

To: Members of the Development
Control Committee

From COUNTY SECRETARY'S
DEPARTMENT

Chief Officers

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**DEVELOPMENT CONTROL COMMITTEE
18 SEPTEMBER 2001**

MINUTES

ATTENDANCE

MEMBERS OF THE COMMITTEE

N E Agar (Added Member), J E Anderson, N K Brook, G R Churchard, R N Copping, B C Engel, M Green, B N W Hammond, S J Mills, E N Singam, W A Storey (Vice-Chairman - Chairman for the Meeting), G F Wenham.

OTHER MEMBERS IN ATTENDANCE

M Bayes, D Beatty, E Clarke, R S Clements, P V Goggins, S Jones, B J Lamb, J M Pitman, A M R Searing.

Upon consideration of the agenda for the Development Control Committee meeting on 18 September 2001, as circulated, copy annexed, action was taken or decisions were reached on individual items as recorded below.

AMERICAN TERRORIST ATTACK

The Chairman stated that as this was the first public meeting of the Council since the terrorist attacks in America on 11 September 2001, the Committee stood in silence for 1 minute in respect of those killed and those innocent people who suffered from response attacks.

APOLOGIES

Apologies for absence were submitted on behalf of B N W Hammond and J W A Usher.

MINUTES

The Minutes of the meeting of the Committee held on 13 July 2001 were confirmed as a correct record.

PUBLIC PETITION

Councillor G F Wenham, in the absence of Mr D Dicks who was unwell and unable to attend the meeting presented a petition on behalf of residents of Welwyn Garden City requesting that the zebra crossing in Howlands/Hollybush Lane, Welwyn Garden City be changed to a pedestrian crossing controlled by lights.

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

NOTIFICATION OF OTHER BUSINESS

No other business had been notified.

QUESTIONS

No questions had been submitted.

PART I AGENDA**1. EAST HERTFORDSHIRE DISTRICT
PROPOSED BORROW PIT TO SERVE A10 BY-PASS CONSTRUCTION AT
PLASHES FARM, STANDON**

[Officer contact: Richard Greaves Tel: 01992 556225]

RESOLVED

That, subject to the prior conclusion of a Section 106 to ensure that:-

- (a) the extraction of mineral only commences following evidence that the applicant has secured contracts for the backfilling of the application site using material arising from the construction of the by-pass in accordance with an approved restoration plan (being supplied to and approved in advance by the Mineral Planning Authority);
- (b) the provision that only internal haul routes will be used for all vehicles associated with the development, and;
- (c) a financial bond provision to secure successful timely restoration.

The Director of Environment be authorised to grant planning permission reference 3/1391-01 for the Borrow Pit to serve the proposed A10 by-pass construction and that conditions should be attached relating to:-

- (i) time of commencement;
- (ii) removal of permitted development rights;

- (iii) time limits for completion;
- (iv) restriction of site as a borrow pit for the A10 by-pass;
- (v) removal of plant;
- (vi) methods of working;
- (vii) site layout;
- (viii) restoration and landscaping;
- (ix) soil handling, soil stripping, soil storage;
- (x) hours of operations;
- (xi) dust propagation;
- (xii) noise and noise monitoring;
- (xiii) material types for backfilling;
- (xiv) access restriction;
- (xv) archaeology;
- (xvi) protection of water resources and SSSI;
- (xvii) maintenance of the haul road;
- (xviii) protection measures for the rights of way;
- (xix) periodic groundwater, habitat monitoring and protection, and;
- (xx) aftercare.

**2. EAST HERTFORDSHIRE DISTRICT
APPLICATION FOR ENVIRONMENTAL MITIGATION BUNDS AND
HABITAT CREATION ON LAND CONTIGUOUS WITH THE A10 BY-PASS AT
WADESMILL, HIGH CROSS AND COLLIERS END, STANDON AND
THUNDRIDGE**

[Officer contact: Tim Williams Tel: 01992 556254]

The Team Leader of the County Development Unit, Environment Department drew attention to the typographical error in that there was no paragraph 3.6 of the submitted report.

RESOLVED

That the Director of Environment be authorised to grant planning application 3/0760-01 relating to additional bunding at Dowsetts Farm, Sutes Farm and Youngsbury, together with the change of use of land to form a habitat/wildlife area adjacent to Plashes Wood subject to planning conditions to include the following matters:-

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- (i) restriction on the material to be used for bund construction to that arising from the construction of the A10 by-pass.
 - (ii) revision of the final levels of Youngsbury bund at the northern and southern ends;
 - (iii) the provision of steps on the section of the Youngsbury bund that will be used as part of the diversion of Thundridge Footpath 49 if the footpath diversion cannot be realigned around the foot of the bunding;
 - (iv) soil stripping, handling and replacement;
 - (v) hours of working;
 - (vi) restricting commencement of the works until direct access is available from within the boundary of the A10;
 - (vii) aftercare provisions.

