

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

15 OCTOBER 2015

ATTENDANCE

MEMBERS OF THE PANEL

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

ALSO IN ATTENDANCE

D A Ashley

Upon consideration of the agenda for the Development Control Committee meeting on 24
September 2015 as circulated, copy annexed, conclusions were reached and are
recorded below:

Note: Michael Muir declared an interest as recorded at minute 2.

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 24 September
2015 were confirmed as a correct record and signed by the
Chairman.

ACTION

Nicola Cahill

PUBLIC PETITIONS

There were no public petitions.

1. PROPOSED SCHOOL EXPANSION TO INCLUDE A NEW TWO STOREY CLASSROOM BLOCK, A NEW MULTI-USE GAMES AREA, ADDITIONAL STAFF/VISITOR CAR PARKING, INTERNAL ALTERATIONS TO THE EXISTING SCHOOL BUILDING AND ALTERATIONS TO THE EXISTING DINING HALL ROOF AT WILLIAM RANSOM SCHOOL, STUART DRIVE, HITCHIN, HERTFORDSHIRE, SG4 9QB

[Officer Contact: Chay Dempster Tel 01992 556211

- 1.1 The Development Control Committee considered application 1/2153 for the proposed school expansion of William Ransom Primary School Hitchin, to include; a new two storey classroom block, a new multi –use games area, additional staff/ visitor parking, internal alterations to the existing school building and alterations to dining hall roof.
- 1.2 Members were advised that the proposed extension was intended to meet an identified need for additional primary school places across the area required by September 2016. The Committee were advised that the school site lay 2.6km from the town centre, and was well-located within the area of need.
- 1.3 The proposed expansion which was supported by the school would increase capacity to 2FE (420 pupils) on a permanent basis from September 2016. The school site constituted approximately 2 hectares in area and was capable of accommodating the level of development required.
- 1.4 Prior to questions and debate Ian Hankin, the Chair of Governors spoke in support of the application but highlighted some concerns in relation to crossing arrangements in the vicinity of the school. The Local Member addressed the Committee and reiterated concerns in relation to the lack of a permanent crossing point.
- 1.5 In general discussion members acknowledged concerns raised regarding a permanent crossing point and requested that a zebra crossing be provided within the vicinity of the site prior to the school opening in September 2016.

CONCLUSION

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

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1. Time limit – the development to commence within three years
2. Accordance – the development shall be carried out in accordance with the plans submitted as part of the application
3. Additional parking spaces –shall be provided in accordance with the approved plans prior to the first use of the school building
4. Materials of construction – samples of materials of construction shall be submitted and approved in writing by the local planning authority
5. Obscure glazing - the lower part of the upper windows on the southern elevation shall be obscure glazed, as indicated on the submitted plans
6. Landscaping scheme – with 6 months of the date of decision a detailed landscaping scheme shall be submitted to indicate the extent and location of proposed planting required to mitigate the impact of the new building and the loss of trees required in order for the development to take place. Implementation within first available planting season
7. The temporary classroom shall be removed and the land reinstated prior to the first use of the new classroom building
8. The current School Travel Plan shall be monitored and implemented for the lifetime of the school
9. Flood Risk Assessment - the development shall be carried out in accordance with the approved FRA and comply with the principles set out in Drainage Strategy carried out by MTC Engineering/Peter Dann Consulting Engineers dated June 2015 referenced 10-6305.
10. Hard surfacing - details to be provided of all materials proposed for hard surfaces within the site, including roads, drainage, driveways and car parking areas
11. Parking areas - detailed plans to be provided of all internal parking
12. Construction management plan - to include a programme of works, construction vehicles parking and storage/material delivery
13. Prior to the first occupation of the classroom block, a controlled pedestrian crossing shall be provided on Wymondley Road in accordance with a scheme to be submitted to and approved in writing by the local planning authority.

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2. APPLICATION FOR PROPOSED CREATION OF A BUND TO MITIGATE VISUAL IMPACT OF MOVING TRAFFIC AND ASSOCIATED NOISE FROM VEHICLES FROM A1(M) AT RADWELL BURY FARM, BALDOCK, HERTFORDSHIRE

[Officer Contact: Rob Egan Tel: 01992 556224]

