

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/ahp
Your Ref

**DEVELOPMENT CONTROL COMMITTEE
11 NOVEMBER 2003
MINUTES**

ATTENDANCE

MEMBERS OF THE COMMITTEE

N K Brook, G R Churchard, M Green, B N W Hammond (Chairman), S E Jones, S J Mills, P A Ruffles, E N Singam, W A Storey (Vice-Chairman), J W A Usher.

OTHER MEMBERS IN ATTENDANCE

M D Colne, A K Gray, D E Lloyd, M O'Neill, S Quilty, B A York.

Upon consideration of the agenda for the Development Control Committee meeting on 11 November 2003, as circulated, copy annexed, action was taken or decisions were reached on individual items as recorded below.

CHAIRMAN'S ANNOUNCEMENT

The Chairman advised that to commemorate Armistice Day there would be break in the meeting at 11 am for two minutes silence.

At 11 am, all persons present at the meeting stood in silence for two minutes

MEMBERSHIP

It was noted that P A Ruffles had replaced R N Copping as a member of the Committee for this meeting.

MINUTES

That the Minutes of the meeting of the Committee held on 9 September 2003 were confirmed as a correct record.

PUBLIC PETITIONS

In the absence of Mr K Choudhury who was unable to attend, the Committee noted the petition received from residents of Bushey requesting the pavement in High Street, Bushey be improved in keeping with the conservation area.

Councillor M D Colne presented a petition on behalf of residents of Bushey opposing road humps in Greatham Road / Bendysh Road, Bushey.

Mrs L Warren presented a petition on behalf of residents of Welwyn Garden City requesting the re instatement of Bus Service 338 & 339 serving the Stanborough area of Welwyn Garden City.

Ms M Button presented a petition on behalf of residents of Shenley requesting speed reduction measures in Woodhall Lane and surrounding streets in Shenley.

Mr F Hipgrave presented a petition on behalf of residents of Hatfield requesting speed reduction measures and the enforcement of the weight ban in Chelwood Avenue, Hatfield

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

None notified.

QUESTIONS

None notified.

1. HERTSMERE BOROUGH – RE SUBMITTED APPLICATION FOR THE ERECTION OF BUILDING AND CHANGE OF USE TO SKIP HIRE BUSINESS AND WASTE TRANSFER STATION AT LONDON ELECTRICITY COMPOUND, WELL END ROAD, BOREHAMWOOD

[Officer contact Sue Davidson Tel : 01992 556265]

Borough Councillor R Saunders made a presentation opposing the planning application.

E Armitage on behalf of the applicant made a presentation supporting the planning application.

T Standen on behalf of residents of Borehamwood made a presentation opposing the planning application.

R Meeks on behalf of horseriders spoke and presented a petition opposing the planning application.

An amended copy of the plan showing the location of a proposed mini roundabout was circulated to Members with the Order of Business for the meeting.

The Head of the County Development Unit, Environment Department advised that discussions with the applicants had been ongoing regarding the proposed visibility splay and that a splay of 4.5 metres by 90 metres had been offered by the applicant with replacement planting elsewhere. However, given the observed speed of around 40 mph there were still concerns regarding highway safety.

RESOLVED

That for the reasons set out in the officer's report, the Director of Environment be authorised to refuse the application on the grounds:

- i) that the proposal conflicts with Policy 5 of the Adopted Structure Plan 1998, Policy C1 of the Hertsmere Local Plan 2003 and Policy 16 of the Waste Local Plan (Green Belt);
- ii) that the proposal is considered contrary to Policy 29 of the Adopted Structure Plan (local roads);
- iii) the additional traffic generated would be detrimental to highway safety;
- iv) the additional HGV movements would be contrary to the gross vehicle weight strategy for the area;
- v) of an increase in noise and disturbance for local residents as a result of the additional HGV movements; and
- vi) of the intimidating effect on other road users in the area.

