, J M Dwerryhouse-Spears, R J M Ellis,  
G L Francis, T G M Kent, A Kilkerr, J M Pitman.

Upon consideration of the agenda for the Development Control Committee meeting on 6 February 2001 as circulated, copy annexed, action was taken or decisions were reached on individual items as recorded below:

**MEMBERSHIP**

To note that J W A Usher had replaced J E Anderson as a Member of the Committee.

**WELCOME**

The Chairman welcomed journalist students from Harlow College to the meeting.

**MINUTES**

The minutes of the meeting of the Committee held on 21 November 2000 were confirmed as a correct record.

**NOTIFICATION OF OTHER BUSINESS**

No other business had been notified.

**QUESTIONS**

No questions had been submitted.

**PUBLIC PETITIONS**

- 1) Mrs J Flexton presented a petition on behalf of residents of Much Hadham requesting a review of the traffic flow and situation in Malting Lane and Oudle Lane, Much Hadham.
- 2) Mrs P Storey presented a petition on behalf of residents of Welham Green and Brookmans Park requesting the provision of a bus service to QEII Hospital and shops in Welwyn Garden City.

The Chairman advised that the Director of Environment would investigate the requests contained in the above petitions with the results of the investigation being notified to the petitioners, Committee Chairman, Vice-Chairman, Spokesmen and local County Councillors.

**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. EAST HERTFORDSHIRE DISTRICT  
FINANCIAL ADVICE IN RELATION TO AN APPLICATION FOR NEW  
PLANNING CONDITIONS AT RICKNEYS QUARRY, WADESMILL ROAD,  
CHAPMORE END, BENGEO RURAL / HERTFORD**

[Officer contact: Tim Williams      Tel: 01992 556254]

The Head of the County Development Unit outlined the potential financial implications that could arise from the updating of planning conditions under the provisions of the Environment Act 1995 for mineral extraction works at Rickneys Quarry, Chapmore End.

(See Item 1 below)

**PART I AGENDA****1. EAST HERTFORDSHIRE DISTRICT  
APPLICATION FOR THE DETERMINATION OF NEW PLANNING  
CONDITIONS AT RICKNEYS QUARRY, WADESMILL ROAD, CHAPMORE  
END, BENGEO RURAL / HERTFORD**

[Officer contact: Tim Williams            Tel: 01992 556254]

(See Part II Agenda Item 1 above)

The Head of the County Development Unit, Environment Department, stated that since the dispatch of the Agenda, additional representations had been made by East Hertfordshire District Council, Hertford Civic Society and the Campaign against Gravel Extraction (CAGE). Amongst other matters, the consultees expressed concern about the importation of soils, after care, after use and pollution.

**RESOLVED**

- (a) That the Director of Environment be authorised to determine new conditions in respect of mineral working, restoration aftercare and afteruse at Rickneys Quarry on the basis of those submitted subject to:
- (i) the completion dates for extraction and restoration being amended to 31 December 2003 and 31 December 2005 respectively;
  - (ii) any necessary amendments to reflect current best practice in the wording of conditions;
  - (iii) any importation of clean sub- and topsoils to aid restoration having the prior approval of a method statement;
  - (iv) additional conditions be imposed to include (inter alia):
    - the removal of the aggregates processing plant by 30 June 2004;
    - whilst the processing plant is operational no material from other extraction sites to be imported into the site, or processed, at Rickneys;
    - the submission of additional details in respect to restoration and aftercare;
    - all lorries leaving the site to be sheeted;
    - noise limits and control over reversing beepers; and
- (b) That the Director of Environment be given delegated authority to determine the method statement referred to in a) iii) above if such statement(s) is/are forthcoming.

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

[Officer contact: Brenda Strangleman                      Tel: 01992 556267]

The Assistant Director of Environment (Strategy) advised that 17 letters of representation, objection slips from 74 residents and a further letter from Carolyn Woodman had been received to the revised planning application.

The Committee noted all the additional points and the letter from Carolyn Woodman attached as Appendix 1 to the Order of Business for the Committee's meeting today.

In response to a question, the Assistant Director of Environment (Strategy) stated the Highway Authority would undertake a safety audit of the school access and if necessary ask for any necessary road safety measures to be implemented i.e. pedestrian crossing.

Committee members expressed their concern with the comments made in a letter they had recently received from Hillmead JMI School.

It was felt that lessons should be learnt from the problems experienced in considering this application.

**RESOLVED**

1. That the Director of the Environment be authorised to grant planning permission subject to conditions including the prior approval of a detailed scheme for hard and soft landscaping including fencing, cycle storage facilities, details of the vehicle access to the site, parking provision, maintenance of the facility for parents to drive into the site to set down and pick up, vehicular access to the hard play area for overspill parking, a programme for the provision of the cycleway / footpath, arrangements for construction working (measures to prevent the deposit of mud on the public highway, hours and no contractors vehicles or storage of materials taking place on the public highway), the preparation of a school transport plan, drainage and lighting.
2. That advice be added to the decision notice regarding the routing of vehicles to the site and the roofing material, as well as the advice required by both the Environment Agency and BG Transco.

**3. EAST HERTFORDSHIRE DISTRICT  
B1383 STANSTED ROAD JUNCTION WITH PARSONAGE LANE AND  
LEGIONS WAY IN BISHOPS STORTFORD**

[Officer contact: Wendy Broome

Tel: 01727 816960]

The Assistant Director of Environment (Transport Management) advised on two possible accident remedial measures that could be implemented to improve road safety at the Stansted Road / Parsonage Lane / Legions Way, Bishops Stortford junction.

He stated that whilst the two possible measures which involved a right turn lane or traffic lights being provided would both improve road safety he felt the option of a right turn lane was the best option as traffic lights installation would lead to additional queueing at this junction.

