

# 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

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## **DEVELOPMENT CONTROL COMMITTEE 25 JANUARY 2018**

### **ATTENDANCE**

### **MEMBERS OF THE COMMITTEE**

D Andrews, S J Boulton, D S Drury, E M Gordon, J S Hale, J R Jones (*substitution for M D M Muir*), A J S Mitchell (*substitution for D J Barnard*), S Quilty, I M Reay (Chairman), A D Williams

Upon consideration of the agenda for the Development Control Committee meeting on 25 January 2018 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 20 December 2017 were confirmed as a correct record.

#### **PUBLIC PETITIONS**

There were no public petitions.

#### **ACTION**

**Democratic  
Services**

**1. PROPOSED APPLICATION FOR VARIATION OF CONDITION 2 (PERMITTED PLANS) AND CONDITION 5 (HOURS OF OPERATION DELIVERIES) ON PERMISSION 0/0262-12 TO VARY THE SITE LAYOUT AND HOURS OF OPERATION AT COURSERS FARM, COURSERS ROAD, ST ALBANS, HERTFORDSHIRE, AL4 0PD**

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

1.1 The Committee considered application 5/2212-17 (CM0937), for the proposed variation of Condition 2 (Permitted Plans) and Condition 5 (Hours of Operation Deliveries) on permission 0/0262-12 to vary the site layout and hours of operation at Coursers Farm, Coursers Road, St. Albans, Hertfordshire, AL4 0PD.

1.2 The Committee were reminded that planning permission for this site was granted in 2013, with construction beginning in 2015 and operations occurring from 2016. The site produces digestate which is used as an agricultural fertiliser and also produces gas which is fed into generators.

1.3 Members were referred to Items 5.4 to 5.10 of the report which outlined the proposals. It was noted that the most contested issue within the report referred to the changes of the delivery hours as follows: Monday to Friday 7am to 6pm; Saturday 8am to 1pm; and 1pm to 4pm on 6 nominated Saturdays per annum. It was noted that the change to the Saturday afternoon hours was mainly to do with the build-up of food that could not be delivered over the Bank Holidays.

1.4 During debate Members raised concern regarding the additional afternoon hours on the Saturday and considered that the 6 nominated afternoons should be allocated to the Saturdays post Bank Holiday weekends only. Concern was also raised with regards to the maximum vehicle movements, only referring to heavy goods vehicles (HGVs), with no mention of light goods vehicles (LGVs) being included; particularly at the busiest time of day. Officers considered changes with regards to Saturdays and the LGVs could be stipulated within the conditions.

1.5 Following a vote by show of hands, the application was AGREED.

(For: 7, Abstention: 3)

**RESOLVED**

1.6 Having considered all the relevant planning matters, that permission be granted subject to the following conditions:

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1. **Time Limit for Commencement of Development**  
The development hereby permitted shall be begun before the expiration of a three year period commencing on the date of this notice.

Reason: To comply with the requirements of Section 91 of the Town and Country Act 1990 (as amended).

2. **Permitted Plans**  
The development shall be carried out in accordance with the following plans and documents submitted as part of the application:

- Biofilter Cover & Duct Arrangement – 1000-B215 Rev4 – 06/10/16
- Energy Storage Container Plan and Elevations – 601 RevB – 06/12/2016
- Landscape and Visual Appraisal – CE-CF1155-RP01-19/5/2017
- Supporting Statement – October 2017
- Site Elevations – 1000C002 – 03/05/17
- Planning Boundary – 1000P001 – 26/01/16
- Traffic Management Site Layout Plan – 1000C012 Rev4 – 26/10/16

Reason: In order to protect the character, appearance and amenity of the site and the surrounding area and for the avoidance of doubt.

3. **Spreading of Digestate**  
At least 70% of the digestate (bio-fertiliser) produced from the AD process at the plant site shall be applied to local agricultural land within a 6 mile radius of the site.

Reason: To avoid transporting the product significant distance and to ensure the sustainability of the proposal.

4. **Hours of Operation during Construction**  
Construction activities on site shall only take place between:

Monday to Friday: 8am to 6pm  
Saturday: 8am to 1pm

Reason: To comply with Policy 11 of the Hertfordshire Waste Core Strategy, that seeks to protect the amenity of the surrounding area.

5. **Hours of Operation (Deliveries)**  
The site shall only be open for deliveries of waste and collections of digestate between the following hours:

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Monday to Friday: 7am to 6pm;  
Saturday: 8am to 1pm; and  
1pm to 4pm on 6 nominated Saturdays per annum -  
allocated to the Saturdays post Bank Holiday weekends  
only

Reason: To comply with Policy 13 of the Hertfordshire  
Waste Core Strategy.

6. **Odour Management**

Measures shall be taken to ensure that any odour that can  
be substantially attributed to processes being undertaken  
on site shall not be detected outside the boundaries of the  
site.

Reason: In the interest of neighbour amenity to comply with  
Policy 11 of the Hertfordshire Waste Core Strategy.

7. **Landscaping**

Within six months of the date of this permission, a plan  
showing detailed landscaping including location and type of  
planting, shall be submitted to and approved by the Local  
Planning Authority. The approved plan shall be  
implemented in full within the first planting season following  
approval of the plan.

Reason: To protect the amenity of neighbouring land users  
from the impact of the built form.

8. **Maximum Vehicle Movements**

HGV and LGV vehicle movements for waste deliveries to  
the development shall not exceed 54 (27 in, 27 out)  
movements per day unless agreed in writing with the Waste  
Planning Authority or in the event of an emergency.

Reason: To ensure vehicle movements do not exceed the  
deemed acceptable level.