**3. EAST HERTFORDSHIRE DISTRICT
PROPOSED REBUILDING OF JENYNS FIRST SCHOOL, BRAUGHING**

[Officer contact: Brenda Strangleman Tel: 01992 556267]

The Chairman on behalf of the Committee expressed concern at the inaccuracy on the survey information provided and the lack of professionalism in presenting this scheme which had led to revised drawings being submitted at a late stage of the process.

The Team Leader of the County Development Unit, Environment Department stated that negotiations were ongoing concerning the materials to be used. She stated that revised layout drawings has just been received which included a footway along the northern edge of the site. A £5,000 bond had been offered for any additional off site works deemed necessary to be undertaken.

Members expressed concern at the points of the objection raised by East Herts District Council. Other issues to be tackled were on-street parking near the access and the need for a coach layby.

RESOLVED

Subject to the outstanding details and additional information still to be submitted by the applicant being satisfactory, the Director of Environment be authorised to grant planning permission subject to conditions including:-

- (i) pedestrian access;
- (ii) cycle storage;
- (iii) parking;
- (iv) off-site highway measures;
- (v) a school transport plan;

- (vi) the contractors working arrangements including hours of working; and
- (vii) implementation of the landscaping scheme.

**4. EAST HERTFORDSHIRE DISTRICT
APPLICATION FOR THE RECLAMATION OF DISUSED SILT LAGOON BY
INFILLING WITH NATURAL CLAY MATERIALS FROM SOUTHFIELD
WOOD QUARRY TO ACHIEVE A LANDFORM SUITABLE FOR
AGRICULTURE AND WOODLAND AT LAND NORTH WEST OF WATER
HALL FARM, WATER HALL QUARRY COMPLEX, LOWER HATFIELD
ROAD, NR. HERTFORD, HERTINGFORDBURY**

[Officer contact: Brian Owen Tel: 01992 556255]

Mrs L Haysey, Chairman of Hertingfordbury Preservation Society made a presentation in respect of this item and the following item (extension of time for the restoration of Pollards Quarry) drawing attention to the outstanding number of planning applications for this quarry complex and the extensive amount of mineral operations still to be undertaken at this site. She expressed the need for the total picture for the quarry complex operations being taken into account in determining the individual planning applications.

The Head of the County Development Unit, Environment Department stated East Herts District Council officers had no objection to this application, but that a precise deadline should be given for restoration of intermediate phases.

Nigel Copping drew attention to an error in the committee report at paragraph 1.5 of the summary which should read 'Planning permission was granted on 17 January 2000 for the construction of an internal haul road.....'.

RESOLVED

1. That if the applicants provide information to overcome the objections of the Environment Agency by 31 December 2001 and no new issues are raised by East Herts District Council, the Director of Environment be authorised to grant planning permission subject to conditions including:-
 - (i) development should take place in accordance with submitted details;
 - (ii) timescale for operations (excluding aftercare) until 31 December 2004;
 - (iii) adequate compensatory measures for the loss of floodplain, if required;
 - (iv) submission of details relating to restoration standards;
 - (v) provision for soil resources for restoration; and
 - (vi) aftercare.
2. If the applicants do not provide information to overcome the objections of the Environment Agency by 31 December 2001, then the Director of Environment be authorised to refuse the application as the proposal would raise land levels within the Indicative Floodplain as defined by the Environment Agency and this would reduce the storage area for water of the floodplain in conflict with Structure Plan Policy and Waste Local Plan Policy.

**5. EAST HERTFORDSHIRE DISTRICT
APPLICATION TO EXTEND TIME FOR COMPLETION OF RESTORATION
UNTIL 31 DECEMBER 2010 OF PART OF POLLARDS QUARRY, WATER
HALL QUARRY COMPLEX, NR. HERTFORD, LITTLE BERKHAMSTED**

[Officer contact: Brian Owen Tel: 01992 556255]

The Head of the County Development Unit, Environment Department stated East Herts District Council officers had no objection to this application, but a further letter of objection from a resident had been received since the dispatch of the Agenda for this meeting.

RESOLVED

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

- (i) filling of Phase 1 by 31 December 2001;
- (ii) placement of soils and seeding by 30 June 2002;
- (iii) restoration of Phases 2 and 3 in accordance with an agreed timetable; and
- (iv) restoration of Phase 4 by 31 December 2008.

**6. THREE RIVERS DISTRICT
APPLICATION FOR PLANNING PERMISSION FOR A HOUSEHOLD WASTE
SITE ON LAND ADJACENT TO THE EXISTING WATERDALE TRANSFER
STATION, A405 NORTH ORBITAL ROAD, GARSTON, NR. WATFORD,
ABBOTS LANGLEY**

[Officer contact: Clive Inwards Tel: 01992 556256]

Prior to the start of the discussion of the application, the Assistant Director of Environment (Strategy) left the Council Chamber and took no part in the consideration of this application.

