

To: Members of the Development
Control Committee

From COUNTY SECRETARY'S
DEPARTMENT

Chief Officers

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**DEVELOPMENT CONTROL COMMITTEE
13 JULY 2001**

MINUTES

ATTENDANCE

MEMBERS OF THE COMMITTEE

J E Anderson, G R Churchard, R N Copping, M Green, B N W Hammond (Chairman),
S J Mills, E N Singam, W A Storey (Vice-Chairman), J W A Usher, G F Wenham.

OTHER MEMBERS IN ATTENDANCE

S A Batson, D Beatty and T G M Kent.

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

MINUTES

The Minutes of the meeting of the Committee held on 19 June 2001 were confirmed as a
correct record.

PUBLIC PETITIONS

- a) Mrs S Burch presented a petition on behalf of residents of Watford requesting traffic
calming measures for Balmoral Road, Watford.
- b) Mr D Martin presented a petition on behalf of residents of Potters Bar requesting the
local bus service PB1 or other bus service include the Cranborne Estate.

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

NOTIFICATION OF OTHER BUSINESS

No other business had been notified.

QUESTIONS

No questions had been submitted.

PART I AGENDA**1. STEVENAGE BOROUGH
PLANNING APPLICATION FOR WASTE TRANSFER FACILITY FOR
HAZARDOUS / DIFFICULT WASTES AT LAND OFF LEYDEN ROAD,
STEVENAGE**

[Officer contact: Tim Williams Tel: 01992 556254]

Dr C G Goymour made a presentation supporting this planning application.

The Chairman advised that Mr B Hancock had not turned up to make a presentation opposing this planning application.

The Assistant Director of Environment (Strategy) stated that since the dispatch of the Agenda, an additional representation had been received from Mencap raising concern on the proximity of the toxic waste and the lorry movements generated by this proposed development.

The Committee were also advised that Stevenage Borough Council had no objections to the proposal subject to conditions relating to the construction materials and the additional parking area being available for use prior to development commencing and permanently thereafter.

RESOLVED

That, subject to the Secretary of State not wishing to intervene, the Director of Environment be authorised to grant planning permission for the proposed development, subject to:

- (i) the applicant and the landowner entering into a legal agreement prior to the grant of planning permission to restrict the commencement of the development until the area to the north currently occupied by a third party is brought back into use as a public car park and thereafter is retained for that use; and
- (ii) planning conditions to include the following matters:
 - limitation on the size of the waste holding vehicles to light vans of up to 3.5 tonnes gross vehicle weight or a small 1,000 gallon tanker capable of entering or leaving the site in forward gear;
 - requirement that the vehicle turning area within the application site is to be permanently marked out and kept clear of obstruction at all times;

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- requirement to widen the access into the site to accommodate the swept of paths of vehicles leaving the site;
 - no waste transfer activities are to take place from vehicles parked on the public highway;
 - hours of operation (8am-5.30pm Mon-Fri and 8am to 1pm Saturdays);
 - restriction on the type and quantities of waste to those submitted in the application;
 - limitation of waste holding vehicle movements (8 movements per day maximum);
 - prior approval of all external construction materials for the building.

**2. EAST HERTFORDSHIRE DISTRICT
APPLICATION TO VARY CONDITION 1 OF PLANNING PERMISSION 3/1266-94 (EXTENSION OF TIME FOR CESSATION OF INERT RECYCLING AND DISPOSAL OPERATIONS UNTIL 4 NOVEMBER 2001) AT ANSTEY CHALK QUARRY, ANSTEY, NR BUNTINGFORD**

[Officer contact: Tim Williams Tel: 01992 556254]

Dr C G Goymour made a presentation supporting this planning application.

The Team Leader of the County Development Unit, Environment Department stated that since the dispatch of the Agenda, an additional representation had been received from Barkway Parish Council opposing the proposed recycling operations.

RESOLVED

That the Director of Environment be authorised to refuse planning permission ref. 3/1753-00 for the variation of condition 1 of planning permission 3/1266/94 until 4 November 2001 at Anstey Quarry for the following reasons:

- (i) the proposal is not in a Preferred Area for inert recycling as detailed in Waste Local Plan Policy 12;
- (ii) the proposal does not comply with Waste Plan Policy 17 (Temporary inert waste and skip waste recycling facilities at landfill sites) as there is no consent for landfilling other than that arising from the recycling facility and neither is the facility required to separate inert waste from non-inert waste and recover recyclable materials;
- (iii) the proposal does not meet the criteria laid down in Waste Plan Policy 13 due to the impact of heavy goods vehicles on the amenity of local residents living along the B1368.

That the Director of Environment be authorised to take appropriate enforcement action as necessary to ensure that operations cease within three months of a refusal decision and all stockpiles of materials and associated plant and machinery be removed from the site.

