

Minutes



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

From: Legal, Democratic & Statutory Services
Ask for: Michelle Diprose
Ext: 25566

DEVELOPMENT CONTROL COMMITTEE

22 SEPTEMBER 2016

ATTENDANCE

MEMBERS OF THE COMMITTEE

J R Barfoot (Substitute for D J Barnard), G R Churchard, D S Drury, M J Cook, J Lloyd, M D M Muir, S Quilty, I M Reay (Chairman), A D Williams

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

Note: Steve Drury declared an interest as recorded at minute 1.

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 22 June 2016 were confirmed as a correct record

PUBLIC PETITIONS

There were no public petitions.

ACTION

Michelle
Diprose

1. PLANNING APPLICATION (5 /1180-16 CM0964) FOR PROPOSED IMPORTATION OF 47,000 CUBIC METRES OF RECOVERED MATERIALS TO CHANGE THE LANDSCAPED FORM OF THE EXISTING GOLF COURSE AROUND HOLES 12,13 AND 14 WITH THE AIM TO IMPROVE SAFETY, PLAYABILITY, MAINTENANCE AND DRAINAGE AT HARPENDEN COMMON GOLF CLUB, EAST COMMON, HARPENDEN HERTFORDSHIRE AL5 1BL

[Officer Contact: Felicity J Hart Tel: 01992 556256]

- 1.1 Steve Drury declared a non-pecuniary interest as his brother-in-law was a member of the golf club. He remained in the meeting, participated in debate and voted on the item.
 - 1.2 The Committee considered planning application reference 5/1180-16 (CM0964) for the importation of 47,000 cubic meters of soils to landscape the western section of an existing golf club course at Harpenden Common. Members noted the proposed works utilised recovered soils for landscaping and would be delivered to the site within a time period of 13 weeks, with a further 4 weeks for the completion of landscaping, seeding and sculpting.
 - 1.3 Prior to questions and debate the Committee were addressed by Stuart Downs, from Woodland Environmental, speaking in support of the application.
 - 1.4 The Committee raised concerns regarding the volume of HGV's travelling on the proposed routing plan to enter the site and the potential build-up of HGV's waiting on the highway to gain access the site. Members were advised that the passing bay on Ayres End Lane would alleviate HGV's having to wait on the highway, and although the County Council specified the route into the site, it could not be enforced.
 - 1.5 Following debate on the concerns detailed at 1.4 above, the following motion was proposed and duly seconded:

That a Section 106 Agreement shall be entered into in relation to the specified routing plan.

5 Members supported the proposal, 3 were against the proposal. The motion was carried.
- CONCLUSION**
- 1.6 The Chief Executive and Director of Environment be authorised to grant planning permission, as amended by 1.5 above, subject to

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referral to the secretary of State, and his not wishing to call the application in, and the following conditions,

- 1) Time limit for commencement
- 2) Approved plans and documents
- 3) Commencement of importation
- 4) Importation timescale
- 5) Ayres End Lane Condition Survey
- 6) Construction of temporary passing bay on Ayres End lane
- 7) Reinstatement of passing bay
- 8) Lorry movements
- 9) Wheel cleaning
- 10) Signage at exit from site
- 11) Landscaping
- 12) Tree survey
- 13) Flood risk assessment
- 14) Design of swale and basins
- 15) Construction management plan
- 16) Air quality
- 17) Details of site compound
- 18) Working hours
- 19) Section 106 Agreement

2. **PROPOSED APPLICATION FOR ENHANCEMENT TO THE RESTORATION OF 31 HECTARES AT GREAT WESTWOOD QUARRY THROUGH THE IMPORTATION OF INERT MATERIALS WITH COMPLETION OF ALL OPERATIONS WITHIN 24 MONTHS TO DELIVER LANDSCAPE, DRAINAGE, ECOLOGICAL, COMMUNITY AND LONG-TERM MANAGEMENT ENEFITS AT GREAT WESTWOOD QUARRY, FIR TREE HILL, CHANDLERS CROSS, WATFORD, HERTS, WD3 4LY**

[Officer Contact: Christopher Martin Tel: 01992 556308]

- 2.1 The Committee considered planning application reference 8/0780-16 (CM0122) for the proposed enhancement to the restoration of 31 hectares at Great Westwood Quarry through the importation of inert materials with completion of all operations within 24 months to deliver landscape, drainage, ecological, community and long-term management benefits at Great Westwood Quarry.
- 2.2 In support of the application Members were addressed for ten minutes cumulatively by Karen Hearnshaw, Cemex UK Operations and Roger Gagan, St Pauls Church of England School.
- 2.3 Members noted the site currently had already received previous permission to import inert material under permission 8/0825-15. The application being considered today would allow for an

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increased time limit for restoration to be completed and an amendment to the final restoration contours, as detailed at 2.5 of the report.