9. **Tonnage of Waste Processed**

The maximum amount of organic waste to be processed in  
the approved Anaerobic Digester plant shall not exceed  
48,500 tonnes per annum.

Reason: In order to avoid the over-intensive use of the site.

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**2. APPLICATION FOR AN ENLARGED ROUNDABOUT AND SEGREGATED LEFT TURN LANE FROM STEVENAGE TO WARE, AT THE JUNCTION OF THE A602 AND A119, INCLUDING ASSOCIATED CHANGES TO VERGES, LIGHTING, DRAINAGE, LANDSCAPING AND ENGINEERING OPERATIONS AT JUNCTION OF A602 AND A119, EAST OF WATTON-AT-STONE, HERTFORDSHIRE.**

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

- 2.1 The Committee considered planning application reference number 3/1738-17 for highway works on the A602 at the roundabout junction with the A119 to the east of Watton-at-Stone, Hertfordshire. The application sought planning permission for an enlarged roundabout and segregated left turn lane from Stevenage to Ware, including associated changes to verges, lighting, drainage, landscaping and engineering operations at the junction. Members were advised this work would be covered by Permitted Development Rights.
- 2.3 The Committee heard of the consultation responses, detailed from page 5 of the report; in-particular the public consultation responses in regards to need; design of the development; and provision for cyclists and cyclist safety, detailed on page 7 of the report.
- 2.4 Members noted this development was on the existing route of the A602 which passes through the Metropolitan Green Belt. A Transport Assessment had been carried out which had identified severe capacity constraints. The physical scale of the development would be relatively small and the proposal would not adversely impact the openness of the Green Belt, or the purpose of including land within it, and the development would be for local transport infrastructure. Therefore the proposal is not deemed to be inappropriate in the Green Belt. The improvements would provide a two-lane approach on all four arms of the roundabout, with a segregated left-turn lane for A602 eastbound traffic. The junction would then operate within its capacity up to 2024.
- 2.5 Prior to questions and debate the Committee were addressed by Mr Jon Crosby, representing South Herts Cyclists Touring Club, speaking in opposition of the application; and Mr Andrew Morris from Hertfordshire County Council Highways Major Projects Group, speaking in support of the application.
- 2.6 During questions and debate, Members stressed concern at the missed opportunity for increased cycling provision not being included along the route of the A602; however, it was pointed out that the proposed improvements would meet the key objectives of the 2011 Government Transport White Paper, which provides key

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objectives for future transport investment, namely to create growth in the economy and to tackle climate change by cutting carbon emissions; and to tackle places where congestion causes slow and unreliable journeys with significant impacts on the economy and environment. Assurance was also given to Members that the project had been fully safety audited in terms of non-motorised users and schemes; and the improvements in safety terms had been accepted.

2.7 Following a vote by show of hands, the application was AGREED.

(For: 9, Abstention: 1)

### **RESOLVED**

2.8 That the Chief Executive and Director of Environment be authorised to grant planning permission subject to referral to the Secretary of State, and 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. Archaeological Written Scheme of Investigation
7. Archaeological Written Scheme of Investigation (2)
8. Ground Investigations
9. Construction Environmental Management Plan
10. Lighting
11. Fencing/boundary treatment

**3. APPLICATION FOR THE REALIGNMENT OF WARE ROAD BETWEEN A POINT WEST OF THE ACCESS ROAD TO HEATH MOUNT SCHOOL, TO THE EXISTING SOUTHERN-MOST STONY HILLS JUNCTION; WITH REALIGNMENTS AT ALL JUNCTIONS WITHIN THIS SECTION; INCLUDING ASSOCIATED CHANGES TO VERGES, LIGHTING, DRAINAGE, LANDSCAPING, AND ASSOCIATED ENGINEERING OPERATIONS EAST OF WATTON-AT-STONE, HERTFORDSHIRE**

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

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- 3.1 The Committee considered planning application reference number 3/1770-17 for highway works on the A602 between a point west of the access road to Heath Mount School to the existing southern-most Stony Hills junction, east of Watton-at-Stone, Hertfordshire; with realignments to all junctions within this section; including associated changes to verges, lighting, drainage, landscaping and engineering operations.
- 3.2 Members noted the primary element of the proposed development was the realignment to the north and the widening of the A602, from a point west of the entrance of Heath Mount School to the Sacombe Park. The new road would be a single carriageway with additional width to include hard-strips, and localised widening to incorporate central right-turn lanes which would also improve sight lines for road users.
- 3.3 The access to Heath Mount School would have a physical island on both sides of the junction to prevent overtaking in either direction of approach. Eastbound traffic would have use of a ghost island to turn into the school, and westbound traffic would benefit from a deceleration lane. The egress would only allow traffic to turn left, towards the A119 roundabout, where traffic seeking to travel towards Ware could turn.
- 3.4 Prior to questions and debate the Committee were addressed by Mr Dean Goodman speaking in opposition of the application.
- 3.5 During discussion, concern was raised with regard to the local landscape and the trees that would be affected by this application; however it was noted that the landscape officer and the Garden Trust had not objected to the application. It was also questioned why a cycle lane could not be provided along the A602; however, it was pointed out that it was not part of this application.
- 3.6 Following a vote by show of hands, the application was AGREED.  
(For: 8, Abstention: 2)

**RESOLVED**

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

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5. Infiltration tests
6. Drainage strategy option
7. Ground investigations
8. Traffic management plan
9. Construction environmental management plan
10. Archaeological Written Scheme of Investigation (1)
11. Archaeological Written Scheme of Investigation (2)
12. Dane End Tributary Realignment (1)
13. Dane End Tributary Realignment (2)
14. Fencing/boundary treatment
15. Lighting

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

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

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**INITIALS**

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