

To: Members of the Development
Control Committee

From COUNTY SECRETARY'S
DEPARTMENT

Chief Officers

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**DEVELOPMENT CONTROL COMMITTEE
13 NOVEMBER 2001**

MINUTES

ATTENDANCE

MEMBERS OF THE COMMITTEE

J E Anderson (Chairman), 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

N Brook, E Clarke, P V Goggins, S Quilty.

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

MINUTES

That subject to the deletion of B N W Hammond's name as being in attendance and N E Agar's name being recorded as being also in attendance but not as an added Member the Minutes of the meeting of the Committee held on 18 September 2001 were confirmed as a correct record.

PUBLIC PETITIONS

No petitions which did not relate to business contained on the agenda had been received.

NOTIFICATION OF OTHER BUSINESS

No other business had been notified.

QUESTIONS

No questions had been submitted.

PART I AGENDA**1. EAST HERTFORDSHIRE DISTRICT
APPLICATION AND ENVIRONMENTAL STATEMENT FOR EXTENSION TO
SOUTHFIELD WOOD QUARRY AND LANDFILL SITE COMPRISING
MINERAL EXTRACTION AND WASTE DISPOSAL AT NEW FIELD, WATER
HALL QUARRY, LOWER HATFIELD ROAD, HERTINGFORDBURY**

[Officer contact: Brian Owen Tel: 01992 556255]

The Head of the County Development Unit, Environment Department stated that the agents acting on behalf of the applicant had submitted a statement relating to the application which requested deferral of the item. Given the late arrival of the representation, which is of some length and the likely length of the rebuttal it was reluctantly considered appropriate to accede to the request to defer the item until the meeting in February to give the Committee sufficient time to fully consider both the submission and the response.

**2. EAST HERTFORDSHIRE DISTRICT
APPLICATION FOR THE TEMPORARY STORAGE OF CLAY REQUIRED FOR
ENGINEERING AND RESTORATION AT THE SOUTHFIELD WOOD
LANDFILL SITE, LAND AT WATERHALL EAST, WATERHALL QUARRY
COMPLEX, HERTINGFORDBURY**

[Officer contact: Brian Owen Tel: 01992 556255]

Mrs L Haysey on behalf of Hertingfordbury Parish Council, Hertingfordbury Preservation Society and WHAM made a presentation opposing this planning application.

The Head of the County Development Unit, Environment Department stated that since the dispatch of the Agenda an additional response had been received from Hertingfordbury Parish Council suggesting that a plan for the handling of the overburden works at the Waterhall Quarry Complex be prepared and that the application be deferred.

RESOLVED

That the Director of Environment be authorised to:

- (i) refuse planning permission for the following reasons:
 - (a) the proposal would result in the loss of an area of previously restored land for 5 years;
 - (b) the site is prominent in the local landscape and therefore detrimental to visual amenity.
- (ii) invite the applicant to submit proposals to regularise the unauthorised bunding along the haul road;

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- (iii) invite the applicant to consider the potential for storage of clays within the active Southfield Wood Quarry site.

**3. EAST HERTFORDSHIRE DISTRICT
APPLICATION FOR A VARIATION OF CONDITIONS TO PROVIDE FOR THE
TEMPORARY STORAGE OF CLAY AT SOUTHFIELD WOOD, WATERHALL
QUARRY COMPLEX, HERTINGFORDBURY**

[Officer contact: Brian Owen Tel: 01992 556255]

Mrs L Haysey on behalf of Hertingfordbury Parish Council, Hertingfordbury Preservation Society and WHAM made a presentation supporting this planning application.

The Head of the County Development Unit, Environment Department stated that since the dispatch of the Agenda an additional response had been received from Hertingfordbury Parish Council suggesting that a plan for the handling of the overburden works at the Waterhall Quarry Complex be prepared and that the application be deferred.

RESOLVED

That the Director of Environment be authorised to grant planning permission for the variation of conditions subject to the following conditions:

- (i) time limits for completion of development;
- (ii) submission and agreement of a revised restoration programme to achieve as much restoration as possible, where practicable;
- (iii) monitoring of settlement rates and provision of a reduced pre-settlement plan to reflect this information;
- (iv) provision for additional drainage;
- (v) monitoring of noise levels and a requirement to keep within limits already approved for Southfield Wood.

