Agenda Reports & Other Papers

Presented to the
Meeting of the
Development Control Committee
on
Wednesday, 27 February 2019
1. Agenda
AGENDA for a meeting of the DEVELOPMENT CONTROL COMMITTEE in the COUNCIL CHAMBER, County Hall, Hertford on WEDNESDAY 27 FEBRUARY 2019 at 10:00AM

MEMBERS OF THE COMMITTEE (10) (Quorum = 3)

D Andrews, D J Barnard, S J Boulton, D S Drury, E M Gordon, J S Hale, M D M Muir (Vice-Chairman), S Quilty, I M Reay (Chairman), A D Williams

AGENDA

AUDIO SYSTEM

The Council Chamber is fitted with an audio system to assist those with hearing impairment. Anyone who wishes to use this should contact the main (front) reception.

PART I (PUBLIC) AGENDA

Meetings of the Committee are open to the public (this includes the press) and attendance is welcomed. However, there may be occasions when the public are excluded from the meeting - for particular items of business. Any such items are taken at the end of the public part of the meeting and are listed below under “Part II (‘closed’) agenda”.

Members are reminded that:

(1) if they consider that they have a Disclosable Pecuniary Interest in any matter to be considered at the meeting they must declare that interest and must not participate in or vote on that matter unless a dispensation has been granted by the Standards Committee;

(2) if they consider that they have a Declarable Interest (as defined in paragraph 5.3 of the Code of Conduct for Members) in any matter to be considered at the meeting they must declare the existence and nature of that interest. If a member has a Declarable Interest they should consider whether they should participate in consideration and vote on the matter.

MINUTES

To confirm the minutes of the meeting of the Development Control Committee held on 20 December 2018 (attached).
PUBLIC PETITIONS

The opportunity for any member of the public, being resident in or a registered local government elector of Hertfordshire to present a petition relating to a matter with which the Council is concerned, and is relevant to the remit of this Committee, containing 100 or more signatures of residents or business ratepayers of Hertfordshire.

Notification of intent to present a petition must have been given to the Chief Legal Officer at least 20 clear days before the meeting where an item relating to the subject matter of the petition does not appear in the agenda, or at least 5 clear days where the item is the subject of a report already on the agenda.

[Members of the public who are considering raising an issue of concern via a petition are advised to contact their local member of the Council. The Council’s arrangements for the receipt of petitions are set out in Annex 22 - Petitions Scheme of the Constitution.]

If you have any queries about the procedure please contact Elaine Manzi on telephone no. (01992) 588062

MOTIONS (Standing Order C9)

Motions may be made on a matter relevant to the Committee’s terms of reference (other than motions relating to a matter on the agenda, which shall be moved when that matter is discussed).

Motions must have been notified in writing to the Chief Legal Officer by 9 am on the day before the meeting and will be dealt with in order of receipt.

No motions had been submitted at the time of agenda dispatch.

1. APPLICATION FOR THE CHANGE OF USE FROM B1/B2 CLASS TO SUI GENERIS USE CLASS, METAL WASTE RECYCLING FACILITY OF CATALYTIC CONVERTERS, CAR BATTERIES AND COPPER WIRE AT BLANCOMET RECYCLING UK, UNIT Y, LYON WAY, ST ALBANS, AL4 0LB.

Report of the Director of Environment & Infrastructure

Local Member: John Hale

OTHER PART I BUSINESS

Such other Part I (public) business which, the Chairman agrees, is of sufficient urgency to warrant consideration.

PART II (‘CLOSED’) AGENDA

EXCLUSION OF PRESS AND PUBLIC

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There are no items of Part II business on this agenda but if an item is notified the Chairman will move:-

"That under Section 100(A)(4) of the Local Government Act 1972, the press and public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in paragraph ** of Part 1 of Schedule 12A to the said Act and the public interest in maintaining the exemption outweighs the public interest in disclosing the information.”

