

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 23 FEBRUARY 2017

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

Upon consideration of the agenda for the Development Control Committee meeting on
23 February 2017 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 25 January 2017
were confirmed as a correct record.

PUBLIC PETITIONS

There were no public petitions.

ACTION

1. **APPLICATION 1: AN EXTENSION OF THE AREA REQUIRED FOR THE CONSTRUCTION OF AN AGRICULTURAL RESERVOIR (PERMISSION 3/1304-13) TO ENABLE STOCKPILING OF THE EXCAVATED MATERIAL TOGETHER WITH ENVIRONMENTAL BUNDS, PROCESSING PLANT, WATER MANAGEMENT PONDS AND ANCILLARY ACTIVITIES FOR THE PERIOD OF CONSTRUCTION, THORLEY HALL FARM, THORLEY WASH, THORLEY, BISHOPS STORTFORD, HERTFORDSHIRE**

APPLICATION 2: A S.73 APPLICATION TO REMOVE CONDITION 8 (NO PROCESSING ON SITE) OF PERMISSION 3/1304-13 CM0951, THORLEY HALL FARM, THORLEY WASH, THORLEY, BISHOPS STORTFORD, HERTFORDSHIRE

1.1 The Committee were informed that the above applications had been withdrawn.

2. **APPLICATION FOR THE IMPORTATION OF 31,955M³ (53,258 TONNES) OF INERT WASTE SOILS FOR THE CONSTRUCTION OF A SOIL SHELF AROUND ON-SITE BUSINESS UNITS AT DOG KENNEL FARM, CHARLTON ROAD, HITCHIN, SG5 2AB**

[Officer Contact: Sharon Threlfall, Senior Planning Officer, Tel: 01992 556270]

2.1 The Committee considered planning application reference number 1/2975-16 for the creation of a soil shelf at Dog Kennel Farm, Charlton Road, Hitchin, SG5 2AB.

2.2 Members were advised that Officers considered the proposal to be an inappropriate development in the green belt and very special circumstances that outweigh harm to the green belt had not been sufficiently demonstrated. Other planning issues included the need, highways impact, landscape and visual impact, impact on wildlife and the impact on residential amenity. The application sought to allow the importation of 31,955m³ (53,258 tonnes) of inert waste soils for the construction around existing on-site business units at Dog Kennel Farm.

2.3 Prior to questions and debate the Committee was addressed by Mr William Taylor, landowner of Dog Kennel Farm, speaking in support of the application.

The Committee were advised that the Local Member, Derrick Ashley, was opposed to the application.

**CHAIRMAN'S
INITIALS**

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2.4 During general debate, Members were of the view that development of a soils shelf at Dog Kennel Farm would have a negative visual impact on the area and also considered that alternative arrangements should be looked into for security/protection of the land.

CONCLUSION

2.5 That the proposed scheme would result in a number of unacceptable impacts on the local environment, therefore the Chief Executive and Director of Environment was authorised to refuse planning permission for the following reasons:

- 1) The proposed development fails to maintain the openness of the Green Belt contrary to the NPPF, Waste Policy 6 and Local Plan Policy 2.
- 2) The proposed development is inappropriate development in the Green Belt for which very special circumstances to clearly outweigh the harm to the Green Belt and any other harm have not been demonstrated contrary to the NPPF, Waste Policies 1, 4, 6 and 11 and Local Plan Policy 2.
- 3) The proposed development has a permanent negative impact on the landscape, reducing the openness of the Green Belt, and does not enhance or improve the setting of the adjacent Conversation Area contrary to the NPPF, Waste Policies 6, 11 and 18 and Local Plan Policy 2.
- 4) The application fails to set out how the Right of Way, and access to it, will be protected during the construction phase contrary to the NPPF and Waste Policy 15.
- 5) The application fails to quantify, address or mitigate against the risk of pollution to controlled waters contrary to the NPPF and Waste Policies 11 and 16.
- 6) The development is incongruous and less incongruous development could improve the security of the farm and business units, and enhance local biodiversity. The application is therefore contrary to the NPPF, Waste Policies 4, 11, 19 and Local Plan Policy 14.

3. VALIDATION CHECKLIST

[Officer Contact: Christopher Martin, Graduate Planning Officer
Tel: 01992 556308]

- 3.1 The Development Control Committee considered a report which sought approval of the implementation of a Validation Checklist for all planning applications for which the Council is the determining authority.
- 3.2 The Committee heard that the purpose of the Validation Checklist was to provide potential planning permission applicants with clear guidance on the form and content of information required for the submission of planning applications; thereby providing them with greater certainty of their responsibilities and ensuring that the public and decision makers were better informed about development proposals. Approval of the updated Validation Checklist would allow the Council to require applicants to comply with the Local Checklist and also bring Hertfordshire’s Validation Checklist in-line with current best practice.

CONCLUSION

- 3.3 That the Chief Executive and Director of Environment be authorised to approve the Validation Checklist for the following reasons:
 - 1) that one checklist document to meet the requirements of having an up-to-date checklist should be produced and reviewed every two years onward.
 - 2) the approval of this updated Validation Checklist would allow Hertfordshire County Council to require applicants to comply with the Local Checklist, rather than just the National Checklist. It will also bring Hertfordshire’s Validation Checklist in-line with current best practice.

**KATHRYN PETTITT
CHIEF LEGAL OFFICER**

CHAIRMAN _____

**CHAIRMAN’S
INITIALS**

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