

# 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 26 OCTOBER 2017

### ATTENDANCE

### MEMBERS OF THE COMMITTEE

D Andrews, S J Boulton, D S Drury, M A Eames-Peterson (*substitution for E M Gordon*), J S Hale, J Jones (*substitution D J Barnard*), M D M Muir (Vice-Chairman), S Quilty, I M Reay (Chairman)

Upon consideration of the agenda for the Development Control Committee meeting on 26 October 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 28 September 2017 were confirmed as a correct record.

#### PUBLIC PETITIONS

There were no public petitions.

#### ACTION

Democratic  
Services

1. **APPLICATION FOR PROPOSED CONTINUED USE OF AN EXISTING MATURATION PAD FOR THE PROCESSING OF GREEN WASTE AND ITS CONVERSION INTO COMPOST FOR USE AS A FERTILIZER ON LAND FORMING PART OF THE FARMING OPERATION UNDERTAKEN AT BLACKBIRDS FARM, BLACKBIRDS LANE, ALDENHAM, HERTFORDSHIRE,WD25 8BS**
2. **APPLICATION FOR PROPOSED VARIATION OF CONDITION 2 ON PERMISSION 0/1097-09 TO CHANGE HOURS FOR DELIVERY AND TO DEFINE OPERATIONS, AT BLACKBIRDS FARM, BLACKBIRDS LANE, ALDENHAM, HERTFORDSHIRE,WD25 8BS**
3. **APPLICATION FOR PROPOSED VARIATION OF CONDITION 6 & 7 ON PERMISSION 0/1097-09 TO ONLY INCLUDE HGV VEHICLES WITHIN THESE CONDITIONS AT BLACKBIRDS FARM, BLACKBIRDS LANE, ALDENHAM, HERTFORDSHIRE,WD25 8BS**

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

- 1.1 The Committee considered application 0/1567-17 (CM0867) for the continued use of an existing maturation pad for the processing of green waste and its conversion into compost for use of fertilizer at Blackbirds Farm, Aldenham, WD25 8BS.
- 1.2 The Committee also considered application 0/1538/-17 (CM0867) to change hours for delivery and to define operations as set out in condition 2 of 0/1097-09, for a green waste to compost facility at Blackbirds Farm, Aldenham, WD25 8BS, in conjunction with application 0/1563/-17 (CM0867) to vary the wording of the conditions 6 and 7 of planning permission 0/1097-09 to specifically relate to HGV's only.
- 1.3 Prior to questions and debate the Committee were addressed by local resident, Mr Chris Lack, speaking in opposition to the applications; and Ms Jane Orsborn, agent for the applicant speaking in support of the applications.
- 1.4 The Committee discussed the possible removal of Condition 7 of the Maturation pad application (Application 1) as Members were concerned that operations at the maturation pad, particularly turning, would be constrained by hours of operation, which could have a more significant affect upon the impact from odour.

**CHAIRMAN'S  
INITIALS**

.....

Following a vote by show of hands, the motion was CARRIED  
(For: 5; Against: 4).

1.5 Members also discussed the wording of condition that required the compost to be used on land forming part of the Blackbirds Farm and were advised the wording should refer to Blackbirds Farm enterprise and that the precise wording be left to officers.

1.6 In relation to Application 1, following a vote by show of hands, 8 Members voted for; and 1 Member voted against.

**RESOLVED**

1.7 The Chief Executive and Director of Environment be authorised to grant planning permission subject to the following conditions:

1. Approved Plans and Documents
2. Height of Waste Throughput
3. Landscaping
4. Odour
5. Dust Suppression
6. Resale of Green Waste Throughput

2. During discussion of Application 2 regarding the proposed more precise condition at 3.4, the following motion was proposed and duly seconded:

*Unless prior approval in writing by the Waste Planning Authority has been given, no deliveries shall take place at the site except during the following hours:*

*7.30am - 5.00pm Monday to Friday; and  
8.00am -12:30 on Saturdays (no deliveries on Sundays or Public and Bank Holidays)*

*Unless prior approval in writing by the Waste Planning Authority has been given, no processing of green waste including tipping, screening, shredding, and onward transmission to approve maturation pads within the Blackbirds Farm operation shall be undertaken at the site except during the following hours:*

*7.30am-5.00pm Monday to Friday  
8am – 12.30pm on Saturdays (no processing on Sundays or Public and Bank Holidays)*

Following a vote by show of hands, the motion was CARRIED  
(For: 8; Against: 1).

**CHAIRMAN'S  
INITIALS**

.....

**RESOLVED**

2.1 The Chief Executive and Director of Environment be authorised to grant planning permission subject to the following conditions:

1. Delivery and operating hours
2. Green waste throughput
3. Height of waste materials stored on site and limit on quantity
4. Resale of green waste compost
5. Vehicle movements
6. Vehicle register
7. Noise
8. Odour
9. Dust suppression
10. Maintenance of the blackbirds lane
11. Maintenance of visibility splays
12. Lighting
13. Annual risk assessment

3. In relation to Application 3, following a vote by show of hands, 7 Members voted for; 1 Member voted against; and 1 Member abstained.

**RESOLVED**

3.1 The Chief Executive and Director of Environment be authorised to grant planning permission subject to the following conditions:

1. Delivery and operating hours
2. Green waste throughput
3. Height of waste materials stored on site and limit on quantity
4. Resale of green waste compost
5. Vehicle movements
6. Vehicle register
7. Noise
8. Odour
9. Dust suppression
10. Maintenance of the blackbirds lane
11. Maintenance of visibility splays
12. Lighting
13. Annual risk assessment

**KATHRYN PETTITT**  
**CHIEF LEGAL OFFICER**

**CHAIRMAN** \_\_\_\_\_

**CHAIRMAN'S**  
**INITIALS**

.....