If you require a copy of any of the reports mentioned above or require further information about this agenda please contact Elaine Manzi, Democratic Services Officer on telephone no. 01992 588062 or email: elaine.manzi@hertfordshire.gov.uk

Agenda documents are also available on the internet https://democracy.hertfordshire.gov.uk/ieListDocuments.aspx?CId=157&MId=241&Ver=4

KATHRYN PETTITT
CHIEF LEGAL OFFICER
To: All Members of the Development Control Committee, Chief Officers, All officers named for 'actions'
From: Legal, Democratic & Statutory Services
Ask for: Elaine Manzi
Ext: 28062

DEVELOPMENT CONTROL COMMITTEE
THURSDAY 20 DECEMBER 2018

ATTENDANCE

MEMBERS OF THE COMMITTEE

S J Boulton, D S Drury, E M Gordon, J S Hale, J R Jones (substituting for D Andrews); M D M Muir (Vice-Chairman), S Quilty, I M Reay (Chairman), A D Williams

Upon consideration of the agenda for the Development Control Committee meeting on 20 December 2018 as circulated, copy annexed, conclusions were reached and are recorded below:

CHAIRMAN’S ANNOUNCEMENTS

(i) Members of the public were welcomed to the meeting and advised of safety procedures in the event of an emergency.

(ii) 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.

(iii) 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 26 July 2018 were confirmed as a correct record and signed by the Chairman.

PUBLIC PETITIONS

None
1. APPLICATION FOR CHANGE OF USE OF BUILDING AND LAND FROM GREEN WASTE RECYCLING AND COMPOSTING OPERATION TO VARIOUS WASTE TRANSFER AND RECYCLING AND STORAGE UNITS INCLUDING THE SITING OF TEMPORARY WELFARE FACILITIES AND OFFICES AND A NEW VEHICULAR ACCESS PROPOSED OFF ELSTREE HILL SOUTH AT REVIVA COMPOSTING LTD, ELSTREE HILL SOUTH, ELSTREE, HERTFORDSHIRE, WD6 3BL.

Officer Contact: Brian Owen- Team Leader Development Management (Tel: 01992 556255)

1.1 Members considered planning application referenced 0/0431-18 for the change of use of a building and land from green waste recycling and composting operation to various waste transfer and recycling units including the siting if temporary welfare facilities and offices, and a new vehicular access proposed off Elstree Hill South at Reviva Composting Ltd, Elstree Hill South, Elstree, Hertfordshire, WD6 3BL.

1.2 Members attention was drawn to the site plan tabled at the meeting which can be found as a supplemental report here:


1.3 Prior to questions and debate, the committee was addressed by Elsa Reyes, local resident, Jeremy Newark, district councillor, Pat Strack, district councillor, and Dr Ann Goddard all objecting to the application.

1.4 The Local Member, Caroline Clapper, also spoke in opposition to the application.

1.5 Members were also advised that Elstree & Borehamwood Town Council, Hertsmere Borough Council, and 42 local residents had raised objections regarding the application.

1.6 The committee acknowledged that the complaints and objections received were grouped in to three main areas; the impact on the green belt, the increase in traffic, and the overall environmental impact to the area.

1.7 In response to a Member question, it was established that the traffic assessment undertaken focused upon HGV movement during peak periods. Concerns were raised that the site traffic...
could include smaller industrial vehicle usage, and it was recommended by the committee that future assessments should include more detailed consultation with the applicant as to the range and frequency of vehicles being used on site.

1.8 It was noted that the main road adjacent to the site was under the jurisdiction of the London Borough of Harrow, who had not raised any objections to the application, but had recommended the permission be subject to weight restriction and Automatic Number plate recognition (ANPR).

1.9 The committee raised concerns with regards to the current appearance and usage of the site, and challenged whether the current planning permission, granted in 2011, was being fully adhered to. Further to discussion, it was agreed that officers would undertake checks to ensure that the applicant was remaining compliant with existing planning regulations.

**RESOLUTION:**

1.10 Following a show of hands, it was unanimously agreed that the Director of Environment & Infrastructure be authorised to refuse planning permission for the following reasons:

1. Green Belt. The proposal was contrary to policy 6 of the Hertfordshire Waste Development Framework Waste Core Strategy and Development Management Policies, Policy CS13 of the Hertsmere Core Strategy 2013 and the National Planning Policy Framework. The proposal would cause harm to the green belt and very special circumstances do not exist that would clearly outweigh the harm to the green belt or any other harm.

2. The proposal was contrary to Policy 11 of the Hertfordshire Waste Development Framework Waste Core Strategy and Development Management Policies as it has not been demonstrated that it would not adversely impact upon amenity and human health.

