

# 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 WEDNESDAY 20 MAY 2020**

### **ATTENDANCE**

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

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

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

D Ashley; G McAndrew

Upon consideration of the agenda for the Development Control Committee meeting on 20 May 2020 as circulated, copy annexed, conclusions were reached and are recorded below:

### **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.
- (iii) Due to the COVID-19 Pandemic the meeting would be held virtually.

### **DECLARATIONS OF INTEREST**

D Andrews made a declaration of interest in respect of Item 3 of the agenda. This is recorded at point 3.1 of these minutes.

**PART I ('OPEN') BUSINESS**

		<b>ACTION</b>
	<b>MINUTES</b>	
	The minutes of the Committee meeting held on 27 February 2020 were confirmed as a correct record. Members noted that these would be signed by the Chairman at a future meeting of the committee when next held at County Hall.	
	<b>PUBLIC PETITIONS</b>	
	None received.	
<b>1.</b>	<b>RESERVED MATTERS APPLICATION (COVERING LAYOUT, SCALE, APPEARANCE AND LANDSCAPING) FOR THE CONSTRUCTION OF A NEW 6FE SECONDARY SCHOOL (D1), CAR PARKING, CYCLE STORAGE LOCATIONS, MINIBUS DROP OFF, PLAYING FIELDS, MULTI-USE GAMES AREA, SURFACE WATER ATTENUATION MEASURES AND OTHER ASSOCIATED DEVELOPMENT PURSUANT TO OUTLINE PLANNING PERMISSION REF. 3/1058-19 DATED 14 NOVEMBER 2019 LAND TO THE SOUTH OF WHITTINGTON WAY IN BISHOP'S STORTFORD LPA REF: 3/0527-20</b>	
	Officer Contact: Chay Dempster - Principal Planning Officer (Tel 01992 556211)	
1.1	Members received a report detailing application 3/0527-20 for reserved matters covering layout, scale, appearance and landscaping for the construction of a new 6FE secondary school car parking, cycle storage locations, minibus drop off, playing fields, multi-use games area, surface water attenuation measures and other associated development at land to the South of Whittington Way in Bishop's Stortford.	
1.2	Prior to discussion and debate, Members heard from Cllr Graham McAndrew, Local Member to the site.	
1.3	Cllr McAndrew stated that whilst he broadly supported the application, and was particularly pleased to note the sustainability considerations outlined within the report, he had some concerns with regards to the increase in HGV vehicles on the surrounding roads and the potential damage that site debris falling from the vehicles or being thrown up from vehicles tyres could do to residents cars, specifically chips in windscreens. It was noted that there was already an increase in HGV traffic in the area due to the construction of the A120 bypass.	

**CHAIRMAN'S INITIALS**

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1.4	The committee were advised that whilst this was predominantly a local issue, officers would commit to undertaking a road condition survey within three months of the commencement of the construction to establish whether there was an increase of debris on the road from the Vehicles on the site.	Chay Dempster
1.5	The Chairman advised the committee that although there were no public speakers in attendance at the meeting today, a letter had been received from Mr Arnott, a local resident and objector to the application. It was noted that the letter had been shared with committee members prior to the meeting. The letter can be found here:  <a href="https://democracy.hertfordshire.gov.uk/ieListDocuments.aspx?CId=157&amp;MId=1464&amp;Ver=4">https://democracy.hertfordshire.gov.uk/ieListDocuments.aspx?CId=157&amp;MId=1464&amp;Ver=4</a>	
1.6	In discussing of the contents of the letter, Mr Arnott's concerns were acknowledged, but it was noted they were not matters that could be addressed or resolved by the Committee. Members were reminded that the development of the school had formed part of the Bishop's Stortford Plan, and were compliant with the relevant East Herts district Council Policies.	
1.7	In response to a Member concern in relation to the biodiversity considerations and the mention of temporary disruption to badgers and habitats, clarification was received that there was no evidence of any actual badger sets on site, and the considerations related to the temporary disruption to badger routines during the building work taking place.	
1.8	<b>RESOLUTION:</b> Further to a vote by individual written and spoken* confirmation, Members unanimously** voted in favour of planning permission being granted, subject to the conditions outlined in Appendix 1 of the report  * Due to technical difficulties D S Drury only provided written confirmation which was read on his behalf by the Chairman.  **E M Gordon was unable to vote as she joined the meeting during the discussion and had not been present to hear key information to make an informed decision.	
2.	<b>APPLICATION FOR THE CHANGE OF USE FROM B2 INDUSTRIAL TO SUI GENERIS (END OF LIFE VEHICLE DISMANTLER) AT UNIT 16, STATION APPROACH, HITCHIN, SG4 9UW.</b>	

	Officer Contact: Mrs. Sharon Threlfall – Senior Planning Officer (Tel: 01992 555062)	
2.1	Members considered a report for the change of use of Unit 16 from B2 Industrial Use to a Sui Generis use for the dismantling of End of Life Vehicles at Unit 16, Station Approach, Hitchin, Hertfordshire, SG4 9UW.	
2.2	Members were advised that subsequent to the publication of the report, and in response to member and resident feedback, it had been confirmed that an area of fencing bordering the site on Benslow Lane, previously in state of disrepair, had been mended by the applicant, and that condition 12 would ensure its future maintenance.	
2.3	Prior to discussion and debate, Members were addressed by Cllr Derrick Ashley, Local Member to the site.	
2.4	Cllr Ashley stated that whilst he was aware that the use of the site for this type of business met the requirements set out in the North Herts District Plan for employment use, and could therefore be considered for a waste use, he felt that the actual type of business described was wholly inappropriate close to residents and the railway station, and he hoped that any future District Plan would re-examine this.	
2.5	During discussion, Cllr David Andrews raised the concern of the legacy of pollution on site from oils and other chemicals leaking or being accidentally spilled from the dismantled cars. It was noted that the monitoring this was the responsibility of the Environment agency, who would be issuing a permit to the applicant. Further assurance was received that the site had originally been an oil distribution depot, meaning that its design had considered the containment of pollutants. It was further noted that mitigating measures such as bunding would also be in place.	
2.6	Further to continued debate it was agreed that officers would write to the Environment Agency to alert them to the concerns raised by the committee with the view to them ensuring that these were considered when issuing the permit.  Admin note: the letter was sent on 22 May 2020, and can be found here: <a href="https://democracy.hertfordshire.gov.uk/ieListDocuments.aspx?CId=157&amp;Mid=1464&amp;Ver=4#">https://democracy.hertfordshire.gov.uk/ieListDocuments.aspx?CId=157&amp;Mid=1464&amp;Ver=4#</a>	

