

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

**From** COUNTY SECRETARY'S  
DEPARTMENT

Chief Officers

**Ask for** Adrian Service  
**Ext** 25564  
**Minicom** 6611  
**My Ref** AS/kp  
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**DEVELOPMENT CONTROL COMMITTEE  
16 APRIL 2002  
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**

R J M Ellis, S Giles-Medhurst, T J M Kent.

Upon consideration of the agenda for the Development Control Committee meeting on 16 April 2002, as circulated, copy annexed, action was taken or decisions were reached on individual items as recorded below.

**CHAIRMAN'S ANNOUNCEMENTS**

The Chairman welcomed Journalist Students from Harlow College to the meeting and hoped the deliberations would be of interest to them.

He reminded Members that a special meeting of the Development Control Committee to consider the responses to be made to the planning application concerning Stansted Airport and the proposed development of the Leavesden Aerodrome site would be held on Wednesday 22 May 2002 commencing at 2 p.m.

**MINUTES**

That subject to the last sentence of the preamble on page 7 to Minute 8 (Proposed New Two Storey Classroom and Sixth Form Block at Roundwood Park School, Harpenden) to read "Town Councillor A H Pawle made a presentation raising highway issues that needed to be dealt with", the Minutes of the meeting of the Committee held on 5 February 2002 were confirmed as a correct record.

**PUBLIC PETITION**

None received for this meeting.

**NOTIFICATION OF OTHER BUSINESS**

No other business had been notified.

**QUESTIONS**

No questions had been submitted.

**PART I AGENDA****1. WATFORD BOROUGH - APPLICATION FOR THE ERECTION OF A CONCRETE BATCHING PLANT WITH ASSOCIATED HOPPERS, CONVEYOR AND ANCILLARY FACILITIES AT ORPHANAGE ROAD GOODS YARD, WATFORD JUNCTION, WATFORD**

[Officer contact: Clive Inwards Tel: 01992 556256]

P. Fraser presented a petition and spoke on behalf of the petitioners opposing the proposal involving lorries using Reeds Crescent to access the proposed concrete batching plant in Orphanage Road.

The Committee Chairman read the contents of the letter received from the local County Councillor in whose constituency the plant would be based, stating that with the condition to be imposed on vehicle movements, the traffic issues were not substantial and he did not oppose the proposal.

The Team Leader of the County Development Unit, Environment Department advised that the proposed operations, if permitted, would involve upto 242 weekly movements of lorries which included Saturdays.

She also advised of an additional letter received from the Strategic Rail Authority supporting the proposals.

The Assistant Director of Environment Strategy in response to an enquiry, stated that the proposed Colonial Way Link road which would provide a direct access to Orphanage Road, could be funded if included in the next five year Local Transport Plan as a priority scheme, but there was currently no certainty that this would be included with a high priority.

**RESOLVED:**

That the Director of Environment be authorised to grant planning permission subject to a prior legal agreement to cover lorry routeing and conditions include:-

- i) details of surface and foul drainage systems to be approved and constructed as approved;
- ii) no soakaways to be constructed in contaminated ground;
- iii) mitigation of noise and dust including the construction of a 4 metre high acoustic screen;
- iv) a restriction on the number of vehicle movements (40 movements for mixer trucks and 4 movements for cement deliveries per day);
- v) a restriction on hours of operation (7am - 7pm Mon - Fri and 7am - 1pm on Saturdays only, no working on Bank or public holidays);
- vi) colour and materials to be approved prior to construction;

- vii) closure of access of Reeds Crescent on completion of the Colonial Way Link road and construction of new access to the batching plant off the Link road;
- viii) promotion and implementation of a Traffic Regulation Order at Reeds Crescent to remove parking bays opposite to the access off Reeds Crescent, prior to implementation of the batching plant;
- ix) a restriction of any extension of rail track across the proposed Colonial Way Link as part of the concrete batching plant and to ensure 5 metres working area from the edge of the footpath of the Link road;
- x) a limitation on the maximum height of stockpiles of aggregates to 2 metres.

**2. WELWYN HATFIELD DISTRICT - APPLICATION TO LANDFILL FARM PIT WITH SUBSOIL AND TO RESTORE AREA FOR WILDLIFE, CONSERVATION AND LANDSCAPE BENEFITS AT HILLEND PIT, HILLEND LANE AND HATFIELD PARK, HATFIELD**

[Officer contact: Tim Williams Tel: 01992 556254]

The Head of the County Development Unit, Environment Department stated that Welwyn Hatfield District Council had advised that they did not oppose the planning application subject to conditions being imposed to cover hours of operation, wheel cleaning and landscaping.