2. **SECTION 73 APPLICATION TO VARY CONDITIONS 2 (APPROVED PLANS), 3 (TIME LIMIT) AND 12 (EXTRACTION) OF PLANNING PERMISSION 8/1254-15 FOR MINERAL EXTRACTION AND THE IMPORTATION OF RECLAMATION MATERIALS (FROM DENHAM PARK FARM) WITH RESTORATION TO AGRICULTURE AND A SMALL WETLAND AREA TO BE COMPLETED NOT LATER THAN 31 MARCH 2019 AT PYNESFIELD, OFF TILEHOUSE LANE, MAPLE CROSS, RICKMANSWORTH, HERTFORDSHIRE**

CHAIRMAN’S INITIALS

.................

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2.1 Members considered planning application referenced 8/1860-18 for mineral development on land at Pynesfield, Maple Cross Hertfordshire, for the variation of Conditions 2 (approved plans), 3 (time limit) and 12 (extraction).

2.2 Prior to questions and debate, the committee was addressed by Douglas Symes, agent to the applicant, speaking in support of the application.

2.3 During discussion, it was established that the mud deposits on the road were mainly attributed to vehicles traveling the HS2 development adjacent to the Pynesfield site, but irrespective of this, the applicant had arranged for additional equipment (wheel cleaners and roadsweepers) at their own expense to mitigate the concerns raised.

2.4 Members noted that the current planning regulations for mineral extraction on the site covered an area of approximately nine hectares, and recollected that the planning permission for this, although initially refused, had been subsequently granted, further to appeal. Members acknowledged that should the current planning permission being considered by Members for the extension to the existing site by 1.14 hectares be refused, due to the time constraints related to the HS2 development, there would not be sufficient time to undertake an appeal process before the minerals were sterilised.

2.5 In response to a Member question, clarity was received on the location of the temporary haul road approved by Three Rivers District Council.

2.6 Members attention was drawn to the 50 conditions for the granting of the planning permission, set out at Appendix 6 of the report.

2.7 **RESOLUTION:**

Following a show of hands, it was unanimously agreed that the Director of Environment & Infrastructure be authorised to grant planning permission, subject to the schedule of FIFTY conditions attached at Appendix 6 of the report.
1 Purpose of Report

1.1 To consider retrospective planning application reference 5/2631-18 (“the application”) for the change of use from B1/B2 Class to ‘sui generis’ use class, metal waste recycling facility of catalytic converters, car batteries and copper wire at Blancomet Recycling UK, Unit Y, Lyon Way, St Albans, AL4 0LB.

2 Summary

2.1 This application seeks retrospective planning permission for the change of use of Unit Y, Lyon Way, St Albans, AL4 0LB from B1/B2 Class to ‘sui generis’ use class for a metal recycling facility of catalytic converters, car batteries and copper wire.

2.2 The applicant commenced the processing of waste material in 2015, and it appears that the planning application has been submitted in response to licence requirements from the Environment Agency.

2.3 The main planning issues are the appropriate locations for waste uses, the sustainability of the development, and the appropriate discharge of surface water.

2.4 The report concludes that the Director of Environment & Infrastructure should be authorised to APPROVE the application subject to the following SIX conditions :-

1. Approved plans
2. Storage of catalytic convertors and car batteries
3. Hours of operation
4. Noise
3 Description of the site and proposed development

3.1 The Blancomet Recycling UK unit is approximately 1160 square metres in size, located on the Lyon Way Industrial Estate, between Hatfield and St Albans, accessed via the A1057 Hatfield Road. The only access to and egress from the site is via the minor road, Lyon Way.

3.2 There are a number of processes that take place on site, which strip out and bundle the component parts for onward transportation and further recycling. Catalytic converters are de-canned into a sealable metal drum; the steel and ceramic containers are separated and crushed to a powder form for the recovery of precious metals. Copper wire, car batteries and alloy wheels are also sorted, graded and baled on site for onward transportation.

3.3 The surrounding units on the industrial estate are generally in B1, B2 or B8 use, although there is also a church located on Lyon Way. Beyond the industrial estate, there is a garden nursery to the east comprising of large industrial type buildings, and housing to the west. The land to the north and south of the site are designated Metropolitan Green Belt.

3.4 Acrewood Way is identified as an Employment Land Area of Search (ELAS) within the Waste Site Allocations Development Plan Document 2011 – 2026, in line with the area’s designation as employment land (EMP10 – Alban Park/Acrewood Way/Lyon Way, Hatfield Road) in the St Albans District Local Plan Review 1994.

