

Minutes



To: All Members of the
Development Control
Committee, Chief Officers, All
officers named for 'actions'

From: Legal, Democratic & Statutory Services
Ask for: Nicola Cahill
Ext: 25554

DEVELOPMENT CONTROL COMMITTEE

22 JUNE 2016

ATTENDANCE

MEMBERS OF THE COMMITTEE

D J Barnard, D S Drury, M J Cook, J Lloyd, M D M Muir, S Quilty, I M Reay (Chairman),
P A Ruffles, R Tindall (substituting for G R Churchard), A D Williams

ALSO IN ATTENDANCE

D Andrews, R Sangster

Upon consideration of the agenda for the Development Control Committee meeting on 22 June 2016 as circulated, copy annexed, conclusions were reached and are recorded below:

Note: There were no declarations of interest.

CHAIRMAN'S ANNOUNCEMENTS

- (i) If a Member wished their particular view on an item of business to be recorded in the Minutes, it would be recorded on request by that Member.
- (ii) Members were reminded of their obligation to declare interests at the start of the meeting.

PART I ('OPEN') BUSINESS

MINUTES

The minutes of the Committee meeting held on 26 May 2016 were confirmed as a correct record subject to the following being substituted for the Conclusion at minute 1:

'The Committee voted against the recommendation to grant planning permission and decided to defer discussion on the

ACTION

Nicola Cahill

reasons raised in the preceding debate to the next meeting’.

PUBLIC PETITIONS

There were no public petitions.

1. APPLICATION FOR MINERAL EXTRACTION AND IMPORTATION OF SAND AND GRAVEL AND RECLAMATION MATERIALS (FROM DENHAM PARK FARM) WITH RESTORATION TO AGRICULTURE AND A SMALL WETLAND AREA TO BE COMPLETED NOT LATER THAN 31 DECEMBER 2018 AT PYNESFIELD, OFF TILEHOUSE LANE, MAPLE CROSS, RICKMANSWORTH, HERTFORDSHIRE.

[Officer Contact: Sharon Threlfall Tel 01992 556270]

- 1.1 At its last meeting the Development Control Committee voted against a recommendation by officers to grant planning permission. The purpose of the consideration of the item was to capture and provide clarification around the reasons for such a vote, which reasons were raised by members during debate at the last meeting on the application and the officer’s report.
- 1.2 Following legal advice it was decided that the speakers would not address the Committee, as the vote had already been taken at the May 2016 meeting.
- 1.3 The Committee’s view was that whilst the site contained a supply of workable mineral there was not an overriding need to proceed with the extraction. Members noted that a small element of the mineral would be sterilised once works on HS2 commenced, and acknowledged that the 10.4 year landbank identified by the County Council was above the requirement for 7 years supply of sand and gravel.
- 1.4 The Committee cited their concerns in relation to Minerals Policy 17 ‘Critical Capital and Other Environmental Assets’. Advice had been received from the Lead Authority on Flood Risk Management stating that should the application be approved, a surface water drainage scheme would need to be agreed and implemented by way of condition. Members highlighted that concerns remained owing to the high water table, the use of clay-based infill material and the minimal time available to evolve the drainage scheme throughout the works.
- 1.5 Members highlighted concerns that the shortened timeframe may mean that the works would not be completed on time, and the requirement to make the land available for HS2 by 31 December 2018 not met.

**CHAIRMAN’S
INITIALS**

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CONCLUSION

1.6 Members reiterated the reasons for refusal as follows:

- i) The proposal is for extraction of mineral outside a preferred area. The landbank is not below the required level of seven years, and the County Council is not satisfied that sterilisation of mineral would occur. The required level as stated in the National Planning Policy Framework is at least 7 years for sand and gravel; the County Council's landbank as stated in the 2015 Local Aggregate Assessment is 10.4 years. The proposal is therefore contrary to Minerals Policy 4.
- ii) The proposal would involve the removal of sand and gravel, to be replaced with restoration material comprising of very clayey/silty fine sand to principally clay which would have a lower permeability. As a result, there would be a higher risk of flooding which could not be controlled adequately due the short duration of the proposal and ability to evolve mitigation through monitoring. The proposal is therefore contrary to minerals policy 17 v) as the proposal would be likely to increase the risk of flooding or have a material negative impact upon storage or flow capacity of the floodplain, and the risk cannot be obviated.

