

To: Members of the Development
Control Committee

From COUNTY SECRETARY'S
DEPARTMENT

Chief Officers

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**DEVELOPMENT CONTROL COMMITTEE
5 FEBRUARY 2002
MINUTES**

ATTENDANCE

MEMBERS OF THE COMMITTEE

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

OTHER MEMBERS IN ATTENDANCE

M D Colne, D B Lloyd, S Giles-Medhurst, V Muspratt, H M Saunders, R H Smith.

Upon consideration of the agenda for the Development Control Committee meeting on 5 February 2002, as circulated, copy annexed, action was taken or decisions were reached on individual items as recorded below.

MINUTES

That subject to Minute 8 (consultation on Mineral Planning Authority Fees) wording be amended to read "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 at that time, particularly where a number of follow up visits to ensure compliance were required", the Minutes of the meeting of the Committee held on 13 November 2001 were confirmed as a correct record.

PUBLIC PETITIONS

In the absence of Mr P Glaser, the Committee noted the receipt of a petition from residents of Oxhey opposing the possible proposal of a one way system in Heydon Road, Oxhey.

Mrs E Johnson presented a petition on behalf of residents of Welwyn Garden City requesting the provision of safe pedestrian crossing in A1000 Bessemer Road, Welwyn Garden City.

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. 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]

M Fewkes on behalf of Hertingfordbury Parish Council made a presentation opposing this planning application.

J Forber made a presentation supporting this planning application.

M Jack on behalf of W.H.A.M made a presentation opposing this planning application.

L Haysey presented a petition and spoke on behalf of the petitioners opposing this planning application.

It was noted that since the dispatch of the agenda, Grotto Wood had been confirmed as a Scheduled Ancient Monument.

RESOLVED

That, after taking into consideration environmental information, the development plan and other material considerations, the Director of Environment be authorised to refuse planning permission for planning applications ref 3/0851-00 and 3/0852-00 for the following reasons:-

- (i) the proposal is contrary to Waste Policy 44 as it proposes to dispose of non-inert waste within 250 metres of residential property;
- (ii) the proposed restoration contours are inappropriate due their steepness/height and would provide too steep a gradient for users of public footpath 3;
- (iii) the cumulative impact of the development due to its proximity to residential properties in East End Green and the associated impacts of the sand and gravel extraction, overburden extraction and disposal of category A, B and D wastes, the proposed screen bunding to the west and north-west of the operational area, and the impact upon rights of way are contrary to Minerals Policy 6, Cumulative Impact;
- (iv) the proposal would cause significant change to the setting of Grotto Wood, a Scheduled Ancient Monument contrary to Structure Plan Policy 38;

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- (v) the proposal would encroach within 60 metres of a Scheduled Ancient Monument contrary to Minerals Policy 10, Landscape Features;
 - (vi) the proposal conflicts with Waste Local Plan Policy 1 as it fails to demonstrate it is sustainable in form and location, particularly with regard to the Proximity Principle;
 - (vii) the proposal potentially conflicts with Waste Local Plan Policy 5 as it does not clearly demonstrate that all waste has been separated to remove the recyclable or compostable fraction prior to landfilling;
 - (ix) the proposal conflicts with Waste Local Plan Policy 2 to the extent that the need for the landfill of the recyclable or compostable fractions of the waste has not been clearly demonstrated;
 - (x) the proposal does not accord with Minerals Local Plan Policies 1 and 4 as the area is not identified in the Minerals Local Plan as a preferred area or specific site, any need for mineral could be met from the identified areas in the Plan and the proposal conflicts with other policies of the Plan.

2. EAST HERTFORDSHIRE DISTRICT - APPLICATION (ACCOMPANIED BY ENVIRONMENTAL STATEMENT) FOR EXTENSION TO MINERAL EXTRACTION ONTO LAND AT FARM FIELDS, INVOLVING THE CREATION OF TWO WATER AREAS FOR NATURE CONSERVATION AND PRIVATE FISHING AT LAND KNOWN AS FARM FIELDS, WATER HALL QUARRY, LOWER HATFIELD ROAD, HERTINGFORDBURY.

[Officer contact: Brian Owen Tel: 01992 556255]

M Fewkes on behalf of Hertingfordbury Parish Council made a presentation opposing this planning application.