3.5 The Alban Way trail for cyclists and walkers runs to the south of the industrial estate along the former railway line. The trail is shielded from the wider industrial estate by mature vegetation. A footpath links this trail to Lyon Way, but there are no public rights of way across the site.

3.6 St Albans City & District Council has issued an Article 4 (1) Direction under the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 to prohibit the change of use of the Class B1(a) (offices), Class B8 (storage or distribution centre) and Class B1 (c) (light industrial) units within the area it defines as ‘Alban Park/Acrewood Way/Lyon Way, St Albans’ to Class C3 (dwelling houses) under Permitted Development rights.

3.7 The site is within Flood Risk Zone 1 (i.e. low risk of flooding), and split between Groundwater Source Protection Zones 2 (outer catchment) and 3 (total catchment).

3.8 Records show that there have been no previous applications submitted to the County Council in respect of this site.
4 Consultations

4.1 A total of 22 neighbouring properties were consulted, and site notices were erected on 3rd October 2018. No responses were received.

4.2 St Albans City & District Council initially objected to the application on the basis of the loss of employment within a designated employment area, that a sui generis use is inappropriate in the location and that insufficient information has been submitted to assess the potential noise impact of the proposed development. The original application incorrectly identified that the number of jobs resultant from the proposal would be four, rather than that it would increase by four (i.e. from 12 to 16). A noise assessment was submitted, and this was deemed acceptable by the district council. This removed the objection on the basis of noise impact on neighbouring uses.

The district council has maintained an objection on the basis of the loss of employment land, and a full copy of their response is shown at Annex A.

4.3 Colney Heath Parish Council objects to the proposed development on the basis of the general encroachment by recycling facilities out of site boundaries on the industrial estate, and the potential impacts on the former Ballito Fields green space and on the ‘blue corridor’ of Boggymead Spring and Butterwick Brook.

4.4 Hertfordshire Highways does not object to the proposed development, at the change of use will have no material impact in terms of the local highway network.

4.5 The council’s Landscape Officer considers that the proposed change of use is acceptable in landscape and visual terms.

4.6 The Lead Local Flood Authority (LLFA) initially objected to the application on the basis that a surface water drainage assessment has not been submitted in support of the application to enable the assessment of the flood risk. Following the submission of further information and discussion between the LLFA and the applicant to clarify the types of material that would be stored outside during the daytime, and that mitigated the risk of discharge of contaminated surface water, the objection was removed.

4.7 The Waste Disposal Authority does not have any comments regarding the application.

4.8 No other statutory consultation responses were received.
5 **The Development Plan**

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals be determined in accordance with the development plan unless material considerations indicate otherwise.

5.2 For the purposes of s38(6) of the Planning and Compulsory Purchase Act 2004, the development plan comprises the St Albans District Local Plan Review 1994 and the saved policies within it, the Hertfordshire Waste Core Strategy & Development Management Policies Development Plan Document 2011 – 2026, the Hertfordshire Site Allocations Development Plan Document 2011 - 2026 and the National Planning Policy Framework (NPPF).

5.3 The relevant polices of the Waste Core Strategy & Development Management Policies Development Plan Document 2011 – 2026 are:-

- Policy 1 Strategy for the Provision for Waste Management Facilities
- Policy 1A Presumption in Favour of Sustainable Development
- Policy 7 General Criteria for Assessing Waste Planning Applications Outside of Identified Locations
- Policy 11 General Criteria for Assessing Waste Planning Applications
- Policy 12 Sustainable Design, Construction and Demolition
- Policy 16 Soil, Air and Water

5.4 The relevant policy of the Waste Site Allocations Development Plan Document 2011 – 2026 is:-

- Policy WSA2 Applications for Waste Management Development on Allocated Sites and Employment Areas of Search

5.5 The relevant policies of the St Albans District Local Plan Review 1994 are:-

- Policy 20 Development in Employment Areas
- Policy 69 General Design and Layout

5.6 The application site is also covered by the designed Colney Heath Neighbourhood Plan area, but the parish council has not yet produced a plan document.

5.7 These policies are considered alongside national guidance in the form of the revised National Planning Policy Framework, and their compliance with it.