2.7	<p>The committee's attention was drawn to the fact that subsequent to publication, discussions with Highways had required a slight amendment to condition 7 as follows (circulated to Members prior to the meeting and detailed below in <b>bold</b>):</p> <p style="text-align: center;"><u>Number of Vehicle Movements</u></p> <p>7. There shall be no more than the following number of vehicles:-</p> <ul style="list-style-type: none"> <li>• Two low loaders with vehicles coming to site; 4 movements (2 in, 2 out) per day</li> <li>• A courier to take deliveries away; 2 movements (1 in, 1 out) per day</li> <li>• A fortnightly tanker to remove pollutants; 2 (1 in, 1 out) movements per fortnight</li> <li>• Two staff cars/minibuses for employees; 4 (2 in, 2 out) movements per day (<b>excluding staff lunchbreak movements between 12pm – 2pm</b>)</li> </ul>	
2.8	<p>In response to a Member query, it was confirmed that the applicant was requesting to extend the hours of business by an hour Monday to Friday and three hours on Saturdays.</p>	
2.9	<p><b>RESOLUTION</b></p> <p>Further to a vote by individual written and spoken* confirmation, Members unanimously voted in favour of planning permission being granted, subject to the following thirteen conditions: -</p> <ol style="list-style-type: none"> <li>1. Time Limit for Commencement</li> <li>2. Approved Plans and Documents</li> <li>3. Hours of Operation</li> <li>4. Storage of Importation of End of Life Vehicles</li> <li>5. Size of Vehicles Importing End of Life Vehicles</li> <li>6. Vehicle Log</li> <li>7. Number of Vehicle Movements (detail as amended at point 2.7 of these minutes)</li> <li>8. Noise</li> <li>9. Plant and Machinery Used on Site</li> <li>10. Plant and Machinery Maintenance</li> <li>11. Finish and Maintenance of the Buildings and Racking</li> <li>12. Maintenance of the Site Boundary on Benslow Lane</li> <li>13. Unsuspected Contamination Remediation Strategy</li> </ol> <p>* Due to technical difficulties E M Gordon only provided written confirmation which was read on her behalf by the Chairman.</p>	

3.	<p><b>APPLICATION FOR THE VARIATION OF CONDITIONS 2, 9, 12 AND 26 OF PLANNING PERMISSION REFERENCE 7/0729-13 FOR A PROPOSED SUSTAINABLE ENERGY FACILITY (SEF) COMPRISING AN ADVANCED THERMAL TREATMENT FACILITY (ATT) AND ANAEROBIC DIGESTION (AD) FACILITY TO ENABLE COMPOSTING AND TREATMENT OF CO-MINGLED OR SOURCE SEGREGATED MUNICIPAL, COMMERCIAL AND INDUSTRIAL WASTE, TOGETHER WITH AN ECO-ZONE COMPRISING LANDSCAPING AND ECOLOGICAL ENHANCEMENTS AND FLOOD ATTENUATION PONDS ON LAND AT RATTY'S LANE, HODDESDON.</b></p> <p>Office Contact: Rob Egan- Principal Planning Officer (Tel: 01992 556224)</p>	
3.1	<p>Cllr David Andrews declared an interest in this item. Cllr Andrews advised that he served on the Lea Valley Regional Park Authority, who had been consulted as part of the application process. Cllr Andrews was permitted to continue to participate in the meeting and participate in the vote.</p>	
3.2	<p>Members considered planning application reference 7/0015-20 made under Section 73 of the Act for the variation of conditions 2, 9, 12 and 26 of planning permission reference 7/0729-13 for a proposed Sustainable Energy Facility (SEF) comprising an Advanced Thermal Treatment Facility (ATT) and Anaerobic Digestion (AD) facility to enable composting and treatment of co-mingled or source segregated municipal, commercial and industrial waste, together with an eco-zone comprising landscaping and ecological enhancements and flood attenuation ponds on land at Ratty's Lane, Hoddesdon.</p>	
3.3	<p>A Member comment that the site was well run, and the importance of the included condition for an effective drainage system was noted.</p>	
3.4	<p>The Chairman advised the committee that Cllr Tim Hutchings, local Member to the site had advised that he had no concerns with regards to this application.</p>	
3.5	<p><b>RESOLUTION</b></p> <p>Further to a vote by individual written and spoken* confirmation, Members unanimously voted in favour of planning permission being granted, subject to the Section 106 Agreement being varied by Deed of Variation.</p>	

**CHAIRMAN'S  
INITIALS**

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	* Due to technical difficulties E M Gordon only provided written confirmation which was read on her behalf by the Chairman.	
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**QUENTIN BAKER**  
**CHIEF LEGAL OFFICER**

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

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

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