J Forber made a presentation supporting this planning application.

L Haysey on behalf of Hertingfordbury Preservation society made a presentation opposing this planning application.

C Henderson presented a petition and spoke on behalf of the petitioners opposing this planning application. Photographs showing the current condition and character of the land to be used were circulated at the meeting.

The Head of the County Development Unit, Environment Department stated that in respect of the objection made by the Environment Agency further information had been submitted to them by the applicant but, at this stage they had not withdrawn their objection.

With regard to the matters raised in the presentation by the applicant to the Committee she advised that whilst it might be possible for the applicant to overcome the concerns of the Environment Agency, this is not certain. The offer of an Agreement to have no future working north of the B158 together with a masterplan for the whole area for restoration had to be considered in the context as to whether it would be in the public interest sufficient to

outweigh refusing the application. She also clarified that the company had received advice on officers' views regarding the landscape impacts of the proposals.

RESOLVED

That, after taking into consideration environmental information, the development plan and other material considerations, the Director of Environment be authorised to refuse planning permission for the following reasons:

- (i) the proposal is contrary to policy 41 of the Hertfordshire Minerals Local Plan as the proposal both during operational stages and the post restoration landform would not conserve the landscape of the Lea Valley;
- (ii) the proposal is contrary to Structure Plan Policy 39 as it would limit the capacity of the floodplain and increase the risk of flooding elsewhere;
- (iii) the proposal is premature and would prejudice the outcome of the Hertfordshire Minerals Local Plan Review;
- (iv) the proposed landform is not natural in appearance and does not sit harmoniously within the surrounding landscape. The proposal would therefore conflict with Minerals Policy 29 (form of Restoration);
- (v) the proposal would be intrusive in the local landscape particularly during working where it would have an impact upon views from Roxford House, Roxford Barn, Water Hall Cottages, Brookside, River Lodge, Holly Cottage, Bridleway 2 Hertingfordbury, Footpath 3 Hertingfordbury, Bridleway 29 Little Berkhamsted and sections of the B158 The proposal would therefore conflict with Minerals Policy 8 (Landscape-General);
- (vi) the proposal would have a detrimental impact upon the setting of Roxford House and the bridge over Roxford Moat, listed buildings and Roxford Moat, scheduled ancient monument. The proposal would therefore conflict with Structure Plan Policy 38 (Critical Capital and other Important Environmental Assets) and Minerals Policy 13 (Historic Buildings).

3. WATFORD BOROUGH - APPLICATIONS TO VARY CONDITIONS RELATING TO HOURS OF OPERATION AND VEHICLE MOVEMENTS AT UNITS 1 AND 2 COLNE WAY INDUSTRIAL ESTATE, NORTH WATFORD, WATFORD

[Officer contact: Clive Inwards Tel: 01992 556256]

V Turner made a presentation opposing this planning application.

L Houghton made a presentation supporting this planning application.

P Sweating made a presentation opposing this planning application.

A statement summarising the objections made by the Lea Farm, Meriden and Tudor Residents Associations and Governors of Meriden and Lea Farm Primary Schools had been circulated to all Committee Members.

June Kelly advised the Committee that Watford Borough Council objected to the proposal as it would result in an increase in the scale and intensity of use of the site.

RESOLVED

- (a) That the Director of Environment be authorised to refuse planning applications ref 9/0783-01 and 9/0784-01 to amend the hours of loading and unloading on the grounds that it would be detrimental to the amenity of nearby residents.
- (b) That the Director of Environment be authorised to refuse planning applications ref 9/0785-01 and 9/0786-01 to increase the number of vehicle movements on the grounds that:
 - (i) it would have a detrimental highway impact on the A412 St Albans Road, either side of the Dome Roundabout, and
 - (ii) the increased vehicle movements would intensify the use of the site, to the detriment of local amenity.

4. WATFORD BOROUGH - APPLICATION FOR A CANOPY EXTENSION TO THE WASTE TRANSFER BUILDING AT LAND AT RAILWAY YARD OFF COLNE WAY, NORTH WATFORD, WATFORD

[Officer contact: Clive Inwards Tel: 01992 556256]

V Turner made a presentation opposing this planning application.