- 2.1 Michael Muir made a declaration of interest as an acquaintance of the applicant, he left the meeting room and did not participate in the debate.
- 2.2 The Committee considered planning application reference 1/1845-15 for the proposed creation of a bund to mitigate visual impact of moving traffic and associated noise from vehicles from the A1(M) at Radwell Bury Farm, Baldock.
- 2.3 Members heard that the application sought consent to construct a bund alongside the western side of the A1(M) through the importation and deposit of approximately 45,000 cubic metres of waste. The proposed bund would be in the region of 365 metres long, with a maximum height of 10.39 metres and a footprint of 1.5 hectares.
- 2.3 Prior to questions and debate Paul Machin, agent for the applicant, spoke in support of the application.
- 2.4 Members noted that the size of the bund was significant and as such would have an adverse impact upon openness. Whilst there would be some benefits in relation to noise and visual screening it was considered that the benefits that the scheme would introduce would not outweigh the harm to the greenbelt and as such did not represent very special circumstances as outlined within the National Planning Policy Framework.

CONCLUSION

- 2.5 That the Chief Executive and Director of Environment be authorised to refuse planning permission for the following reasons:
 - i) The proposed development represents inappropriate development within the Green Belt. The proposal will be visually intrusive, having an adverse impact on the openness of the Green Belt. There are no very special circumstances that outweigh this harm to the Green Belt. The proposed development is therefore contrary to Policy 2 of the North Hertfordshire District Local Plan No. 2 with Alterations and guidance contained within the National Planning Policy Framework.
 - ii) The proposed development results in landraising. The

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development would have an unacceptable impact on the landscape of the area, being of such a scale and design that is intrusive and incongruous within the landscape, contrary to Policy 4 of the Hertfordshire Waste Development Framework Waste Core Strategy and Development Management Policies Development Plan Document 2011-2026.

The absence of a Flood Risk Assessment means that the risks of flooding and the management of surface water run-off are unknown, contrary to guidance within the NPPF and Policy 16 of the Hertfordshire Waste Development Framework Waste Core Strategy and Development Management Policies Development Plan Document 2011-2026.

3. APPLICATION FOR A NEW TWO STOREY CLASSROOM BLOCK, NEW SINGLE STOREY ACTIVITY BLOCK, MINOR RELOCATION OF VEHICULAR ENTRANCE GATES, ADDITIONAL STAFF CAR PARKING AND NEW MULTI- USE GAMES AREA AT PRAE WOOD PRIMARY SCHOOL, KING HARRY LANE, ST ALBANS, AL3 4HZ

[Officer Contact: Brian Owen Tel: 01992 556255]

- 3.1 The Committee considered planning application reference 5/2355-15 (“the application”) for the creation of a new two storey classroom block, new single storey activity block, minor relocation of vehicular entrance gates, additional staff car parking and new multi-use games area (“MUGA”) at Prae Wood Primary School, King Harry Lane, St Albans, AL3 4HZ.
- 3.2 Members were advised that in order to meet growing long-term demand for school places within the catchment area permission to expand Prae Wood school from 1 F.E to 2 F.E on a permanent basis was sought.
- 3.3 The Committee were advised that the school lay within a 1.3 hectare site to the south west of St Albans, as such the site was well-placed to accommodate the expansion to include a two storey classroom block and 8 additional car parking spaces.
- 3.4 It was highlighted that St Albans City and District Council had objected to the proposals on the basis of scale and design of the proposed building development and had raised concern regarding parking issues. In general discussion members acknowledged the concerns and in particular requested officers sought a more subtle colour scheme to decorate the new block to allow it to blend more effectively in to the street scene. Officers advised that the proposed additional parking was deemed sufficient.

3.5 It was highlighted that the school should be notified of the following conditions proposed by St Albans District Council:

1. Prior to the commencement of the development, a staff management plan, detailing the management of the existing and proposed on site car parking spaces, shall be submitted to and agreed in writing by the Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure the existing and proposed car parking spaces are useable and provide adequate car parking provision in accordance with Policy 39 and 40 of the St Albans Local Plan Review, 1994.

2. Prior to the commencement of the development, details on the specification of cycle parking provision shall be submitted to and agreed in writing by the Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure adequate cycle parking provision in accordance with Policy 39 of the St Albans District Local Plan Review, 1994.

3. Prior to the commencement of any works on site, tree protection details of trees 33, 26, 27, 28, 29 and 30 as indicated on drawing no. 8844/01 1/2 shall be submitted to and approved to the Planning Authority. These shall indicate exactly how and when the trees will be protected during the site works. Thereafter, the development shall be carried out strictly in accordance with the agreed details.

Reason: To ensure retention and protection of trees on site in the interests in amenity. To comply with Policy 74 of the St Albans District Local Plan Review 1994.