2. BROXBOURNE BOROUGH - PROPOSED EXTENSIONS TO SCHOOL BUILDINGS, COMMUNAL USE FLOODLIT ASTROTURF PITCH, NEW INTERNAL ROADWAY AND USE OF TENNIS COURTS FOR CAR PARKING AT TURNFORD SCHOOL, MILL LANE, CHESHUNT

[Officer contact Dewi Griffiths Tel : 01992 556249]

J Evans made a presentation supporting the planning application.

Mr L Saunders spoke and presented a petition on behalf of residents objecting to the proposed astroturf pitch, internal road and car park.

The Development Control Manager of the County Development Unit, Environment Department, in response to a question on the permanency of the appointment of an Assistant Caretaker to manage community use of the astroturf pitch outside school hours, suggested that a management plan could be required as part of the planning consent. The management plan could be required to include provision for the management of the facilities whilst community use of the facilities were in operation.

It was felt that in order to minimise the impact on residents of additional lighting needed to illuminate the access to the parking facilities, consideration should be given to the lighting options, such as wall mounted lighting rather than having free standing light columns.

RESOLVED

That for the reasons set out in the officer's report and subject to the Secretary of State not wishing to intervene, the Director of Environment should be authorised to grant planning permission subject to conditions to include:

- i) provision for car parking,
- ii) contractors working arrangements,
- iii) implementation of a revised landscape scheme,
- iv) submission and approval of a management plan for the astroturf pitch, to include hours of use,
- v) hours of use for the internal road,
- vi) details of external materials to be submitted and approved,
- vii) lighting to the astroturf pitch to be positioned so that the light points downwards and away from the rail infrastructure,
- viii) fencing to the astroturf pitch,
- ix) details of the lighting of the roadway,
- x) protection of the hedge along the northern boundary of the site during construction works,
- xi) screen trees to be maintained to protect the amenity of residential houses in Elm Drive,
- xii) details of surface water control measures,
- xiii) details of surface water drainage measures, and
- xiv) within nine months of the granting of permission for the extensions of the school building, a School Travel Plan shall have been submitted to and approved in writing by the Planning Authority.

3. DACORUM BOROUGH – APPLICATION FOR TWO STOREY CLASSROOM EXTENSION, REPLACEMENT HARD PLAY AREA AND CAR PARKING AT HEMEL HEMPSTEAD SCHOOL, HEATH LANE, HEMEL HEMPSTEAD

[Officer contact

Brian Owen

Tel : 01992 556255]

Councillor S J Mills declared a personal interest in this planning application as a member of Dacorum Borough Council's Planning Committee but as the planning application had not been considered by the Borough Council's Planning Committee he considered his interest was not a prejudicial interest, he remained in the meeting and took part in the discussion and voting thereon.

Councillor D E Lloyd declared a personal interest in this planning application as a School Governor of Hemel Hempstead School but as he considered his interest was not a prejudicial interest he remained in the meeting and took part in the discussion thereon.

Cllr D E Lloyd on behalf of Hemel Hempstead School read the contents of the Headteacher Mr Gray's letter, explaining the need for the additional facilities and supporting the planning application.

The Development Control Manager of the County Development Unit, Environment Department, advised that since the dispatch of the Agenda, a letter had been received from Mr Sawbridge dated 10 November 2003 containing questions concerning the location of the parking, width and level of the internal access road, notification of school functions and other details.

RESOLVED

That for the reasons set out in the officer's report, the Director of Environment be authorised to grant planning permission subject to conditions relating to;

- i) building materials,
- ii) low level lighting for the hard play area and access road,
- iii) fencing of the hard play area,
- iv) hours of working for construction and
- v) restriction of use of hard play area for over-flow parking to that associated with school functions.

4. WELWYN HATFIELD DISTRICT – RETROSPECTIVE APPLICATION FOR THE CHANGE OF USE OF PART OF SITE FOR THE COLLECTION AND BULKING OF GREEN WASTE AT CHAS STORER LTD, COOPERS LANE, NORTHAW & CUFFLEY

[Officer contact Dan Szymanski Tel : 01992 556267]

Councillor S E Jones declared a personal interest in this planning application as a member of Welwyn Hatfield District Council's Planning Committee but as she had taken no part in the District Council's decision on what response to make on the planning application she considered her interest was not a prejudicial interest, she remained in the meeting and took part in the discussion and voting thereon.