RESOLVED

That, subject to no intervention from the Secretary of State, the Director of Environment be authorised to grant planning permission, subject to appropriate conditions to include:-

- (i) completion of site access works prior to the use of the site commencing;
- (ii) a landscaping scheme utilising native species;
- (iii) safeguards on noise, dust, odour and litter generation;
- (iv) hours of operation;
- (v) submission of drainage details;
- (vi) erection of adequate signage on the A405; and

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- (vii) suitable areas for parking, storage and delivery of materials that do not interfere with the use of the public highway.

**7. BROXBOURNE BOROUGH
APPLICATION FOR THE DETERMINATION OF NEW PLANNING
CONDITIONS AT HODDES DON QUARRY, COCK LANE, NR. HODDES DON**

[Officer contact: Brian Owen Tel: 01992 556255]

The Team Leader of the County Development Unit, Environment Department advised that a video had been filmed of the vehicle movements along Cock Lane during morning school dropping off time which showed that only four cars had been parked outside one of the two schools near to Hoddesdon Quarry.

RESOLVED

1. That the Director of Environment be authorised to amend the submitted planning conditions to include:-
 - (i) duration of the permission should be limited to 2015;
 - (ii) use of the existing access;
 - (iii) condition of access;
 - (iv) sheeting of vehicles carrying mineral (except where any stone may be in excess of 500mm);
 - (v) prevention of deposit of mud or other debris on the public highway;
 - (vi) soil handling and storage;
 - (vii) no minerals to be imported to the site for processing;
 - (viii) no excavation on land subject to the Tree Preservation Order;
 - (ix) protection of watercourses;
 - (x) restriction on excavation and proximity to the site boundaries;
 - (xi) hours of operation;
 - (xii) submission of a dust management scheme;
 - (xiii) submission and agreement of a detailed scheme of working;
 - (xiv) noise;
 - (xv) storage of oil, fuel or other potential pollutant;
 - (xvi) submission and agreement of a detailed scheme of restoration and landscaping;
 - (xvii) submission and agreement of a detailed scheme of aftercare.

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2. That the Director of Environment be authorised to impose additional conditions including:-
- (i) restriction of waste type;
 - (ii) the final contours should be reduced in accordance with an agreed plan;
 - (iii) floodlighting;
 - (iv) vehicle movements should be limited to 100 per day;
 - (v) scheme for limiting working closer than 200 metres to buildings at Broxbournebury Mews between 0700 to 0800;
 - (vi) restriction of permitted development rights.

**8. THREE RIVERS DISTRICT
PROGRESS REPORT ON RESTORATION AND EXTRACTION AT
GREAT WESTWOOD QUARRY, CHANDLERS CROSS, SARRATT AND
ABBOTS LANGLEY**

[Officer contact: Clive Inwards Tel: 01992 556256]

RESOLVED

- 1. That the substantial progress made to enable the commencement of landfilling at the main site in April 2001 and extraction from the Lees Wood extension be noted.
- 2. That continued monitoring of progress towards restoration of the site should be reported to the relevant Spokesmen as and when considered appropriate.

**9. THREE RIVERS DISTRICT
TRAFFIC REGULATION ORDERS CONSOLIDATING EXISTING WAITING
RESTRICTION ORDERS WITHIN THREE RIVERS DISTRICT**

[Officer contact: Chris Allen-Smith Tel: 01923 777411]

The Assistant Director of Environment (Transport Management) stated that since the dispatch of the Agenda, eight letters of objection supporting the objection made by Spokes (Cycling Organisation) relating to Station Road, Rickmansworth had been received. It was felt that Three Rivers District Council should be requested to consider the waiting restrictions required for the service roads in The Parade and Preswick Road, South Oxhey.

RESOLVED

That the Director of Environment be authorised to:-

- (i) make the Traffic Regulation Orders consolidating existing parking and loading restrictions regulations within the Three Rivers District Council area;

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- (ii) incorporate within the Orders the minor changes and additions to the existing parking restrictions as set out in Appendix 1 of the submitted report.

**10. THREE RIVERS DISTRICT
TRAFFIC REGULATION ORDERS FOR CONTROLLED PARKING ZONE,
CHORLEYWOOD**

[Officer contact: Chris Allen-Smith Tel: 01923 777411]

RESOLVED

That the Director of Environment be authorised to:-

- (a) confirm the introduction of parking measures in Chorleywood within the Three Rivers District Council area to achieve a better management of the very limited number of on-street parking spaces, restricting all day parking to ensure easier parking for residents and more short stay shopping and visitor parking;
- (b) make and implement the following Traffic Regulation Orders:-
 - (i) The Hertfordshire (Various Roads Chorleywood Central Area) (Waiting Restrictions) Order 2001;
 - (ii) The Hertfordshire (Various Road Chorleywood Central Area) (Parking Places) Order 2001;
- (c) make and implement The Hertfordshire (Various Roads Chorleywood Outer Area) (Waiting Restrictions) Order 2001 if required to mitigate the effects of the Orders in (b) above on the roads in the surrounding areas, following consultation with the Development Control Committee Chairman, Vice-Chairman and Spokesmen.

**A L Laycock
County Secretary**