

# 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 27 FEBRUARY 2019**

### **ATTENDANCE**

### **MEMBERS OF THE COMMITTEE**

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

Upon consideration of the agenda for the Development Control Committee meeting on 27 February 2019 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 20 December 2018 were confirmed as a correct record and signed by the Chairman.

#### **PUBLIC PETITIONS**

None

#### **ACTION**

**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.**

Officer Contact: Sharon Threlfall- Senior Planning Officer (Tel: 01992 555062)

- 1.1 Members considered retrospective planning application reference 5/2631-18 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.
- 1.2 During discussion, Members agreed that they had observed on their visit that the site had presented as being very well run, tidy and orderly. It was noted that the increase in facilities to recycle replaceable vehicle accessories, such as batteries, should be encouraged.
- 1.3 Members noted the objection raised by Colney Heath Parish Council on the basis of the encroachment onto the industrial estate from the site boundaries of discarded building materials. Assurance was received that investigation had established that this had not been caused by the applicant.
- 1.4 Further to a request from the Vice Chairman, M D M Muir and other members of the committee, it was agreed that officers would follow up on the initial contact made St Albans City & District Council to arrange for an enforcement notice to be issued with the view to the rubbish being removed.
- 1.5 Members considered the objection made by St Albans City and District Council on the grounds that the application would result in a loss of B1/B2/B8 employment land. The application would increase the number of jobs from 12 to 16, albeit in the 'sui generis' use class. Members noted that there was little significant difference in the nature of jobs within the 'sui generis' use class as compared to B1/B2/B8 use classes, and that the local policy deemed that sui generis uses could be acceptable on designated employment land, provided that there was no adverse environmental impact.
- 1.6 It was noted that the objection had been based on the city and district council's current Local Plan Policy. A Member comment that a new city and district council local plan was in draft format was noted.

Sharon  
Threlfall

**CHAIRMAN'S  
INITIALS**

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1.7 In response to a Member question, assurance was received that although not mentioned in the report, no negative impact on traffic had been identified.

1.8 **RESOLUTION:**  
Members agreed that the Director of Environment & Infrastructure be authorised to grant planning permission subject to the schedule of six conditions as follows:

1. Approved plans
2. Storage of catalytic convertors and car batteries
3. Hours of operation
4. Noise
5. Vehicle movements
6. Vehicle log

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

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

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

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