Mr A J Lord made a presentation on behalf of residents of Potters Bar opposing the planning application.

Mr C Curtis made a presentation supporting the planning application.

The Senior Development Control Officer of the County Development Unit, Environment Department, advised that Welwyn Hatfield District Council did not object to the planning application, subject to conditions being imposed to mitigate and minimise any effect upon nearby residential properties. Hertsmere Borough Council had objected to the planning application as the proposal represented inappropriate development within the Green Belt, the siting and design would result in increased smell and encourage rats and vermin which would harm the amenity of nearby residents.

It was considered that as the green waste which was collected from Enfield and held at this site in Coopers Lane, Northaw & Cuffley for a short period prior to being transferred to Cambridgeshire, there would be little or no additional nuisance, i.e noise, smell etc. caused by this transfer operation.

RESOLVED

1. That after careful consideration of all of the issues the Committee consider that planning permission should be granted for the following reasons :
 - a) Given the scale of the existing use and activity at the site, the proposed development would not represent a significant intensification of use.
 - b) Given the scale of the existing use and activity at the site, the proposal would not be detrimental to the openness of the Green Belt.

- c) The attachment of appropriate conditions to any planning permission would mitigate against any significant environmental effects.
2. That subject to no intervention by the Secretary of State, the Director of Environment be authorised to grant planning permission, subject to conditions including :
- (i) daily clearance of the imported green waste from the site,
 - (ii) limitation of the operations to 8 am to 6.30 pm Mondays to Fridays only (excluding Bank Holidays),
 - (iii) vehicle movements related to the export of green waste to be limited to 2 per day
 - (iv) green waste to be imported only in vehicles also delivering paper to the site.

**5. WATFORD BOROUGH – PROPOSED RELOCATION OF
WATFORD FIRE STATION TO 223 – 229 LOWER HIGH STREET, WATFORD**

[Officer contact Trish Lyons Tel : 01992 556271]

Councillor M Green declared a personal interest in this planning application as a member of Watford Borough Council but as she had taken no part in the Borough Council's decision on what response to make on the planning application she considered her interest was not a prejudicial interest, she remained in the meeting and took part in the discussion and voting thereon.

The Development Control Manager of the County Development Unit, Environment Department advised that since the dispatch of the Agenda, a letter dated 10 November 2003 had been received from RPS acting for Pillar Property Plc objecting to the proposed location of the Fire Station and that they had not consulted as leaseholders of adjoining property, although the tenants had been. He stated that Watford Borough Council Development Control Committee had considered the planning application at its meeting on 27 October 2003 and had no objection to the proposal. He stated that the applicant had advised that the scheme had been modified by excluding the proposed 'wigwag' warning lights in Lower High Street due to conflict with lighting for the proposed toucan crossing.

RESOLVED

That for the reasons set out in the officer's report and subject to no intervention by the Secretary of State, the Director of Environment be authorised to grant outline planning permission and approve the means of access as set out on drawing number 1395/2/C, subject to conditions to include

- i) the subsequent approval of reserved matters (details relating to siting, design, external appearance and landscaping to be submitted within three years of the date of this permission);
- ii) land remediation;
- iii) mitigation of any visual impact of the facility;
- iv) submission of a code of practice to mitigate potential noise and disturbance;
- v) hours of construction;
- vi) details of refuse storage;
- vii) the submission of details of all external lighting prior to construction;

viii) a Grampian style condition should be imposed requiring the relocation of the bus stop prior to the development coming into use.

A planning informative should be attached to the planning permission relating to the need for the diversion of the footpath.

