

# Minutes



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

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## **DEVELOPMENT CONTROL COMMITTEE THURSDAY 27 FEBRUARY 2020**

### **ATTENDANCE**

#### **MEMBERS OF THE COMMITTEE:**

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

#### **OTHER MEMBERS IN ATTENDANCE:**

T R Hutchings; P V Mason; M B J Mills-Bishop

Upon consideration of the agenda for the Development Control Committee meeting on  
27 February 2020 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**

		<b>ACTION</b>
	<b>MINUTES</b>	
	The minutes of the Committee meeting held on 23 January 2020 were confirmed as a correct record and signed by the Chairman.	

	<b>PUBLIC PETITIONS</b>	
	None received.	
<b>1.</b>	<b>DETAILED PLANNING APPLICATION FOR A NEW 2FE (420 PUPIL + 30 PLACE FTE NURSERY) PRIMARY SCHOOL AT LAND TO THE WEST OF HODDESDON, EAST OF THE A10 AND TO THE NORTH OF THE DINANT LINK ROAD LPA REF: 7/0102-19</b>	
	Officer Contact: Chay Dempster - Principal Planning Officer (Tel 01992 556211)	
1.1	Members considered an application numbered 7/0102-19 for the construction of a new 2fe (420 pupil + 30 place FTE nursery) primary school at land to the West of Hoddesdon, East of the A10 and to the North of the Dinant Link Road.	
1.2	<p>The Committee were reminded that a previous application on this matter had been rejected by the committee in June 2019 due to concerns regarding the design and sustainability.</p> <p>Link to the June 2019 Development Control Committee:  <a href="https://democracy.hertfordshire.gov.uk/mgAi.aspx?ID=1954#mgDocuments">https://democracy.hertfordshire.gov.uk/mgAi.aspx?ID=1954#mgDocuments</a></p> <p>Members were advised that it was believed that the revised report addressed the concerns raised by Members at the June 2019 meeting.</p>	
1.3	<p>Members were advised that subsequent to the publication of the agenda, officers had revised a draft condition and formulated an additional draft condition to add to the draft conditions outlined at Appendix 4 of the report. These are as follows:</p> <p>Condition 22 of the current proposed draft planning recommendations to be amended to state that the electric vehicle charging points should be provided at the time of the school opening, not within 18 months of it opening.</p> <p>An additional condition to be formulated to outline the need for a Community Use Agreement to be agreed prior to occupation</p>	
1.4	<p>Prior to discussion and debate Members were addressed by:</p> <p>Douglas Cooper -Broxbourne Council - speaking in opposition to the application.</p>	

	<p>and</p> <p>Nick Mirchandani – Architecture PLB and Graham Day – Elementa speaking in support of the application.</p> <p>Mr Mirchandani and Mr Day provided a presentation for the meeting, which can be found here:</p> <p><a href="https://democracy.hertfordshire.gov.uk/ieListDocuments.aspx?Cld=157&amp;MId=1461&amp;Ver=4">https://democracy.hertfordshire.gov.uk/ieListDocuments.aspx?Cld=157&amp;MId=1461&amp;Ver=4</a></p>	
1.5	In response to a Member question, Mr Cooper confirmed that the proposed site remained central to the development, but concerns centred around the location of the car park which would be busy during school drop off and pick up times. Officers confirmed that the application detailed 74 car parking spaces. It was noted that 53 of these would be used by staff at the school with the remainder being available for visitors if required. It was suggested that a majority of pupils would be walking to school along footpaths adjacent to the site.	
1.6	Further to discussion, it was clarified by Mr Mirchandani and Mr Day that if required additional electric car charging points, above the current 20% allocation suggested, could be installed prior to the school opening, or after the school opened should there be increased demand.	
1.7	In response to a Member concern, assurance was received from Mr Mirchandani and Mr Day that the use of timber was not unusual in developments, and this would provide a preferential aesthetic contrast to brick. It was noted that the lifespan of the timber would depend on its quality and treatment prior to construction.	
1.8	Members were advised by Mr Mirchandani and Mr Day that fire escapes only needed to be a covered construction if located on the second floor or above.	
1.9	It was clarified that grey water recycling facilities could be installed at additional cost, but it was noted that there was a spatial limitation on site to do this.	
1.10	The Chairman invited Local Member Paul Mason and Adjoining Member Tim Hutchings to address the Committee. Cllr Hutchings spoke in full support of the application. Cllr Mason expressed concerns regarding the sustainability issues of the application but stated that on balance he agreed to the application.	