4. Prior to works commencing, the developer shall inform the Local Planning Authority District Archaeologist in writing (email/letter) of the construction timetable with a start date, and afford access at all reasonable times to any archaeologist approved by the Local Planning Authority, and shall allow them to observe the excavations and record items of interest and finds.

Reason: To ensure adequate opportunity is provided for archaeological research on this historically important site. To comply with Policy 111 of the St Albans District Local Plan Review 1994 and the National Planning Policy Framework.

5. No demolition or construction works relating to this permission shall be carried out on any Sunday or Bank Holiday nor before 07.30 hours or after 18.00 hours on

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any days nor on any Saturday before 08.00 hours or after 13.00 hours.

Reason: In the interests of residential amenity. To comply with Policy 70 of the St Albans District Local Plan Review 1994.

6. The presence of any significant unsuspected contamination that becomes evident during the development of the site shall be brought to the attention of the Local Planning Authority. No further development shall take place unless otherwise agreed in writing with the LPA. The remediation strategy shall be implemented as approved.

Reason: To ensure that adequate protection to human health, the environment and water courses is maintained. To comply with Policy 84 of the St Albans District Local Plan Review 1994.

3.6 CONCLUSION

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

1. Time Limit for Commencement
2. Approved Plan and Documents
3. Hours of Operation (Demolition/Construction)
4. External Materials Used in Construction
5. Site details of all access and parking spaces
6. Car Parking Provision
7. Construction Traffic Management Plan
8. Cycle Parking Provision
9. School Travel Plan
10. Design of the MUGA
11. Community Use of the MUGA
12. Soft Landscaping Plan
13. Landscaping Maintenance Plan
14. Arboricultural Method Statement, including Tree Protection Plan
15. External Lighting Scheme
16. Drainage Scheme
17. Archaeological Investigation
18. Unsuspected contamination

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4. APPLICATION FOR PROPOSED VARIATION OF CONDITION 33 OF PERMISSIONS 0/1353-06 AND 5/2300-06 TO INCREASE THE PERMITTED VEHICLE MOVEMENTS FROM 210 (105 IN, 105 OUT) ON WEEKDAYS AND 106 (53 IN, 53 OUT) ON SATURDAYS TO 380 (190 IN, 190 OUT) ON WEEKDAYS AND 160 (80 IN, 80 OUT) ON SATURDAYS AT TYTTENHANGER QUARRY, SOUTH OF COURSERS ROAD, COLNEY HEATH, ST ALBANS, HERTFORDSHIRE

[Officer Contact: Rob Egan Tel: 01992 556224]

- 4.1 The Committee considered planning application references 0/1078-15 and 5/1856-15 for the proposed variation of condition 33 of permissions 0/1353-06 and 5/2300-06 to increase the permitted vehicle movements from 210 (105 in, 105 out) on weekdays and 106 (53 in, 53 out) on Saturdays to 380 (190 in, 190 out) on weekdays and 160 (80 in, 80 out) on Saturdays at Tyttenhanger Quarry, south of Coursers Road, Colney Heath, St Albans.
- 4.2 Members were advised that the applicant sought alterations to planning permissions granted in February 2007 for the extension for sand and gravel extraction at Tyttenhanger quarry, Colney Heath, St Albans. The permission allowed for 114 movements per day (57 in and 57 out) associated with the infill, subsequently this was changed to 210 (105 in and 105 out) on weekdays and 105 (53 in and 53 out) on Saturdays. The application sought to vary the condition to allow for a maximum of 380 movements (190 in and 190 out) and 160 movements on Saturdays (80 in and 80 out) in order to allow for seasonal fluctuations in material availability so as to ensure that restoration operations remain on schedule.
- 4.3 The Committee noted that the highways Authority had not objected to the application subject to the signing of a legal agreement under Section 106 of the Town and Country planning Act (as amended) to secure funding of the sum of £40,460 in order that the Highways Authority can carry out necessary works and improvements to the public highway in the vicinity of the site.
- 4.4 Mike Pendock, the applicant, spoke in support of the application.
- 4.5 In response to a question from a Member regarding the Section 106 monies levied from the previous planning conditions, it was noted that the sum was being held awaiting an update regarding the signalisation of the 'Bell roundabout'.

CONCLUSION

- 4.6 That subject to the signing of a Section 106 Agreement that seeks

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a financial contribution of £40,460, that the Chief Executive and Director of Environment be authorised to grant planning permission for the variation of Condition 33 of planning permissions 0/1353-06 and 5/2300-06.

KATHRYN PETTITT
CHIEF LEGAL OFFICER

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