6 **Planning Issues**

6.1 The principal planning issues to be taken into account in determining this application are:-

- Appropriate locations for waste uses;
- Sustainability of the development, and
- Appropriate discharge of surface water.
Appropriate locations for waste uses

6.2 The development site lies within a designated General Employment Area in the St Albans District Local Plan Review, and as such it is included as an ‘Area of Search’ within the county council’s adopted Site Allocations document. The plan document defines Employment Land Areas of Search as:

“Employment Land Areas of Search are employment sites that may be compatible with waste management use. These were identified from District/Borough Local Plans that contain predominantly B2/B8 uses. These sites, however, have little immediate potential for redevelopment or contain sites that may come forward on an ad hoc basis.”

6.3 Employment areas are considered to be appropriate for waste uses, when in compliance with other extant planning policies, as set out in Waste Site Allocations DPD Policy WSA2 and Waste Core Strategy Policy 1. Further, Policy 20 of the St Albans District Local Plan Review says that applications within employment areas will be assessed in accordance with a table relating to different use classes, see Annex B.

6.4 Later within Local Plan Policy 20 (see Annex C) a table of sites that are employment areas is listed. The title to the table says land is reserved for long term employment development, against Lyon Way this is Use Class B1, B2 & B8. The phrase ‘similar employment uses’ is not carried forward to this table.

6.5 The objection from St Albans (see Annex 3) says that the proposal is contrary to Local Plan Policy 20 and this relates to the loss of employment generating use falling with use class B1/B2/B8. The policy should be read as a whole and the start of the policy clearly envisages uses other than B1, B2 & B8 being acceptable, subject to being environmentally acceptable. Reading the policy as a whole the proposal it is considered to conform with Local Plan Policy 20, subject to the criteria being environmentally acceptable, which this proposal is, when robust conditions are applied.

6.6 The processing of the waste materials is contained within an existing building, which minimises the potential for adverse impacts on amenity. Further, the activities are small scale, generating on a low level of vehicle movements with provision for parking and for waste delivery. The proposal is therefore compliant with Waste Core Strategy Policies 11, 12 and 16.

Sustainability of the development

6.7 The small scale of the site and its practise of minimising the volume of materials sent for final disposal are in support of the over-arching sustainability principles of the NPPF and Waste Core Strategy Policy 1A, by pushing waste material up the waste hierarchy.
Appropriate discharge of surface water

6.8 The applicant has advised that, during the day, waste material is stored in bags on the area of hard standing to the rear of the building, in order to provide circulation and working space within the building. On that basis, the Lead Local Flood Authority required that a surface water drainage assessment be submitted to enable the assessment of the flood risk. An assessment was submitted, and following further clarification on the types of material that are stored outside, the objection was removed, as there was no risk to the contamination of surface water run-off. The types of material stored outside can be controlled through condition.

6.9 The proposed development is therefore in compliance to the NPPF and Waste Policies 11 and 16, whereby the risk to surface water has been identified and mitigated against.

7 Conclusion

7.1 The application seeks to provide a metal recycling facility within an existing building on an industrial estate. The building and use are consistent in both scale and design with the adjoining uses on the industrial estate. The use also supports the overarching principles of sustainability, espoused within the National Planning Policy Framework and the policy documents that cascade from it.

7.2 The applicant has demonstrated that the proposed development will not have an adverse noise impact on the amenity of the adjoining land users, and that the discharge of surface water can be controlled through a limitation of the type of materials stored externally during the daytime. The development is small scale, and supports the provision of a network of recycling facilities across the county to push waste material up the waste hierarchy, thereby diverting material away from final disposal in landfill. It also increases the number of jobs associated with the planning unit from 12 to 16.

8 Conditions

8.1 It is recommended that planning permission should be APPROVED subject to the following SIX conditions:-

1. Approved plans
2. Storage of catalytic convertors and car batteries
3. Hours of operation
4. Noise
5. Vehicle movements
6. Vehicle log
Background information used by the author in compiling this report
Planning application reference 5/2631-18 including supporting documents, environmental statement and revisions to these documents

Consultee responses

Relevant policy documents:
National Planning Policy Framework 2018;
St Albans District Local Plan Review 1994;
Hertfordshire Waste Core Strategy & Development Management Policies Development Plan Document 2011 – 2026, and
Hertfordshire Site Allocations Development Plan Document 2011 – 2026
ANNEX A – Consultation response from St Albans District Council

PLANNING & BUILDING CONTROL
Tracy Harvey - Head of Planning & Building Control

Mrs Sharon Threlfall
Hertfordshire County Council
CHN216 County Hall
Hertford
Hertfordshire
SG13 8BN

Our Ref: 5/2018/3275
Please ask for: Matthew McKane
E-mail: planning@stalbans.gov.uk
Date: 25 January, 2019

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990
Consultation by Hertfordshire County Council under Article 16 of the Town and Country Planning (Development Management Procedure) Order 2010

Site: Unit Y, Lyon Way, St Albans, AL4 0LB

I refer to your letter dated 13/12/2018 concerning the above application. Please accept my apologies for the delay in responding to you.

