

MINUTES OF A MEETING OF THE DEVELOPMENT AND REGULATION COMMITTEE HELD AT COUNTY HALL, CHELMSFORD ON 26 JUNE 2015

Present

Cllr R Boyce (Chairman)	Cllr J Jowers
Cllr J Abbott	Cllr J Lodge
Cllr J Aldridge	Cllr Lady Newton
Cllr K Bobbin	Cllr C Seagers
Cllr M Ellis	Cllr S Walsh
Cllr I Grundy	

1. Apologies and Substitution Notices

Apologies were received from Cllr C Guglielmi (substituted by Cllr I Grundy), Cllr M Mackrory and Cllr J Reeves (substituted by Cllr C Seagers).

2. Declarations of Interest

Cllr Abbott declared a personal interest in agenda item 5a, in respect of Bradwell Quarry, as a member of Braintree District Council and Rivenhall Parish Council, both of which have made submissions.

Cllr Jowers declared a personal interest in agenda item 5a, in respect of Bradwell Quarry, as a former Cabinet Member for Planning, who had been responsible for the Waste Plan.

Cllr Lady Newton also declared a personal interest in agenda item 5a, in respect of Bradwell Quarry, as the portfolio holder for Housing and Planning at Braintree District Council, which had made a submission.

3. Minutes

The Minutes and Addendum of the Committee held on 22 May 2015 were agreed and signed by the Chairman.

4. Identification of Items Involving Public Speaking

There were none identified.

5. Bradwell Quarry, Bradwell, Chelmsford

The Committee considered report DR/18/15 by the Director for Operations, Environment and Economy.

The Members of the Committee noted the contents of the Addendum attached to these minutes.

Policies relevant to the application were detailed in the report.

Details of consultation and representations received were set out in the report.

The Committee noted the key issues that were:

- Need
- Traffic, highways and public rights of way
- Landscape impact, visual impact and restoration
- Water environment
- Local amenity
- Historic environment
- Social impacts.

In response to questions raised by Members, it was noted:

- That there was no request for compounds or access from Woodhouse Lane in the original application, but the Committee could only respond to what was being applied for at the time
- The internal track was used by dump trucks and normally would still be usable by other traffic; but in the winter, when it was very wet, it was likely to become impassable to light vehicles on occasion. Hence the need for the Woodhouse Lane access
- Woodhouse Lane did share Kelvedon 8 Footpath for about 300 metres, with no physical separation or signage. Neither the Ramblers Association nor officers in County Footpaths had objected to this situation, but signage at the crossing points with the lane would be conditioned
- With regard to a time limit on the use of the Lane in this way, Compound B would have to be removed within one month of the cessation of earthworks
- It would not be possible to split the decision, by for instance granting permission for the compounds but not the access; the Committee would have to consider what had been applied for
- The Highway Authority based its view on safety aspects, particularly the volume of traffic relative to the road itself. Although it acknowledged that the road became narrow along the lane, it believed the traffic likely to use this on a daily basis was not too heavy. No assessment had been made of this previously, as access had not been sought in the original application

One further point was made by a Member:

- Looking to the future, this raised the issue of how terms such as “minerals operations traffic” could be defined, as in this case a vehicle as large as a fuel tanker was not included in this category.

A Member proposed a motion to refuse the resolution, but this was not seconded, and so the motion failed.

The original resolution, including the amendments set out in the Appendix, was proposed and seconded. Following a vote of nine in favour and one against, it was

Resolved

That planning permission be **granted** subject to conditions relating to the following matters:

1. Comm 1 commencement
2. COMM3 Compliance with submitted details
3. CESS2 Cessation of development upon completion of ESS/24/14/BTE
4. CESS3 Removal of ancillary development
5. HOUR2 Hours of working
Monday to Friday 7am to 6:30pm, Saturday 7am to 1pm
With no working at all on Saturday afternoon, Sunday, Bank and Public Holidays
6. HIGH 2 – Vehicular access
7. HIGH 4 Prevention of mud and debris on highway
8. HIGH 5 Vehicle movements limits
9. HIGH7 Pedestrian/PROW Signage
10. NSE1 Noise Limits
11. NSE3 Monitoring Noise Levels
12. NSE5 White noise alarms
13. NSE6 Silencing of Plant and Machinery
14. LGHT1 Fixed Lighting Restriction
15. LGHT2 Use of Lighting Restriction
16. DUST3 Spraying of Haul Road
17. POLL4 Fuel/Chemical Storage
18. POLL8 Prevention of plant and machinery pollution
19. BESPOKE – Only HGV movements associated with the delivery of fuels and oils and delivery/removal of waste skips shall access the site via Woodhouse Lane. No other HGVs shall access the site via Woodhouse Lane, in particular there shall be no delivery of plant and machinery by HGV or low loader via Woodhouse Lane and no traffic associated with the movement of minerals.
20. HIGH7 - Pedestrian/PROW Signage

Appeal Update

6. Little Warley Hall Farm

The Committee considered report DR/47/14 by the Director of Operations: Environment and Economy.

Members were informed that the appeal against the Committee's refusal to grant planning permission had been dismissed by the Inspector.

The Committee **NOTED** the report.

7. Statistics

The Committee considered report DR/20/15, Applications, Enforcement and Appeals Statistics, as at end of the previous month, by the Director of Operations, Environment & Economy.

The Committee **NOTED** the report

8. Date and time of Next Meeting

The Committee noted that the next meeting will be held on Friday 24 July 2015 at 10.30am in Committee Room 1.

There being no further business the meeting closed at 11.24 am.

Chairman