

Minutes



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

From: Legal, Democratic & Statutory Services
Ask for: Deborah Jeffery
Ext: 25563

DEVELOPMENT CONTROL COMMITTEE 21 DECEMBER 2016

ATTENDANCE

MEMBERS OF THE COMMITTEE

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

ALSO PRESENT

G McAndrew

Upon consideration of the agenda for the Development Control Committee meeting on 21 December 2016 as circulated, copy annexed, conclusions were reached and are recorded below:

Note: Declarations of interest were made at item 1 below.

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 19 October 2016 were confirmed as a correct record, subject to recording P A Ruffles attendance.

PUBLIC PETITIONS

There were no public petitions.

ACTION

ADSM

1. APPLICATION FOR PROPOSED 3.9KM NORTHERN BYPASS OF THE A120 AND FLOOD ALLEVIATION SCHEME, COMPRISING A NEW 9.3M WIDE SINGLE CARRIAGEWAY ROAD, VERGES, ROUNDABOUT JUNCTIONS (INCLUDING LIGHTING), BRIDGES, EMBANKMENTS, DRAINAGE, LANDSCAPING AND ASSOCIATED ENGINEERING AT A120, LAND NORTH OF LITTLE HADHAM, HERTFORDSHIRE

[Officer Contact: Rob Egan, Senior Planning Officer Tel: 01992 556224]

D S Drury declared a non-pecuniary interest in this item of business due to his brother-in-law being the Director of ARUP's. He remained in the room and participated in the debate and vote.

1.1 The Committee considered planning application reference number 3/2364-15 for the proposed 3.9km northern bypass of the A120 and flood alleviation scheme, comprising a new 9.3m wide single carriageway road, verges, roundabout junctions (including lighting), bridges, embankments, drainage, landscaping and associated engineering at A120, land north of Little Hadham, Hertfordshire.

1.2 Members were advised this was a joint application by the County Council and the Environment Agency, with the former concentrating on the provision of the proposed bypass, and the latter concentrating on the delivery of the proposed flood alleviation scheme. The application would give real benefits in terms of journey times along the A120, alleviating the present congestion that takes place within the village of Little Hadham. The flood alleviation scheme would reduce the risk of flooding from a significant number of residential properties in Little Hadham.

1.3 In order to mitigate any impact on other roads and traffic along the A120, the Committee were assured that the Highway Authority would continue to monitor the future of the scheme. The Committee heard that part of the development fell within the green belt, however, were advised that very special circumstances outweighed the harm to openness and any other harm and the main part of the development would take place in the rural area beyond the green belt. Members were also assured that although there would be a significant impact on the environment, the local planning authority was generally satisfied with the scheme of mitigation for both barbastelle bats and great crested newts, recommending conditions be attached to the planning permission that safeguard those species.

**CHAIRMAN'S
INITIALS**

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1.4 A total of 303 properties had been consulted in respect of the consultation to which 42 responses had been received, 20 of which had objected to the application. These objections could be viewed at item 4.20 of the report, along with all responses at Appendix A.

1.5 Prior to questions and debate in opposition to the application the Committee were addressed by local resident, Nick Bickel.

In support of the application the Committee were addressed by David Burt, Hertfordshire County Council, Highways Major Projects Team and Steve Whipp, Environment Agency.

1.6 The Local Member spoke in support of the application and considered both the bypass and the flood alleviation scheme would benefit the residents of Little Hadham.

1.7 In debate it was questioned if a dual carriageway had been considered. However, Members noted that alternative schemes were not under consideration and it was for the committee to decide upon the application before it. Members also heard that ecological planting would occur at the base of structures in order to alleviate concerns with regard to visual screening.

CONCLUSION

1.8 The Chief Executive and Director of Environment be authorised to grant planning permission, subject to referral to the Secretary of State and 43 conditions under the following headings:

Time Limit
Approved Plans
Construction
Flooding and Water Environment
Contamination
Landscape
Lighting
Highways
Archaeology
Ecology

2. PLANNING APPLICATION (0 / 0815-16 CM0888) FOR PROPOSED EXTENSION TO EXISTING BUILDING TO ENCLOSE GREEN WASTE COMPOSTING ACTIVITIES AT REVIVA COMPOSTING LTD, ELSTREE HILL SOUTH, ELSTREE, HERTFORDSHIRE WD6 3BL

[Officer Contact: Felicity J Hart, Principal Planning Officer
Tel: 01992 556256]

This item of business was deferred to the next meeting.

**KATHRYN PETTITT
CHIEF LEGAL OFFICER**

CHAIRMAN _____

**CHAIRMAN'S
INITIALS**

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