I would advise you that St Albans City & District Council Planning Authority have reviewed the application and raise objection to the application as set out:

1. The proposed development is not considered acceptable in principle due to the loss of employment at Lyon Way is located within a designated employment area (Area 10) for B1, B2, B8 use. The proposed use in this location is contrary to Policy 20 of the St Albans District Local Plan Review, 1994. Although Employment Land is included in the Areas of Search in the Waste Site Allocations DPD (2014) which has been included in the emerging local plan the site is currently allocated for B1/B2/B8 employment use and the loss of this use would be contrary to current policy.

Whilst an employment area location may be considered suitable for the proposed use, the Local Planning Authority is unable to consider the application favourably at this time due to the loss of an employment generating use falling within Use Classes B1/B2/B8 without adequate justification.

Yours faithfully,

Tracy Harvey
Head of Planning & Building Control
### POLICY 20
**DEVELOPMENT IN EMPLOYMENT AREAS**

Within the employment areas and employment development sites listed in the schedules below and shown on the Proposals Map, the Council will assess applications on the following basis:

<table>
<thead>
<tr>
<th>USE CLASS</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>B1 (business use)</td>
<td>normally acceptable, except on site EMP.7</td>
</tr>
<tr>
<td>B2 (general industry)</td>
<td>normally permitted only in environmentally acceptable locations within areas shown for B2.</td>
</tr>
<tr>
<td>B3-7 (special industry)</td>
<td>as B2; must also comply with health and safety requirements.</td>
</tr>
<tr>
<td>B8 (storage and distribution)</td>
<td>normally permitted only within areas shown for B8.</td>
</tr>
<tr>
<td>Similar employment uses not in “use classes order” e.g. garages and builders yards</td>
<td>normally permitted if environmentally acceptable.</td>
</tr>
<tr>
<td>Other uses such as housing, leisure and shopping</td>
<td>not acceptable.</td>
</tr>
</tbody>
</table>

Applications must also comply with the following policies:

- Policy 34: Highway considerations in development control;
- Policies 44 and 45: Car parking standards;
- Policy 74: Landscaping;
- Policy 82: Noise generating uses.

Continued on page 50
ANNEX C – Local Plan Policy 20 (cont.)

POLICY 20 (Cont.)

In addition to the employment areas listed below, land is reserved for long term employment development at North East Hemel Hempstead (see Policy 26) and some employment development would be acceptable as part of a mixed use scheme at Napsbury Hospital, London Colney (Policy 139).