June Kelly, the Team Leader of the County Development Unit, Environment Department advised the Committee that Watford Borough Council did not object to the proposal subject to a condition relating to external materials.

In response to a question on the effectiveness of new fans spraying water out to combat dust, June Kelly stated that the new fans to date had been effective during the winter months.

Reference was made to the need to monitor the site before and after the canopy was provided to ascertain whether it had reduced noise levels and nuisance from the site.

RESOLVED

- (a) That the Director of Environment be authorised to grant planning permission subject to conditions to include:
 - (i) safety provisions during the construction of the canopy (as requested by Railtrack)
 - (ii) details of the materials to be used in construction to match the existing waste transfer building;
 - (iii) a restriction that only reclaimed materials are stored underneath the canopy;
- (b) That the Director of Environment monitor the noise, dust and nuisance from the site before and after the provision of the canopy and after the roof canopy is provided and report the findings to Committee Members and local County Councillors.

5. HERTSMERE BOROUGH - EXPERIMENTAL TRAFFICE REGULATION ORDER-SUMMERHOUSE LANE, ROUND BUSH, ALDENHAM

[Officer contact: Mike Jarrett Tel: 0208 2077453]

S Pentol on behalf of Mr Ross and other motorists presented a petition and spoke opposing the proposed morning ban of vehicles using Summerhouse Lane

Mrs R Slade presented a petition on behalf of residents and spoke supporting the proposed morning ban of vehicles using Summerhouse Lane

N Dasa presented a petition and spoke on behalf of staff, parents and priests of Bhaktivedanta Manor opposing the proposed morning ban of vehicles using Summerhouse Lane.

Reference was made to the statement prepared by Mr S Ross summarising the case against introducing the experimental ban, which was faxed to Committee Members and local Members.

The Assistant Director of Environment (Transport Management) drew attention to the Police's decision to no longer support the proposed experimental morning peak hours ban of southbound vehicles from using Summerhouse Lane, Aldenham, as problems would merely be moved elsewhere.

Photographs showing the condition of and traffic movements in Summerhouse Lane were circulated at the meeting.

He stated that the traffic congestion problems of this locality would be assisted in the long term if capacity improvements were undertaken to the A41 Hartspring Lane Roundabout.

RESOLVED

- (a) That having heard the conflicting views expressed by petitioners, considered the facts as presented in the report and having had the benefit of a site visit, the Committee believe that although the use of Summerhouse Lane by commuter traffic is wholly inappropriate the balance of risk is such that the experiment should not proceed at present.
- (b) That the Director Environment be requested to consider the options for improving capacity for B462 users at the B462/A41 junction and carry out further studies in the affected areas and into other means of protecting the residents of Patchetts Green.

6. HERTSMERE BOROUGH - REQUEST TO VARY CLAUSE 3(f) OF SECTION 106 AGREEMENT AND PARAGRAPH 1.3 OF ENVIRONMENTAL MANAGEMENT PLAN CONTROLLING LORRY ROUTEING RELATED TO THE RE-CONTOURING OF BRIDGEDOWN GOLF COURSE, ST ALBANS ROAD, BARNET

[Officer contact: Richard Greeves Tel: 01992 556225]

Following a request from agents acting on behalf of the applicant this matter had been withdrawn from consideration at this meeting.

7. WATFORD BOROUGH - APPLICATION FOR THE ERECTION OF A CONCRETE BATCHING PLANT WITH ASSOCIATED HOPPERS, CONVEYOR AND ANCILLARY FACILITIES AT ORPHANGE ROAD GOODS YARD, WATFORD JUNCTION, WATFORD

[Officer contact: Clive Inwards Tel: 01992 556256]

A concern was expressed that this proposed development could detrimentally affect the overall development of Watford Junction in advance of a Masterplan being formulated for this area.

Questions were put concerning the apparent imbalance between the amount of material to be imported and the likely export of batched concrete, the level of stockpiles that should be allowed if this development was permitted, what level of consultation had been undertaken with the planning applications and what would be the most appropriate hours of operation and vehicle movements for this site.

RESOLVED

That consideration of this planning application be deferred to the next meeting on 16 April 2002.

