

To: Members of the Development
Control Committee

From COUNTY SECRETARY'S
DEPARTMENT

Chief Officers

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**DEVELOPMENT CONTROL COMMITTEE
15 APRIL 2003
MINUTES**

ATTENDANCE

MEMBERS OF THE COMMITTEE

N K Brook, G R Churchard, R N Copping, K Crout, 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 E Agar, D A Ashley, M J Hobday, M H T Janes, R Mays.

Upon consideration of the agenda for the Development Control Committee meeting on
15 April 2003, as circulated, copy annexed, action was taken or decisions were
reached on individual items as recorded below.

CHAIRMAN'S ANOUNCEMENT

The Chairman announced that June Kelly was leaving to take up a post with
Cambridgeshire County Council in June 2003 and on behalf of the Committee thanked
her for all her guidance and support over the last five years, in particular directing site
visits and wished her well for the future.

MINUTES

That the Minutes of the meeting of the Committee held on 4 February 2003 were
confirmed as a correct record.

PUBLIC PETITION

None received

NOTIFICATION OF OTHER BUSINESS

No other business had been notified.

QUESTIONS

No questions had been submitted.

PART I AGENDA**1. WELWYN HATFIELD DISTRICT
PROPOSED NEW DAY CARE NURSERY AND CAR PARKING ADJOINING
LUDWICK NURSERY, HOLWELL ROAD, WELWYN GARDEN CITY**

[Officer contact: June Kelly Tel: 01992 556224]

RESOLVED

That the Director of Environment be authorised to grant planning permission subject to appropriate conditions in respect of landscaping, preparation of a School Travel Plan, materials, access / egress details, parking provision and the provision of bollards within the highway verge.

**2. BROXBORNE BOROUGH
PROPOSED NEW AND REPLACEMENT CAR PARKING AT RYE PARK
NURSERY SCHOOL, WALTON ROAD / WHITTINGSTALL ROAD, HODDESDON**

[Officer contact: Trish Lyons Tel: 01992 556271]

The Team Leader of the County Development Unit, Environment Department stated that the layout of the underused grassed area had still to be finalised and it was possible that the parking to be provided on this location may be reduced from 17 to 13 spaces.

RESOLVED

That the Director of Environment be authorised to grant planning permission subject to appropriate conditions in respect of the provision of a School Travel Plan, a revised layout to ensure the retention of the trees and a restriction of the use of the parking spaces to staff only.

**3. HERTSMERE BOROUGH
PROPOSED ALTERATIONS TO THE CHIMNEYS AND MAIN SCHOOL
BUILDING AT FALCONER SCHOOL, FALCONER ROAD, BUSHEY**

[Officer contact: Dewi Griffiths Tel: 01992 556249]

The Team Leader of the County Development Unit, Environment Department advised that since the dispatch of the agenda, a further representation had been received from a resident stating that no official notification of the date of this Committee meeting had been given, residents had not been involved in the early planning stage; length of temporary period not identified; loss of 5 parking spaces and no alternative proposals had been considered.

A further letter had been received from the School confirming the reasons why the Swimming Pool access road was not suitable to provide a temporary works access to the School.

Concern was expressed about the safety of children on the school site and the inconvenience the works would cause.

RESOLVED

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

- i) approval of a landscaping scheme prior to the commencement of development (to include tree replacement),
- ii) design of the temporary contractors' access and compound, including the provision of security fencing, together with the restoration of the land on completion shall be submitted to and agreed in writing with the County Planning Authority,
- iii) hours of delivery and construction working,
- iv) marking out of the temporary contractors' compound,
- v) the duration of the temporary access, and
- vi) limitation of the contractors compound to 15 months from the date of commencement or on completion of the works which ever is the earliest.

**4. HERTSMERE BOROUGH
PROPOSED ERECTION OF NEW SIX BAY MOBILE CLASSROOM AT
BUSHEY MANOR JUNIOR SCHOOL, GRANGE ROAD, BUSHEY**

[Officer contact: Tim Williams Tel: 01992 556254]

The Team Leader of the County Development Unit, Environment Department advised that since the dispatch of the agenda, a plan showing the topography of the site, in particular showing the proposed landscaping of the differing levels had been received.

RESOLVED

That the Director of Environment be authorised to grant planning permission ref. 0/1375-02 subject to conditions to include:

- i) temporary planning permission being granted for a period of 5 years;
- ii) protection of existing trees on site, and
- iii) the preparation of a School Travel Plan shall be submitted within six months from the date of this permission and implemented within 12 months.