EMPLOYMENT AREAS

<table>
<thead>
<tr>
<th>P.M. (1)</th>
<th>SITE REF.</th>
<th>LOCATION</th>
<th>NORMALLY ACCEPTABLE USE</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HARPENDEN</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1 EMP.1</td>
<td></td>
<td>Coldharbour Lane</td>
<td>B1</td>
</tr>
<tr>
<td>1 EMP.2</td>
<td></td>
<td>Batford Mill Industrial Estate</td>
<td>B1</td>
</tr>
<tr>
<td>1 EMP.3</td>
<td></td>
<td>Southdown Industrial Estate and former Gas Works (part), Southdown Road</td>
<td>B1</td>
</tr>
<tr>
<td>1 EMP.3A</td>
<td></td>
<td>Rothamsted Experimental Station (2)</td>
<td>B1</td>
</tr>
<tr>
<td>REDBOURN</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1 EMP.4</td>
<td></td>
<td>The Mill, East Common (Brooke Bond Oxo Ltd)</td>
<td>B1</td>
</tr>
<tr>
<td>1 EMP.5</td>
<td></td>
<td>Redbourne Industrial Park</td>
<td>B1</td>
</tr>
<tr>
<td>WHEATHAMPTSTEAD</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2 EMP.6</td>
<td></td>
<td>Codicote Road</td>
<td>B1, B2</td>
</tr>
<tr>
<td>2 EMP.6A</td>
<td></td>
<td>Station Road</td>
<td>B1</td>
</tr>
<tr>
<td>HEMEL HEMPSTEAD</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3 EMP.7</td>
<td></td>
<td>North of Bungefield</td>
<td>B8 (See Policy 33)</td>
</tr>
<tr>
<td>ST. ALBANS (INC. SANDRIDGE)</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>4 EMP.8</td>
<td></td>
<td>Porters Wood/Southouse Spring</td>
<td>B1, B2</td>
</tr>
<tr>
<td>4 EMP.9</td>
<td></td>
<td>Council depot and adjoining land, St. Albans Road, Suntrridge</td>
<td>B1, B2</td>
</tr>
<tr>
<td>4 EMP.10</td>
<td></td>
<td>Alban Park/Acrewood Way/Lyen Way, Hatfield Road</td>
<td>B1, B2, B8</td>
</tr>
<tr>
<td>F EMP.11</td>
<td></td>
<td>Longacres, Hatfield Road</td>
<td>B1</td>
</tr>
<tr>
<td>F EMP.12</td>
<td></td>
<td>Brick Knoll Park, Ashley Road</td>
<td>B1, B2, B8</td>
</tr>
<tr>
<td>F EMP.13</td>
<td></td>
<td>Executive Park and adjoining land, Hatfield Road</td>
<td>B1</td>
</tr>
<tr>
<td>F EMP.14</td>
<td></td>
<td>Camp Road/Campfield Road</td>
<td>B1</td>
</tr>
<tr>
<td>4 EMP.15</td>
<td></td>
<td>North Orbital Trading Estate, Napsbury Lane</td>
<td>B1, B2, B8</td>
</tr>
<tr>
<td>LONDON COLNEY</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>L EMP.16</td>
<td></td>
<td>Wellington Road</td>
<td>B1</td>
</tr>
<tr>
<td>L EMP.17</td>
<td></td>
<td>The Hertfordshire Business Centre, Alexander Road</td>
<td>B1</td>
</tr>
<tr>
<td>L EMP.18</td>
<td></td>
<td>Riverside Estate</td>
<td>B1, B2, B8</td>
</tr>
<tr>
<td>L EMP.19</td>
<td></td>
<td>Former Halsey’s Sawmill, Barnet Road</td>
<td>B1</td>
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DRAFT CONDITIONS

Approved Plans

1. The development hereby permitted shall not be carried out otherwise than in complete accordance with the details submitted in the application dated 19 September 2018, unless otherwise amended by the attached conditions.
   - Site layout plan (no reference number)
   - Block plan (no reference number)
   - (Detailed) block plan drawing no: BSA.PT.1804FPv1 dated 23/04/18

   Reason: For the avoidance of doubt.

Storage of catalytic convertors and car batteries

2. All catalytic convertors and car batteries shall be stored inside the building. There shall be no storage of catalytic convertors or car batteries on the external areas of hardstanding.

   Reason: To prevent the contamination of run-off water.

Hours of operation

3. The development hereby permitted shall only be carried out during the following times:-
   - Monday to Friday 07:30 to 17:00

   The site shall not operate on Saturdays, Sundays or Public Holidays.

   Reason: In the interest of local amenity.

Noise

4. The rating level of the noise emitted from the site shall not exceed the background noise level (LA90,T) by more than 5dB at any time. The background levels shall be measured without the site operating. The noise levels shall be determined at the facade of any noise sensitive locations. The measurements and assessments shall be carried out in accordance with BS4142:2014 (and any updated version of this standard during the life of the development).

   Reason: In the interest of local amenity.

Vehicle movements

5. There shall be no more than two HGV collections (i.e. four movements) per working week between Monday and Friday inclusive.

   Reason: To maintain the free and safe flow of traffic on the local highway network.

Vehicle log
6. The records of all the vehicles (including fleet vehicles, customer deliveries, LGVs and HGVs) entering and leaving the site in connection with the development hereby authorised shall be kept by the site operator and made available for inspection by the Waste Planning Authority on request.

Reason: To enable the waste planning authority to monitor the operations.
DEVELOPMENT CONTROL COMMITTEE
Date: Wednesday 27th February 2019

Change of use from B1/B2 class to Sui Generis use class, metal waste recycling facility for recovery of catalytic converters, car batteries and copper wire at Blancomet Recycling UK, Unit Y, Lyon Way, St Albans, Herts, AL4 0LB
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