**HERTSMERE BOROUGH
APPLICATION FOR RECYCLING OF END OF LIFE ELECTRICAL AND
ELECTRONIC EQUIPMENT AT WALTON ROAD TRADING ESTATE, BUSHEY**

[Officer contact: Dewi Griffiths Tel: 01992 556249]

R James made a presentation supporting this planning application indicating in particular that the applicant would be prepared to accept conditions including a shorter initial period of operation and restricted lorry movements in order to overcome some of the residents' concerns. M Smith presented a petition containing 101 signatures and spoke on behalf of residents of Bushey opposing this planning application.

Copies of Cleanaway's letter dated 9 November 2001 giving details of the more stringent planning conditions and more restrictive working they were prepared to accept were circulated at the meeting.

The Committee, in response to questions, were advised that planning permission would not be required for the continued use as light industrial. Any proposed change of use for other industrial purposes would be determined by Hertsmere Borough. With regard to the current application, although the proposed use was very similar to light industrial use it required planning permission because it involved the processing of waste and is therefore classed as 'sui generis'.

The Committee noted that there was a need to recycle old computer and electrical equipment from the county and this factor was balanced against the additional impact of increased traffic movements in relatively narrow residential roads.

RESOLVED

That the Director of Environment be authorised to grant planning permission ref: 0/0911-01, subject to appropriate conditions to include:

- (i) temporary consent for four years;
- (ii) vehicle weight restriction of no more than 20 tonnes laden weight;
- (iii) no articulated vehicles;
- (iv) three and four axle vehicles movements restricted to eight per day (four in and four out) and restricted to between 10.00 a.m. and 4.00 p.m., Mondays to Fridays only and excluding public holidays;
- (v) all other vehicle movements restricted to 16 movements per day and 7.00 a.m. and 7.00 p.m. Monday to Friday and 9.00 a.m. to 1.00 p.m. on Saturdays, with no movements on Sundays or public holidays;
- (vi) no operations outside 7.00 a.m. and 7.00 p.m. Monday to Saturday nor at any time on Sundays or public holidays;
- (vii) skip storage yard and car park to be secure to prevent unauthorised access;
- (viii) skips to be stored no higher than the perimeter fence or no higher than 2m whichever is the lower;
- (ix) restrictions of the type of waste to those submitted with the application;
- (x) no direct deliveries by the public;
- (xi) meeting any requirements of the Environment Agency.

5. THREE RIVERS DISTRICT - PROPOSED CHANGE OF USE TO OFFICES PARTS OF BLOCKS B AND C, LANGLEYBURY, HUNTON BRIDGE, ABBOTS LANGLEY

[Officer contact: Brenda Strangleman Tel: 01992 556267]

Comment was made on the overall appearance of a listed building owned by the Council and the need to improve it.

RESOLVED

That the Director of Environment be authorised:

- (i) to grant planning permission for a limited period until May 2003 for use solely by Children, Schools and Families staff serving the South West Hertfordshire area.
- (ii) to append advice to the decision notice to the effect that the site is not considered an appropriate location for more intensive use as County Council offices nor more generally for such use in the longer term.

6. EAST HERTFORDSHIRE DISTRICT A10 WADESMILL BY-PASS RECLASSIFICATIONS

[Officer contact: Trevor Mason Tel: 01992 556193]

RESOLVED

That the Director of Environment be authorised to submit applications to the Government Office for the East of England for the re-classification of:

- (i) the existing A10 between Ware and Puckeridge as the C183, and
- (ii) the B158 between the A602 and Wadesmill as the C184,

to enable reclassification once the A10 Wadesmill By-pass is open to traffic.

7. REVIEW OF THE 'CODE OF PRACTICE FOR PUBLICITY FOR PLANNING APPLICATIONS'

[Officer contact: Dee Baker Tel: 01992 556252]

RESOLVED

- (a) That a revised Code of Practice for Publicity for Planning Applications be adopted as set out in Appendix 1 of the report.
- (b) That the Committee review the Code in twelve months time to consider (but not limited to):
 - (i) sending consultations via e-mail, in addition to traditional methods;
 - (ii) receiving representations via e-mail, in addition to traditional methods;
 - (iii) document management;
 - (iv) access for the public to view planning applications via HertsDirect.

8. CONSULTATION ON MINERAL PLANNING AUTHORITY FEES FOR MONITORING MINERAL AND LANDFILL PERMISSIONS

[Officer contact: June Kelly Tel: 01992 556224]

Members of the Committee expressed concern at the possibility that the costs of visits to sites to investigate breaches of planning control might not be charged for, particularly where a number of follow-up visits to ensure compliance were required.

RESOLVED

That the Director of Environment, in consultation with the Executive Member for Environment, be authorised to respond to the Government on the Consultation Paper based upon the draft response set out in Appendix 1 of the report and the comments made at the meeting.

A L Laycock
County Secretary