6. WATFORD BOROUGH – APPLICATION FOR ALTERATIONS TO STORAGE BUILDING, ERECTION OF DECKING AND RAILINGS AND CREATION OF A BALL PARK INCLUDING ERECTION OF WELD MESH FENCING AND TWO LIGHTING COLUMNS, ALTERATIONS TO BOUNDARY WALL AND CREATION OF NEW VEHICULAR ACCESS AT CENTRAL PRIMARY SCHOOL, DERBY ROAD, WATFORD

[Officer contact Katharine Ingram Tel : 01992 556254]

Councillor G Churchard declared a personal interest in this planning application as a supply teacher at this school but as he considered his interest was not a prejudicial interest, he remained in the meeting and took part in the discussion and voting thereon.

Mr A King, the Head Teacher of Watford Central Primary made a presentation supporting the planning application. He stated that pupils of the school had been invited to write letters concerning this proposed project and 200 letters of support had resulted. Copies of the pupils letters were circulated for Committee members to read.

The Development Control Manager of the County Development Unit, Environment Department advised that since the dispatch of the agenda, a further letter of support from a resident had been received on behalf of a local residents' association. He advised that the Management Committee of the Newton Price Centre had agreed to take on the responsibility of controlling access to the ballpark outside school hours, although the nature of the activities taking place would not be directly controlled by the Centre. He also advised that the Police Community Support Officer responsible for patrolling the area had written to express both her own and Watford Constabulary's support for the ball park project and to offer particular assistance with policing at opening / closing times of the park. The Committee's attention was drawn to Mr Pyne's letter circulated to Members with the Order of Business for the meeting. A letter had also been received from Mr Martindale, another local resident, who, in addition to objections that had already been raised, felt that the responsibility placed on volunteers in respect of commitment and legal liability would be unreasonable. He stated that English Heritage had given their verbal assurance that they had no objections to make regarding the proposals.

The Committee Chairman advised that he had received a letter from the local County Councillor, Councillor S Giles – Medhurst supporting the proposal and he read the contents of the letter.

RESOLVED

That for the reasons set out in the officer's report, the Director of Environment be authorised to grant planning permission subject to the imposition of conditions regarding:

- i) the hours of use, including no later than 8pm,

- ii) regulation of the floodlighting;
- iii) maintenance of the visibility splay for the new access;
- iv) prior approval of a management scheme for the use of the ball park, including plans for traffic management in the event of the ball park being rented out;
- v) fencing type for the ball park;
- vi) coping design for the boundary wall;
- vii) approval of design alterations for the Early Years to safeguard the security of the adjoining property.

7. EAST HERTFORDSHIRE DISTRICT – PROPOSED CHANGE OF USE TO CAR TYRE SHREDDING AND CRUMBLING PLANT FOR PROCESSING OF USED TYRES AT UNIT 10A, HERTFORD INDUSTRIAL ESTATE, CAXTON HILL, HERTFORD

[Officer contact Dan Szymanski Tel : 01992 556267]

Councillor P A Ruffles declared a personal interest in this planning application as a member of East Hertfordshire District Council and Hertford Town Council but as he had taken no part in the District or Town Council's decisions on what response to make on the planning application he considered his interest was not a prejudicial interest, he remained in the meeting and took part in the discussion thereon.

Mr J Gould on behalf of residents of Hertford made a presentation opposing the planning application.

The Development Control Manager of the County Development Unit, Environment Department advised that a noise assessment report of the proposals had been undertaken by consultants engaged by the Council. The assessment had concluded that the projected additional resultant noise to nearby residents was not significant, as it was less than 5 decibels above the background noise in this locality and was acceptable in these terms. The resultant noise could be controlled by a planning condition.

RESOLVED

That for the reasons set out in the officer's report, the Director of Environment be authorised to grant planning permission for planning application ref. 3/1212-03, subject to conditions relating to

- i) noise levels,
- ii) dust extraction system,
- iii) odour,
- iv) hours of operation of plant and machinery,
- v) specification of machinery,
- vi) lorry movements,
- vii) no storage of tyres outside of the factory building,
- viii) no burning of tyres,
- ix) implementation of environmental risk assessment working plan, and
- x) throughput of material.

A L Laycock
County Secretary