

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

19 OCTOBER 2016

ATTENDANCE

MEMBERS OF THE COMMITTEE

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

ALSO PRESENT

A Stevenson

Upon consideration of the agenda for the Development Control Committee meeting on 19 October 2016 as circulated, copy annexed, conclusions were reached and are recorded below:

Note: No declarations of interest were made at this meeting.

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 September 2016 were confirmed as a correct record

PUBLIC PETITIONS

There were no public petitions.

ACTION

Nicola Cahill

1. APPLICATION FOR AN ENLARGED ROUNDABOUT AT ANCHOR LANE AND THE A602; A SMOOTHER ALIGNMENT OF WESTMILL ROAD BETWEEN THE ENTRANCE TO WESTMILL QUARRY IN THE NORTH, AND SOUTH OF THE WESTMILL FARM ENTRANCE; AND A WIDENED WESTBOUND APPROACH AND INSTALLATION OF TRAFFIC SIGNALS AT THE JUNCTION OF THE A602 AND THE A10, INCLUDING THE CHANGES TO VERGES, LIGHTING, DRAINAGE, LANDSCAPING, AND ASSOCIATED ENGINEERING OPERATIONS NORTH-WEST OF WARE, HERTFORDSHIRE.

[Officer Contact: Sharon Threlfall Tel: 01992 556270]

- 1.1 The Committee considered planning application reference number 3/1245-16 for highway works on the A602 at the Anchor Lane junction, Westmill Road and the A10 junction to the north-west of Ware, Hertfordshire.
- 1.2 Members were advised that the County Council were seeking to improve the A602 between Stevenage and Ware. Members were advised that whilst the application would deliver a number of improvements of its own, the application also formed part of a wider scheme. Members were advised that this was the second of a suite of four applications.
- 1.3 The application sought planning permission for an enlarged roundabout at Anchor Lane and the A602, smoother alignment of Westmill Road between the entrance to Westmill Quarry in the north, and south of the Westmill Farm entrance, a widened westbound approach and the installation of part-time traffic signals at the junction of the A602 and the A10 to include changes to verges, lighting, drainage, landscaping and associated engineering operations. It was confirmed to the Committee that all of the proposed works would take place within the highway boundary.
- 1.4 A total of 418 properties had been consulted in respect of the consultation to which 19 responses had been received, 16 of which had objected to the application. The majority of objectors cited amenity impact. Improvements to the area were considered by officers to outweigh any negative impacts created by the scheme or the associated works.
- 1.3 Prior to questions and debate the Committee were addressed by Richard Boutal, Head of Major Projects Group (HCC), speaking in support of the application.

**CHAIRMAN'S
INITIALS**

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- 1.5 The Committee were advised that Hertfordshire County Council had identified a need for improvements to the A602 via traffic modelling. The scheme would maximise the use of the land within the highway boundary, beyond current capacity requirements of the network.

- 1.6 In debate and in response to a question from the Local Member, the Committee was pleased to learn that the scheme included a right-hand-turn lane into the Household Waste Recycling Centre which would improve traffic flow, and in particular would assist where instances of queuing occurred.

- 1.7 Owing to the increased visibility at the turning into Westmill Village when compared with the entrance of the quarry, and the increased distance from the roundabout, a right-hand-turn lane into the village had not been included within the proposed scheme. Whilst the right-hand-turn lane at the entrance to the quarry was anticipated to provide some additional capacity, the proposal was not intended to address issues arising as the result of queuing. Members were also advised that a deceleration lane for the Biffa landfill site would help to address the concerns of landfill vehicles parking on the verge. However, HGV queuing at the landfill facility was in part attributable to enforcement issues, comments from the committee would be feedback to the enforcement team.

- 1.8 In response to a question from a Member the Committee were advised that flooding and draining issues at Hooks Cross had been recognised by the County Council. Improvements to the area were not proposed at this time, but were a future aspiration of the County Council.

- 1.9 In debate Members sought assurances that safety concerns associated with the proposal had been adequately considered. Officers advised that the smoother alignment of the highway was intended to improve visibility, along with the proposed right hand lane turns forming an additional safety feature. Members requested that officers re-evaluate the application proposal with a view to the inclusion of additional pedestrian safety features where possible. Members were advised that applications were not congruent along the length of the road as such it would not be possible for a full cycle scheme to be provided. Officers advised that gaps in provision could lead to confusion for cyclists rather than increase safety; as such cyclist provision had not been included within the planning application.

- 1.10 It was anticipated that the suite of applications in relation to the A602 would be taken forward by a contractor on a staggered basis. The contractor would be expected to produce a Traffic

Brian Owen/
Richard
Boutal

**CHAIRMAN'S
INITIALS**

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Management Plan to minimise disruption as a result of the works as much as possible.

CONCLUSION

1.11

That the Chief Executive and Director of Environment be authorised to grant planning permission subject to the following ELEVEN conditions: -

1. Time limit for commencement
2. Approved plans and documents
3. Landscaping plan; including tree protection and habitat improvements
4. Drainage strategy
5. Infiltration tests
6. Landfill gas monitoring
7. Ground investigations
8. Traffic management plan
9. Construction environmental management plan
10. Lighting
11. Fencing/boundary treatment

KATHRYN PETTITT
CHIEF LEGAL OFFICER

CHAIRMAN _____

CHAIRMAN'S
INITIALS

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