

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
24 FEBRUARY 2004
MINUTES**

ATTENDANCE

MEMBERS OF THE COMMITTEE

N K Brook, G R Churchard, R S Clements, R N Copping, A Dodd, P V Goggins,
B N W Hammond (Chairman), D McManus, E N Singam, W A Storey (Vice-Chairman).

OTHER MEMBER IN ATTENDANCE

D Beatty.

Upon consideration of the agenda for the Development Control Committee meeting on 24 February 2004, as circulated, copy annexed, action was taken or decisions were reached on individual items as recorded below.

CHAIRMAN'S ANNOUNCEMENT

The Chairman advised that the HCC copyright licence number had changed this year and the plans included within the Agenda papers had the old number on them. The new copyright licence number is 100019606 2004 .

MEMBERSHIP

It was noted that A Dodd had replaced S J Mills as a member of the Committee for this meeting.

MINUTES

That the Minutes of the meeting of the Committee held on 11 November 2003 were confirmed as a correct record.

PUBLIC PETITIONS

In the absence of Mrs S Reading who was unable to attend, the Committee noted the petition received from residents of Hemel Hempstead requesting speed reduction measures in Cambrian Way and surrounding roads in Hemel Hempstead.

Mr G Shapps presented a petition on behalf of residents of Welwyn Garden City requesting the **removal** of zig zag chicanes in Peartree Lane, 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

None notified.

QUESTIONS

None notified.

1. EAST HERTFORDSHIRE DISTRICT – PROPOSED RETENTION OF A DOUBLE MOBILE CLASSROOM UNIT, CONSTRUCTION OF NEW TARMAC PLAY AREA AND PATH REALIGNMENT AT THUNDRIDGE C OF E SCHOOL, ERMINE STREET, THUNDRIDGE

[Officer contact Dan Szymanski Tel : 01992 556267]

Mrs M Cole made a presentation opposing the planning application.

The Development Control Manager of the County Development Unit, Environment Department drew attention to the letter received from Mrs J Matthews, one of the affected residents setting out issues of contention and the response sent by the Leader of the Council, Cllr R J M Ellis - copies of which had been circulated to Committee members following the dispatch of the agenda.

He advised that the Director of Children, Schools and Families had confirmed in response to concerns expressed by affected residents that the shiny roof of the Mobile Classroom Unit could be replaced by a green or graphite felt roof.

He stated that whilst there had been no written response from BEAMS [paragraph 2.4 of the submitted report refers] he had spoken to them and they had intimated that they had no objection to the proposal.

He explained that due to the former single mobile classroom being demolished prior to consent being sought no record existed of the actual height of the former mobile classroom and from that it was difficult to precisely state the difference in height of the old and new buildings. The height of the new double mobile classroom unit, to its eaves was 3 metres with another 30 cm to its peak. The previous application

indicated that excavation work was expected to reduce the height of the mobile initially proposed by 30 cm. In his view, the height difference between the former and the new mobile now in situ was unlikely to be significant. Observations at the site visit suggested that, the excavation works had reduced the height by 10 cm rather than by the 30 cm as indicated on the previous proposal and the lesser excavation works were probably due to technical reasons.

In response to a question concerning progress made with the School Travel Plan, the Development Control Manager stated that the School needed to submit a programme for the implementation of the Plan within 3 months of planning permission being granted and for the Plan to be implemented within 12 months of the original planning permission being granted i.e 1 September 2004. Work had already commenced on the School Travel Plan including joint working with the A10 corridor study and a survey of pupils travel journeys to school.

The Senior Planning Manager, Property, Children, Schools & Families Department explained how the problems with the type and height of the building had come about during the tendering process and stated that CSF Departmental procedures had now been changed to stop this reoccurring.

The local County Councillor, D Beatty stated that he supported the views of the affected residents who had objected to the planning application. He advised that the Leader of the Council had given an undertaking that the affected residents could choose the type of landscape screening (but not its location) and the final colour of the building. Given this undertaking and taking into account the other circumstances of this case he did not feel that this would justify planning consent being refused or the requirement for the new mobile building to be removed.

The Committee expressed their concerns as to how some of the works had been undertaken on the assumption that planning consent would be forthcoming. Concerns were also expressed in terms of incorporating bamboo in the proposed landscaping.

The Senior Planning Manager, Property, Children, Schools & Families Department stated that he would feed back the message of concerns of the Committee to his CSF colleagues and gave a personal assurance that such problems would not occur again.

RESOLVED

- a) That for the reasons set out in the officer's report, the Director of Environment be authorised to grant retrospective planning permission for the proposed development for five years, subject to conditions including:
 - 1) a five year landscaping maintenance plan including the final height of the hedge;
 - 2) the final colours of the mobile's roof fascia, doors and roof covering to be approved;
 - 3) the requirement to submit a programme for the implementation of a School Travel Plan within three months of planning permission being granted and the Travel Plan being submitted and implemented within twelve months thereafter;
 - 4) a restriction on the hours of working required to complete the new hard play area and landscape works.