- 2.4 Although the Committee raised some concerns on the previous application not being completed on time and noted the operational problems CEMEX had experienced, Members did agree there were significant positive changes to support the revised application.

CONCLUSION

- 2.5 That the Chief Executive and Director of Environment be authorised to grant planning permission subject to referral to the Secretary of State and him not wishing to call the application in, signing and completion of the legal agreement (as set out in the report) and the following conditions:

- 1) Accordance
- 2) Date for completion
- 3) Inert waste only
- 4) Final contours
- 5) Hours of operation
- 6) Vehicle movements
- 7) Traffic direction
- 8) Noise from operations
- 9) Noise from vehicles
- 10) Mud on the highway
- 11) Haul road maintenance
- 12) Haul road maintenance
- 13) Scheme of working
- 14) Dust suppression scheme
- 15) Car park details
- 16) Surface water management scheme
- 17) Surface water management scheme
- 18) Soil handling
- 19) Soil layer composition
- 20) Commencement of soil placement
- 21) Topsoil
- 22) Aftercare
- 23) Aftercare
- 24) Aftercare
- 25) Annual Report
- 26) Annual aftercare meeting
- 27) Removal of hardstanding areas
- 28) Removal of permitted development rights
- 29) Storage of liquid fuel, oil or chemicals
- 30) Groundwater protection
- 31) Water resources and groundwater protections

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3. APPLICATION FOR THE CREATION OF A SIGNALISED JUNCTION TO REPLACE THE EXISTING ROUNDABOUT, INCLUDING ASSOCIATED EXTENSIONS AT HERTFORD ROAD, SOUTH-EAST STEVENAGE, WITHIN THE AREA KNOWN AS BRAGBURY END, HERTFORDSHIRE

[Officer Contact: Sharon Threlfall Tel: 01992 556270]

- 3.1 The Development Control Committee considered planning application 2/0372-16 for highway works at Hertford Road, South-East Stevenage, within the area known as Bragbury End.
- 3.2 Prior to questions and debate the Committee were addressed by, Richard Boutal, Hertfordshire County Council, Group Manager for special projects, speaking in support of the application and gave an overview of the impacts and benefits of the scheme.
- 3.3 The Committee were informed the application sought planning permission for the creation of a signalised junction to replace the existing roundabout which included associated extensions at Hertford Road. Members were informed this planning application related to a wider scheme for improvements for the A602 between Stevenage and Ware and noted a second application for other areas of the A602 improvements would be presented to a future meeting of the Committee.
- 3.4 In response to concerns over traffic, especially HGV's merging from two lanes into one on the A602 and double white lining, Members were informed any change would be subject to a safety audit and white lining would be altered to assist with road safety, although it was not deemed a safety issue at present.
- 3.5 In response to a Member question, it was noted that the footpaths and cycleway run parallel to the existing roundabout and links into the subway underneath the A602, and therefore a pedestrian phase would not be included in the signalised junction improvements for the A602.

CONCLUSION

- 3.7 That the Chief Executive and Director of Environment be authorised to grant planning permission subject to the following 12 conditions:
 - 1) Time limit for commencement
 - 2) Approved plans and documents
 - 3) Landscaping plan; including tree protection and habitat improvements

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- 4) Materials used in construction
- 5) Drainage strategy
- 6) Flood risk assessment
- 7) Connection to sewer network
- 8) Ground investigations
- 9) Traffic management plan
- 10) Construction management plan; including compound details,
hours of construction and wheel/chassis cleaning
- 11) Lighting
- 12) Fencing and boundary treatment

KATHRYN PETTITT
CHIEF LEGAL OFFICER

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