



WELWYN HATFIELD COUNCIL

Council Offices, Welwyn Garden City, Herts, AL8 6AE
Telephone: Welwyn Garden (01707)357000

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

S6/1999/884/FP

RESIDENTIAL DEVELOPMENT COMPRISING 370 DWELLINGS, NEW ROADS,
CYCLEWAYS, FOOTPATHS, LANDSCAPING AND PUBLIC OPEN SPACE

at: LAND TO THE NORTH OF MANOR ROAD AND WEST OF HATFIELD
GARDEN VILLAGE, HATFIELD

Agent Name And Address

VINCENT & GORBING,
STERLING COURT,
NORTON ROAD,
STEVENAGE,
HERTS

Applicant Name And Address

RIALTO HOMES PLC,
BAYFORDBURY,
LOWER HATFIELD ROAD,
HERTFORD,
HERTS

In pursuance of their powers under the above mentioned Act and the Orders and Regulations for the time being in force thereunder, the Council hereby **PERMIT** the development proposed by you in your application received with sufficient particulars on 11 October, 1999 and shown on the plan(s) accompanying such application, subject to the following conditions:-

1. The development to which this permission relates shall be begun within a period of 5 years commencing on the date of this notice.

REASON

To comply with the requirements of Section 91 of the Town and County Planning Act 1990.

2. The development shall only be carried out in accordance with a landscaping scheme which shall be submitted to and approved in writing by the Local Planning Authority before the development commences. The scheme shall show:-

- (1) which existing trees, shrubs and hedges are to be retained or removed.
- (2) what new planting is proposed, together with details of the species, size and method of planting.
- (3) what measures are to be taken to protect both new and existing landscaping during and after development.

The scheme approved shall be implemented and completed in all respects by not later than the planting season following completion of the development, and any trees or plants which within a period of 5 years from completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

REASON

To enhance the visual appearance of the development.

Continuation...

3. Except where shown to be removed on the approved layout drawing no: 8091/021/C all existing hedgerows within the application site shall be retained.

REASON

In the interests of visual amenity and local ecology.

4. Development shall not commence until details of on-site and off-site foul and surface water drainage works have been submitted to, and approved in writing by the Local Planning Authority. No works which result in the discharge of foul or surface water from the development shall be commenced until the approved off-site drainage works have been completed, and the on-site drainage works shall be constructed in accordance with the approved details.

REASON

To ensure adequate foul drainage and avoid pollution of the water environment.

5. Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

REASON

To prevent the increased risk of flooding and to improve water quality.

6. Permeable fencing shall be erected at the boundary of all gardens adjacent to the watercourse and hedgerow immediately to the west of the housing development hereby permitted, in accordance with details to be approved by the Local Planning Authority. The fencing shall be erected prior to the first occupation of the dwellings concerned.

REASON

To prevent fragmentation of the wildlife corridor and discourage tipping of garden rubbish in the watercourse and hedgerow.

7. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

REASON

To ensure adequate investigation and recording of features of archaeological interest.

8. Prior to the commencement of the development hereby permitted a detailed design for the proposed access roundabout on Hatfield Avenue shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority and no occupation of any of the dwellings on the site shall take place until the roundabout has been constructed in full accordance with the approved design.

Continuation...

REASON

In the interests of highway safety.

9. Prior to the commencement of the development hereby permitted the location and design of all on-site highway related facilities, including roads, pedestrian and cycling facilities and bus stops shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highways Authority, together with a programme for their completion. The details approved in respect of each phase of development shall be implemented in full prior to the occupation of any dwellings in that phase.

REASON

To ensure that the proposed development is consistent with the approved Supplementary Planning Guidance and in the interests of highway safety.

10. Prior to the commencement of development, schemes for

i) the routes and movement of construction traffic and equipment to and from the site and the provision of appropriate vehicle cleaning facilities, and

ii) the restriction of construction operations on noise-sensitive parts of the site; and

iii) the location of contractors compound and any open storage of building materials or excavated materials; and

iv) the re-use of materials arising from the site during construction works

shall be submitted to and approved in writing by the Local Planning Authority. All construction operations on the site shall take place strictly in accordance with the schemes so approved unless otherwise agreed in writing by the Local Planning Authority.

REASON

In the interests of sustainable development, highway safety and residential amenity.

11. Prior to the commencement of development of any dwellings within a distance of 50 metres from the carriageway of Hatfield Avenue or within a distance of 20 metres from the carriageway of The Avenue (the central spine road) an assessment of noise levels relating to those dwellings and appropriate noise amelioration measures shall be submitted to and agreed in writing by the Local Planning Authority. The agreed amelioration measures relating to those dwellings shall be implemented in full prior to the first occupation of the dwellings concerned.

REASON

To ensure that noise levels relating to the dwellings are within acceptable limits.

12. Prior to the commencement of construction of each phase of dwellings on the site, details of the external materials to be used in the construction of those dwellings shall be submitted to and approved in writing by the Local Planning Authority.

REASON

In the interests of visual amenity.

Continuation...

13. Prior to the commencement of construction of each phase of dwellings on the site, details of any means of enclosure to those dwellings shall be submitted to and approved in writing by the Local Planning Authority.

REASON

In the interests of visual and residential amenity.

14. Prior to the occupation of any dwelling on the site and the garaging or car parking spaces to serve that dwelling shall be laid out in accordance with the details shown on the approved layout drawing and shall be kept available for that purpose thereafter.

REASON

To ensure adequate off-street parking is provided, in the interests of highway safety.

15. Any windows in the first floor side elevations of the dwellings on plots 197, 261, 268, 297 and 304 as shown on approved layout drawing no: 8091/021/C shall be glazed in obscured glass and fixed so as to be incapable of being opened below a height of 1.8 metres above floor level and shall be retained in that form thereafter.

REASON

In the interests of maintaining the privacy of neighbouring residential properties.

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) no development falling within Classes A, B, D or F of Part 1 or Classes A or B of Part 2 to Schedule 2 to that Order shall be carried out without the prior written permission of the Local Planning Authority, granted on application.

REASON

To enable the Local Planning Authority to exercise control over extensions to the dwellings, and means of enclosure in the interests of visual and residential amenity, and over new accesses in the interests of visual amenity and highway safety.

17. Prior to the commencement of development, and notwithstanding any details submitted with the application, details of bin stores, composting bins and water butts to serve the dwellings hereby permitted shall be submitted to and approved in writing by the Local Planning Authority, and the approved facilities shall be installed prior to the first occupation of the dwellings which they are to serve.

Date: 7 MARCH 2001

Signed:
Chief Planning Officer