**5. EAST HERTFORDSHIRE DISTRICT
APPLICATION FOR REVIEW OF CONDITIONS OF EXISTING PLANNING
PERMISSION FOR SAND AND GRAVEL EXTRACTION, RESTORATION AND
CREATION OF COUNTRY PARK AT PANSHANGER QUARRY,
HERTINGFORDBURY**

[Officer contact: Brian Owen Tel: 01992 556255]

The County Development Unit Officer, Environment Department handling this application outlined the major aspects contained within this application and accompanying environmental statement. He stated that the outstanding extraction of sand and gravel at the current work rate would take upto 12 years and restoration of the land as a country park would take a further 2 years.

He stated that a Legal Agreement had been entered into by Redlands and the County Council concerning management issues of this land and this entailed a Panshanger Park Management Committee being created consisting of two representatives from Redlands two from the Herts & Middlesex Wildlife Trust and two from the County Council. This Management Committee monitored workings on the site and proposed to open up parts of the Country Park where the extraction works had already been completed and once restored for public use in the coming years.

The Committee were keen for the Quarry workings to be finished as soon as reasonably possible and for the Country Park to be opened open for public use in the near future, albeit on a piecemeal basis.

In response to ecology questions posed by Graham Goodall, the County Council's Ecology expert, it was agreed that written answers to these questions be circulated to Development Control Committee Members and Cllr N Agar.

It was noted that a further Members Site Visit of this site would be arranged in October 2003.

RESOLVED

1. That after taking into account environmental information, the Director of Environment be authorised to impose conditions in respect of the following;
 - i) management of ecology in accordance with the environmental statement;

- ii) working to take place in accordance with revised plan and according to the timetable set out in the Environmental Statement and mitigation identified within environmental statement to be carried out;
 - iii) landscaping;
 - iv) archaeology;
 - v) duration of working and restoration limited to not later than 31 December 2030;
 - vi) noise management;
 - vii) dust management;
 - viii) design of lakes, river channels and associated structures;
 - ix) details of car-parking for the country park to be submitted and agreed;
 - x) restriction of hours of working;
 - xi) cleaning of vehicles;
 - xii) no materials to be imported in connection with restoration of the site;
 - xiii) site access (including maintenance);
 - xiv) bunding of fuel tanks;
 - xv) design and location of plant;
 - xvi) soil handling;
 - xvii) aftercare.
2. That the Director of Environment provide to the Spokesmen of the Development Control Committee, an annual report detailing issues raised at the Panshanger Park Management Committee.

6. REVIEW OF CODE OF PRACTICE FOR PLANNING PROCEDURES

[Officer contact: Brian Owen Tel: 01992 556255]

The County Development Unit Officer, Environment Department, who was the author of the report, stated following concerns expressed by a member relating to the issues which decided whether planning applications needed to be referred to elected members for determination or by officers under delegated powers, it would be helpful if reference was made to the Development Control Manual within Appendix 'A' of the proposed Guidance for Determining Planning Applications.

RESOLVED

- That a) the Committee adopt the Code of Practice with the amendments as set out in Appendix 1 to this report;
- b) the Code of Practice will be reviewed by the Director of Environment and the Development Control Committee Spokesmen in one year's time;
 - c) the Director of Environment notify all District and Parish / Town Councils of the amendments to the existing code of practice;
 - d) the Guidance for Determining Planning Applications under delegated authority [Appendix 'A' to the submitted Agenda report] shall include reference to the Development Control Manual for detailed guidance.

7. SCHOOL TRAVEL PLANS IN THE PLANNING PROCESS

[Officer contact: Lynda Clarke Tel: 01992 556125]

The Head of Transportation & Policy, Environment Department, outlined the progress made in encouraging Hertfordshire Schools to implement School Travel Plans for their respective Schools. He stated that all Hertfordshire Schools had been written to with assisting supplied information and to inviting them to prepare School Travel Plans.

Additionally Schools requiring building alterations to their premises when seeking planning consent were asked to prepare School Travel Plans.

He stated that to date 57 School Travel Plans had been implemented with a further 69 Plans being developed.

He advised that as part of the planning process, new planning applications for building of / alterations / additions to schools would require School Travel Plans to be prepared. In respect of major development of schools, a School Travel Plan would be required to be submitted with the planning application.

RESOLVED

That i) the 'Additional Guidance for Developers' as set out within the report be adopted; and

- ii) the Guidance be circulated within HCC and to the ten District Authorities who are the Local Planning Authorities for non Hertfordshire County Council Schools.

**8. BROXBOURNE BOROUGH
APPLICATION FOR THE REGISTRATION OF LAND AT GOFFS OAK,
BROXBOURNE AS A TOWN OR VILLAGE GREEN**

The Committee Chairman advised the Committee that this issue was being considered in their capacity as the Commons Registration Authority and not as landowner.

RESOLVED

That for the reasons set out in the Inspector's report dated 15 January 2003, the Director of Environment be authorised to register the land at Goffs Oak, Broxbourne as a Town or Village Green.

**A L Laycock
County Secretary**