**CHAIRMAN'S  
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1.11	<p>Members acknowledged the improvement in the design of the building since the previous application but expressed their disappointment at the lack of improvement in addressing sustainability issues. Members stated that they felt that the application only met minimum standards with regards to sustainability and Hertfordshire constructions should be exceeding these standards to create futureproof sustainable sites.</p>	
1.12	<p>It was noted that there were 90,000 additional houses planned to be built within the county which would inevitably result in additional school construction. A Member comment that this would mean that sustainable building construction would become increasingly important and relevant was acknowledged.</p>	
1.13	<p>Further to discussion, Members highlighted the following sustainable planning considerations that they would wish to see considered in applications, including:</p> <ul style="list-style-type: none"> <li>• Photovoltaic (PV) solar panels on the roof</li> <li>• Increased electric car charging points above the 20% allocation standard requirement</li> <li>• Grey water recycling</li> <li>• Underground waste recycling</li> <li>• Alternatives to brickwork (as brickwork carried a heavy carbon footprint)</li> </ul> <p>Members indicated that they wished to see these measures considered for future construction. Members acknowledged that the requirement could mean increased costs and that the county council had declared a climate emergency and was developing a Sustainable Hertfordshire Strategy.</p> <p>It was also stated that the future generation, the pupils of the school, should have been consulted as part of the design process.</p> <p>It was confirmed that PV Solar Panels and increased electric charging points could be added to the building at a later point, at additional charge if required.</p>	
1.14	<p>A Member comment that the proposed airtightness levels of the building could also lead to an increase or exacerbation of allergies was noted.</p>	
1.15	<p>It was confirmed that the application met with the requirements outlined in the Borough of Broxbourne's district building plan.</p>	
1.16	<p>The Chairman stated that he would be attending the meeting of the Council's Highways &amp; Environment Cabinet Panel on 28</p>	

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	<p>February 2019. Hertfordshire’s Sustainable Hertfordshire Strategy was an item on the agenda, and he intended to raise the issues highlighted within the meeting regarding sustainable construction to the Panel.</p> <p>The agenda for the Panel can be found here:</p> <p><a href="https://democracy.hertfordshire.gov.uk/ieListDocuments.aspx?CId=210&amp;MId=1572&amp;Ver=4">https://democracy.hertfordshire.gov.uk/ieListDocuments.aspx?CId=210&amp;MId=1572&amp;Ver=4</a></p>	
1.17	<p><b>RESOLUTION:</b></p> <p>Further to a vote by a show of hands, the committee recommended that planning permission should be granted, subject to referral for a decision by the Secretary of State whether to call-in the application, and subject to the conditions outlined in Appendix 4, including; an amendment to Condition 22 of the current proposed draft planning recommendations to state that the electric vehicle charging points should be provided at the time of the school opening, not within 18 months of it opening, and an additional condition being formulated to outline the need for a Community Use Agreement to be agreed prior to occupation.</p> <p>Members also requested that an informative be formulated for future school planning applications to ensure that the following considerations were made in applications:</p> <ul style="list-style-type: none"> <li>• Photovoltaic (PV) solar panels;</li> <li>• Increased electric car charging points;</li> <li>• Grey water recycling;</li> <li>• Underground waste recycling;</li> <li>• Alternatives to brickwork (as brickwork carried a heavy carbon footprint).</li> </ul>	Brian Owen/Chay Dempster

**QUENTIN BAKER**  
**CHIEF LEGAL OFFICER**

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

**CHAIRMAN’S  
INITIALS**

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