P Ruffles and R Tindall abstained from voting on the item as they had not been present at the May 2016 meeting.

2. **APPLICATION FOR PROVISION OF BUILDING WITH PERIMETER SCREENING AND A CAR PARK AT FILLETS FARM, STANSTEAD ROAD, HUNSDON HERTFORDSHIRE**

[Officer Contact: Rob Egan Tel 01992 556224]

2.1 The Development Control Committee was advised that the application had been withdrawn.

3. **APPLICATION FOR THE PROPOSED VARIATION OF CONDITION 2 OF PLANNING PERMISSION 3/1210-12 FOR AMENDMENTS TO REMODELLING PROPOSED AROUND HOLES 5 AND 6 DUE TO REMOVAL OF UNSTABLE LEYLANDII CYPRESS TREES, MINOR REVISIONS TO TEES ON THE ACADEMY COURSE AND TARGETS ON THE DRIVING RANGE, IMPROVEMENTS TO DRAINAGE SYSTEM INVOLVING AN EXTENDED DRAINAGE CHANNEL, PROVISION OF INFILTRATION BASIN AND ENLARGEMENT OF APPROVED INFILTRATION BASIN AT CHADWELL**

**CHAIRMAN'S
INITIALS**

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**SPRINGS GOLF CLUB, HERTFORD ROAD, WARE,
HERTFORDSHIRE, SG12 9LE**

[Officer Contact: Brian Owen Tel 01992 556255]

- 3.1 The Development Control Committee considered planning application ref 3/0225-16 for the proposed variation of condition 2 of planning permission 3/1210-12 for:-
- amendments to remodelling proposed around holes 5 and 6 due to removal of unstable Leylandii Cypress trees,
 - minor revisions to tees on the academy course and targets on the driving range,
 - improvements to drainage system involving an extended drainage channel, provision of infiltration basin and enlargement of approved infiltration basin.
- 3.2 Prior to questions and debate the Committee were addressed by Stuart Downs from Woodland Environmental, speaking in support of the application.
- 3.3 Members noted that some Leylandii Cypress trees had been lost during high winds, as a consequence it was believed that the remaining trees were unlikely to remain onsite long term. It was proposed that the contours of the course be amended to fit in with the changed landscape.
- 3.4 The application proposed the importation of a further 46,000m³ of material in addition to the 203,000m³ already permitted. Members were advised that the additional importation would take 12 weeks, dependent upon the availability of material. The HGV movements would be subject to a traffic management plan and a continuation of monitoring.
- 3.5 In general discussion Members highlighted the positive impact completion of the golf course would have on local amenity.
- 3.6 Members requested that the conclusions be amended to include the implementation of a landscaping plan, detailing that 1500 trees would be planted on the site. In response to a Member question it was confirmed that the planting would comprise a mix of tree sizes which would include some structured planting.

CONCLUSION

- 3.7 That the Chief Executive and Director of Environment be authorised to approve planning permission subject to conditions

**CHAIRMAN'S
INITIALS**

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relating to:-

1. Time Limit for development
2. Approved plans
3. Access improvement
4. Noise monitoring
- 5 Wheel Washing Facilities
6. Limit of Operations Concerning Completion of Final Remodelling
7. Hours of construction, working and deliveries
8. Vehicle Movements
9. Vehicle Log/ Origin of Materials
10. Construction Traffic Management Plan
11. Dust
12. Lighting
13. Surface Water Drainage Scheme
14. Surface Water Infiltration
15. Timescales for Soil Handling
16. Tree protection measures
17. Root Protection Zones
18. Archaeological Scheme of Investigation
19. Commencement of Archaeological Investigations
20. Habitat Creation Plan/ Management
21. Use of Development Following Archaeological Investigations
22. Felling of Leylandii trees and ecological protection.
23. Landscaping plan (to include the plantation of 1500 trees)

KATHRYN PETTITT
CHIEF LEGAL OFFICER

CHAIRMAN _____

CHAIRMAN'S
INITIALS

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