8. ST ALBANS DISTRICT - PROPOSED NEW TWO STOREY CLASSROOM AND SIXTH FORM BLOCK AT ROUNDWOOD PARK SCHOOL, ROUNDWOOD PARK, HARPENDEN

[Officer contact: Brenda Strangleman Tel: 01992 556267]

K Liddelow made a presentation opposing this planning application.

A Cunningham made a presentation supporting this planning application.

J McArdle made a presentation opposing this planning application.

Town Councillor P Hawle made a presentation supporting the planning application and raising highway issues that needed to be dealt with.

The Team Leader of the County Development Unit, Environment Department advised that since the despatch of the Agenda, the number of letters opposing the planning application totalled 16. She also advised that additional details in respect of materials and landscaping had been received.

The Committee enquired whether the existing and the proposed new cycle stands were covered and if not could they be covered.

RESOLVED

That, provided that the Secretary of State does not wish to intervene, that details of the proposed materials have been resolved, that an adequately detailed and improved landscaping scheme has been submitted and that no new issues are raised by St Albans District Council and any other late consultees, the Director of Environment should be authorised to grant planning permission, subject to conditions including:

- (i) implementation of the landscaping scheme;
- (ii) the provision of twenty-two additional cycle parking spaces;
- (iii) car parking provision including the marking out of all spaces;
- (iv) contractors working arrangements (protection of public highway and delivery times);
- (v) no parents to drive into the site;
- (vi) no car parking within the coach parking area at either end of the school day;
- (vii) the approval of a school transport plan.

Advice should also be appended setting out further details about the contents of the school transport plan and the need for prior applicant contact with Transco

9. WELWYN HATFIELD DISTRICT - PROPOSED NEW TWO STOREY TEACHING BLOCK AT MONKS WALK SCHOOL, KNIGHTSFIELD, WELWYN GARDEN CITY

[Officer contact: Brenda Strangleman Tel:01992 556267]

The Team Leader of the County Development Unit, Environment Department stated that the two outstanding issues with this proposed development relating to school transport and landscaping were being discussed.

RESOLVED

That provided both that the Secretary of State does not wish to intervene and that an adequately detailed and enhanced landscaping scheme has been submitted, the Director of Environment be authorised to grant planning permission subject to conditions including:

- (i) landscaping (implementation of an amended scheme for phase one and prior approval of a detailed scheme for phase two);
- (ii) maintenance of parents access into the site at either end of the school day;
- (iii) the provision of fourteen additional cycle parking spaces;
- (iv) contractors working arrangements;
- (v) approval of a school transport plan prior to occupation of the new block; and
- (vi) surface water drainage not to be discharged to soakaways.

Advice also be appended setting out further details about the contents of the school

transport plan, the possible need for other drainage consent and the need for prior applicant contact with Transco.

**10a. DEPARTMENT FOR TRANSPORT, LOCAL GOVERNMENT AND THE REGIONS
PLANNING GREEN PAPER**

[Officer contact: Sue Davidson Tel:01992 556265]

The Committee commented that the proposals to speed up processes should include expediting the determination of "called in" planning applications, and of organising and determining planning appeals. Furthermore, sufficient time should be given to submit appeals.

The Head of the County Development Unit, Environment Department advised of two typographical errors in paragraph 4.3 and Appendix 1 where the word "through" instead of "though" should appear and question 10. of Appendix 1 should have the yes box ticked.

RESOLVED

That the Cabinet be requested to respond to the development control aspects of the Planning Green Paper on the basis of the views set out in this report and in Appendix 1, including the need to emphasise that speeding up the system should include those matters for which the Government has a role in terms of appeals.

**10b. DEPARTMENT FOR TRANSPORT, LOCAL GOVERNMENT AND THE REGIONS
REFORMING PLANNING OBLIGATIONS: A CONSULTATION PAPER**

[Officer contact: June Kelly Tel: 01992 556224]

The Team Leader of the County Development Unit, Environment Department stated that the proposed Tariff system would be likely to apply to large scale industrial, office or residential developments and was unlikely to have a great effect on mineral applications.

RESOLVED

That the Cabinet be advised of the issues to be included in the response to the Planning Obligations Consultation Paper on the basis of the views set out in this report and in the Appendix.

A L Laycock
County Secretary