**RESOLVED**

- That (a) subject to the prior conclusion of a Section 278 agreement under the Highways Act to enable the temporary closure of the A414 central reservation at the junction with Hillend Lane and to reinstate the gap once the infilling works are completed and fund the publication of a Traffic Regulation Order to prohibit the right turn into and out of Hill End Lane, the Director of Environment be authorised to grant temporary planning permission for planning application reference number 6 / 0243-02, subject to planning conditions to include the following matters:
- i) a Grampian style condition to restrict commencement of the development until the temporary closure of the A414 central reservation at the junction with Hillend Lane has been implemented;
  - ii) the submission, approval, and implementation of signage warning both drivers and rights of way users of each other along Hillend Lane prior to the commencement of the development;
  - iii) removal of flytipped material from site's surface prior to infilling operations;
  - iv) infilling with clean, inert materials only;
  - v) additional vehicle passing places along Hillend Lane
  - vi) imposition of a 20 mile per hour speed limit along the private part of Hillend Lane;
  - vii) the duration of development (2 years maximum);
  - viii) hours of working (8am – 5pm Mon – Fri only, excluding Bank and Public Holidays);
  - ix) maximum vehicle numbers (40 movements per day);
  - x) restoration and aftercare.
- (b) the Welwyn Hatfield Highways Partnership be requested to explore the possibility of permanently closing the A414 Central Reservation gap opposite the junction with Hillend Lane, Hatfield.

**3. STEVENAGE BOROUGH - PROPOSED SEVEN - CLASSROOM MODULAR BUILDING AND RELATED DEVELOPMENT THE LEYS JMI SCHOOL, RIPON ROAD STEVENAGE**

[Officer contact: Brenda Strangleman Tel: 01992 556267]

**RESOLVED**

- That (a) the Director of the Environment be authorised to grant permanent planning permission for the central block of three classrooms, subject to conditions relating to:
- i) surface water control measures;
  - ii) the prior approval of details of the covered link;
  - iii) contractors' working arrangements including hours of working;
  - iv) implementation of the landscaping scheme;
  - v) a school transport plan to be in place before the new development is first occupied (i.e. to have been submitted and approved by the County Planning Authority in consultation with the Highway Authority before then);
  - vi) maintenance of pedestrian access into the site from the east at the beginning, middle and end of the school day;
  - vii) implementation of a school safety zone and any associated alterations to access and internal parking layout in accordance with a previously approved scheme before the development is first occupied;
- (b) advice be appended about water usage, prior contact with Transco, prior Highway Authority agreement for works on the public highway and additional information.

**4. WATFORD BOROUGH - PROPOSED NEW NURSERY AND CHILDCARE CENTRE IN EASTBURY ROAD, WATFORD**

[Officer contact: Brenda Strangleman Tel: 01992 556267]

The Team Leader of the County Development Unit, Environment Department advised that this proposal would provide a much needed nursery facility but there was concern expressed about the lack of play area. However the applicant had confirmed met the minimum standard for play area provision.

She stated that negotiations were continuing concerning the proposed landscaping of the site and to date retention of some of the hedging had been agreed.

Questions were asked concerning the extent and type of community use which was proposed for the Centre given the limited space available on this site and the desire to increase the limited play area space it was suggested that the cycle rack space could be surrendered.

Concern was expressed at the aesthetic appearance of the shutters facing a residential area.

**RESOLVED**

That in view of the additional information required from the applicant on access details, the minimum play space area, proposed extent of community use of the centre and other issues, consideration of this planning application be deferred to the next appropriate meeting of the Development Control Committee.

**5. ADOPTION OF FORMAL STANDARDS AND CODE OF PRACTICE FOR DEVELOPMENT CONTROL ENFORCEMENT**

[Officer contact : Rob Egan Tel: 01992 556270]

The Head of County Development Unit, Environment Department stated that following the approval of additional resources it was possible to introduce formal standards for enforcement and site monitoring and consequently implement a code of practice for this function.

The Committee were advised of a typographical error at the end of the first sentence of the paragraph 7.16 of Appendix 1 on page 13 where the wording should have read: "or being advised of matters of concern by **an** appropriate Parish Council".

It was noted that potential breaches of planning control were also raised by local County Councillor(s) and this should be stated in paragraph 6.1 of Appendix 1.

**RESOLVED**

That the Director of Environment be authorised to adopt and publish the protocol for enforcement and site monitoring, comprising formal standards and a Code of Practice, which sets out:

- (i) the adoption of explicit standards for carrying out site inspections;
- (ii) the adoption of explicit standards for investigating potential breaches of planning control and taking enforcement action as appropriate;
- (iii) a requirement for publication of an annual report into the performance of the enforcement function of the County Development Unit.

**Andrew Laycock**  
County Secretary