It was noted that the latest public consultation on the two options resulted in 183 out of 220 people who had responded preferred the traffic lights option compared against 37 preferring the right turn lane option. Previously a proposal to install traffic lights at this junction in 1998 resulted in a petition from local residents opposing this suggestion.

**RESOLVED**

1. That traffic lights at Stansted Road / Parsonage Lane / Legions Way junction, Bishops Stortford be approved in principle.
2. That full account be taken of pedestrians and cyclists at this junction.
3. That there should be further discussion with local representatives, including East Herts CTC, on design details.
4. Work to commence soon, but must be programmed to fit in with school holidays.
5. Further consideration could be given to peak hour only signals.

**4. HERTSMERE BOROUGH  
APPLICATION TO PROCESS ON SITE INERT MATERIAL AND IMPORT  
AND PROCESS SOILS FOR RESTORATION AT LYNDHURST FARM, GREEN  
STREET, SHENLEY, HERTFORDSHIRE**

[Officer contact: David Adams

Tel: 01992 556249]

Mr Hodson made a presentation opposing the planning application.

Mr G Ball made a presentation supporting the planning application.

Mr Fenner made a presentation opposing the planning application.

The Team Leader of the County Development Unit, Environment Department advised that since the dispatch of the Agenda, one additional representation had been received objecting to the planning application.

She advised of the typographical error in the second line of paragraph 3.15 which should read 12 days not 22 days.

### **RESOLVED**

1. That the Director of Environment be authorised to grant temporary planning permission for the use of the site for the processing and removal off site of hardcore material (as identified within the Inspectors decision notice dated 3<sup>rd</sup> August 2000) until 1<sup>st</sup> August 2001, subject to conditions relating to, inter alia, limits on vehicle movements accessing and egressing the site (a total maximum of 260 movements), duration of the operations (no more than 12 occasions and limited to a maximum number of hours in total), final restoration levels, that the applicant provides prior notification to the waste planning authority on occasions that the concrete crusher or screener is to be used and visibility splays (4.5m x 90m) and no working on Saturdays, Sundays or Bank Holidays.
2. That the Director of Environment be authorised to refuse planning permission for that part of the application relating to the importation and processing of materials to create soils and soil-forming materials. These proposals represent inappropriate development in the Green Belt and as no special circumstances have been identified to justify them this element of the application is contrary to Structure Plan policies 5 and 55, Waste Local Plan policies 2, 13, 16 and 43.

### **5. WATFORD BOROUGH APPLICATION FOR LORRY, PLANT AND EQUIPMENT PARKING, LORRY TURNING AND STORAGE OF ASSOCIATED MATERIALS AT UNIT 2 COLNE WAY INDUSTRIAL ESTATE, NORTH WATFORD, HERTS**

[Officer contact: Clive Inwards Tel: 01992 556256]

Reference was made to the vehicular turning movements out of the site which was contrary to a turning ban at this location which was a matter for the Police to deal with. It was suggested that this issue should be referred to a subsequent Cases Briefing Meeting with the Committee Spokesmen.

**RESOLVED**

That the Director of Environment be authorised to grant planning permission subject to conditions to include the following matters:

- hours of operation (8.00am to 5.30pm Mondays to Fridays and 8.00am to 1.00pm Saturdays);
- vehicle movements (a total of 120 movements per day for Units 1 and 2);
- a scheme to be submitted for the location of skip storage areas;
- a scheme for the screening (including fencing and landscaping) of the site and adjoining area, including provision for the safeguarding of potential upgrading of the Abbey Line;
- control of unprocessed waste being stored outside;
- a “Grampian style” condition to ensure that the site is not operational before the road safety measures have been implemented;
- a condition to ensure that the site is only used in conjunction with planning permission 9/0574-99;
- safeguards on noise, dust, drainage, lighting and the avoidance of mud on the highway;
- safety conditions as advised by Railtrack; and
- control over height of stockpiles.

**6. EAST HERTFORDSHIRE DISTRICT  
PROPOSED DIVERSION OF FOOTPATH 1 LITTLE MUNDEN AWAY FROM  
SCHOOL SITE**

[Officer contact: Peter Millman      Tel: 01992 555235]

**RESOLVED**

That this Committee supports the Governors of Little Munden School in seeking a diversion of Footpath 1 Little Munden to take it out of the School site and that their application for an Order be given priority.

**7. POLICE OBJECTIONS TO 30 MPH SPEED LIMITS IN HERTFORDSHIRE  
VILLAGES**

[Officer contact: Wendy Broome      Tel: 01992 555232]

The Assistant Director of Environment (Transport Management) advised that the Police had objected to a number of proposed 30 mph speed limits in villages on the grounds that speed limits should reflect the ambience of the roads environment and of the particular roads in question.

He drew the Committee's attention to the letter from Rushden & Wallington Parish Council dated 29 January 2001 and a petition signed by 63 residents of Bygrave, Rushden and Wallington included in the Order of Business circulated at the meeting urging the Council to impose the proposed 30 mph limits in Bygrave, Rushden and Wallington.

**RESOLVED**

1. That Police objections to the provision of 30 mph speed limits in the villages of Radwell, Rushden, St Paul's Walden and Bygrave be noted but nevertheless implementation proceed.
2. That the decision on the implementation of a limit for Langley be deferred pending further consideration of new DETR research data.
3. That the Director of Environment, in response to Police objections to future orders brought forward as part of the current village speed limit programme, be authorised to proceed with implementation where, after due consideration, officers are confident that the introduction of a 30 mph limit would not result in increased accidents as a consequence of the effects identified in the new DETR research.

**A L Laycock**  
**County Secretary**