**3. EAST HERTFORDSHIRE DISTRICT
PROPOSED BORROW PIT TO SERVE A10 BYPASS CONSTRUCTION AT
PLASHES FARM, STANDON**

[Officer contact: Richard Greaves Tel: 01992 556225]

The Team Leader of the County Development Unit, Environment Department advised that the applicant had asked for a number of points in the report to be clarified. She stated that with reference to paragraph 2.7 of the summary report, whilst a number of objections had been received it should be noted that none of the statutory consultees have formally objected, although some have raised issues relating to the level of detail submitted. In paragraph 2.6 of the main report the reference to the engineered claybank should say that it would be constructed along the western, northern and north-eastern perimeter. In paragraph 4.21 the words "will be..." should be "could be affected by extraction and soil storage. As all of the environmental effects of the proposal cannot be assessed at this time, given the requirements of the Town and Country (Environmental Impact Assessment) Regulations 1999, the application should be deferred until sufficient, detailed information is available to address the outstanding issues.

The Committee indicated their support for the principle of a "borrow pit" to assist the construction of the A10 Bypass.

RESOLVED

That this application be deferred to the next meeting of the Development Control Committee in order to provide an opportunity for additional detailed information to be provided to enable members to fully evaluate the significant environmental impacts of the scheme as proposed.

**4. THREE RIVERS DISTRICT
APPLICATION FOR INFILLING OF PIT AND RESTORATION TO AMENITY
WOODLAND AT GARSTON MANOR, GARSTON, ABBOTS LANGLEY**

[Officer contact: Phil Taylor Tel: 01992 556271]

The Team Leader of the County Development Unit, Environment Department advised that the Three Rivers District Council Landscape Officer had written stating that subject to improved landscaping being provided their objection would be withdrawn.

RESOLVED

That the Director of Environment be authorised to grant planning permission subject to:

- (i) the prior submission of revised details for access improvements and, if necessary, the prior completion of a legal agreement to secure these;
- (ii) planning conditions including restrictions on the categories of waste to be tipped, noise, dust, restoration, landscaping, restricting access/egress from the A405, traffic movements (a maximum of 20 waste movements per day, 10 in and 10 out), measures to prevent the deposit of mud on the highway, houses of working (08:00-18:00pm Mon-Fri, with no lorry movements during school times between 08:30-09:30 am and 15:00-16:00pm Mondays to Thursday and 08:30-09:30 am and 14:30-15:30pm on Fridays), the removal of any existing

potentially polluting materials from the site and completion of the development, including restoration and landscaping but excluding aftercare, 9 months from the date of commencement.

**5. EAST HERTFORDSHIRE DISTRICT
SUBMISSION OF SCHEMES FOR APPROVAL AS REQUIRED BY
PLANNING CONDITIONS (RESTORATION SCHEME AND FURTHER
DETAILS) AT BUNKERS HILL QUARRY, WATER HALL QUARRY
COMPLEX, NEAR HERTFORD**

Mr G Rowley made a presentation opposing the proposed scheme of works.

The Head of County Development Unit, Environment Department stated that Star Quarries had agreed to change the phasing of the works with Phase 3 being started first followed by Phase 2 then Phase 1.

She stated that in paragraphs 1.6 and 3.6 of the submitted report the text should have read "the proposed completion date for Pollards Quarry is 2010."

RESOLVED

That the Director of Environment be authorised to:

- i) approve the scheme of working subject to conditions preventing the export of overburden from the site;
- ii) approve the outline scheme of restoration in respect of the final contours;
- iii) secure an amendment to the outline scheme of restoration to amend the phasing to restore the site from an easterly direction;
- iv) approve the schemes for dust and noise subject to receipt of satisfactory details of noise attenuation and bunding.

**6. EAST HERTFORDSHIRE DISTRICT
SUBMISSION OF SCHEMES FOR APPROVAL AS REQUIRED BY PLANNING
CONDITIONS (RESTORATION SCHEME AND FURTHER DETAILS) AT
POLLARDS QUARRY, WATER HALL QUARRY COMPLEX, NEAR
HERTFORD**

Mr G Rowley made a presentation opposing the proposed scheme of works.

RESOLVED

That the Director of Environment be authorised to approve the submissions for:

- i) the scheme of working, including proposed noise mitigation subject to provision of further noise bunding if this proves necessary;
- ii) the outline scheme of restoration in respect of the final contours and the phasing of restoration;
- iii) the scheme for dust mitigation.

EXCLUSION OF PRESS AND PUBLIC

That under Section 100 (A) (4) of the Local Government Act 1972, the press and 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.

**1. EAST HERTFORDSHIRE DISTRICT
COUNSEL'S ADVICE IN RELATION TO INTERPRETATION OF LEGAL
AGREEMENT RELATING TO VEHICLE MOVEMENTS AT WATER HALL
QUARRY: IMPLICATIONS FOR THE INTERNAL HAUL ROUTE BETWEEN
BUNKERS HILL AND POLLARDS QUARRIES**

RESOLVED

1. That the Director of Environment be authorised to communicate to the Company that it is the County Council's view that the movement of heavy goods vehicles between Bunkers Hill Quarry and Pollards Quarry would count towards the limit on heavy goods vehicle movements within the legal agreement.
2. That the Director of Environment be authorised to communicate to the Company that modification of the legal agreement to exclude heavy goods vehicle movements between Bunkers Hill Quarry and Pollards Quarry along the internal haul road would ensure that these movements did not count towards the limit and invite the Company's response on this.
3. That the Director of Environment consider the Company's response in consultation with the Development Control Committee's Group Spokesmen.

A L Laycock
County Secretary