- b) That, given the existing capacity issues at the school, the length of time that the original single mobile classroom has been on site and its location in the Conservation Area, the Director of Children, Schools and Families be advised that any further extension of time for mobile accommodation is unlikely to be considered favourably and that consideration should be given to the longer term accommodation needs of the school which are in keeping with its setting.

2. HERTSMERE BOROUGH – PROPOSED RETENTION OF SINGLE MOBILE CLASSROOM AT SUMMERSWOOD PRIMARY SCHOOL, FURZEHILL ROAD, BOREHAMWOOD

[Officer contact Trish Lyons Tel : 01992 556271]

The Head of County Development Unit, Environment Department, advised that in paragraph 4.3 of the submitted report reference should not have been made to the School Travel Plan as this was not a requirement of the highway authority.

The Committee considered that when the reorganisation of schools in Borehamwood were being considered in 1999 the issue of long term need to provide accommodation for children with emotional and behaviour difficulties should have been dealt with at that time.

RESOLVED

That (a) for the reasons set out in the officer's report, the Director of Environment be authorised to grant permission for the retention of the mobile classroom for a further period of two years.

- (b) a planning informative be attached to the planning permission advising the Director of Children, Schools and Families that a further temporary permission is unlikely to be forthcoming given the apparent longer term need for the facility

3. EAST HERTFORDSHIRE DISTRICT – APPLICATION FOR VARIATION OF PLANNING PERMISSION TO ALLOW THE RETENTION AND SCREENING OF COMPOSTING MATERIAL AND SCREENING OF IMPORTED MATERIAL FOR TOPSOIL, BOTH IN ASSOCIATION WITH RESTORATION OF LAND AT BEDWELL PARK QUARRY, BEDWELL AVENUE, ESSENDON / LITTLE BERKHAMSTED

[Officer contact Andy McIntosh Tel : 01992 556275]

Mrs S Ready made a presentation opposing the planning application.

The Development Control Manager of the County Development Unit, Environment Department, advised that since the submission of the planning application, the site had been sold by way of a long lease to a new site operator.

He explained the reasons why it was proposed to restrict the type of materials that could be exported from the site.

He stated that there was a possibility of an odour problem occurring whilst composting material was moved within the site and in the event of the problem causing unreasonable odour nuisances, the works could be stopped. This would be addressed as part of the required scheme of working.

The Committee expressed concern of the possibility of leaching from the composting material and the need to deal with this problem if it arose expeditiously.

In respect of questions about the monitoring of the proposed works and operations, the Development Control Manager stated that in the past, operations at this site had been monitored and enforcement and court action had been undertaken. He stated the site would continue to be monitored periodically or when complaints were received from nearby residents.

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 to include:

- i) no additional compost-forming material shall be imported into the site;
- ii) no materials including brick, concrete, soils and screened compost, shall be exported from the site*[see footnote]; unless otherwise agreed with the Mineral Planning Authority;
- iii) no composting or soil screening operations shall be carried out until a detailed method of working for the composting operation has been submitted to and approved in writing by the Mineral Planning Authority, such scheme to include measures to control odour and protect the nature conservation area;
- iv) no composting or soil screening operations shall be carried out until a revised scheme of working and restoration for the site has been submitted to and approved by the Mineral Planning Authority;
- v) no secondary treatment by crushing or screening of arisings from the operations or crushing of any materials;
- vi) the composting and soil screening operations should be time limited to include the restoration of Area C by no later than 31 October 2004, Area D by 31 October 2005, the phased removal of the eastern perimeter bund and restoration of land in Areas A, B and C by no later than 31 October 2005, the phased removal of the chalk stockpile in Area 1a and an interim timetable for the completion of landfilling and restoration in the remaining areas and the arrangements for the later submission of a detailed timetable for these areas;
- vii) all other relevant conditions attached to planning permission ref 3 /1387 –92.

* With the exception of in situ quarried materials, no materials should be exported from the site as a whole. This condition is to reinforce the current planning permissions for the site and ensure that no recycling of materials takes place. In exceptional circumstances, where unsuitable materials are inadvertently imported to the site, these can be removed to an appropriate licensed site.

4. THREE RIVERS DISTRICT – APPLICATION FOR VARIATION OF CONDITION 3 (TIME LIMIT) OF PLANNING PERMISSION 8 / 0735 –96 - LAND SOUTH OF FIR TREE HILL, CHANDLERS CROSS, SARRATT

[Officer contact Katharine Ingram Tel : 01992 556254]

RESOLVED

That for the reasons set out in the officer's report, the Director of Environment be authorised to grant permission, subject to all the relevant extant conditions currently imposed on the site and a condition requiring restoration to be completed by 31 October 2004.

**A L Laycock
County Secretary**