



TOWN AND COUNTRY PLANNING ACT 1990
PLANNING DECISION NOTICE – PERMISSION

S6/2010/0235/FP

USE OF LAND AS A CHILDREN'S PLAY AREA

at: BLOODY HOLLOW PLAY AREA CHURCH LANE HATFIELD

Agent Name And Address

MR G MURRAY
BROOKS MURRAY ARCHITECTS
8-10 NEW NORTH PLACE
LONDON
EC2A 4JA

Applicant Name And Address

GASCOYNE CECIL ESTATES
4 THE MELON GROUND
CARTERS ROW
HATFIELD PARK ESTATE
HATFIELD
AL9 5NB

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 17/02/2010 and shown on the plan(s) accompanying such application, subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: In order to comply with Section 91 of the Town and Country Planning Act (As amended)

2. The development/works shall not be started and completed other than in accordance with the approved plans and details: 818-001A & Hatfield House & Ariel Runway (including swings & stringies) & Group Tree Swing (including Tree House) & Entry Area/ Towers received and dated 17 February 2010 & 818-DET-001 received and dated 8th April 2010 unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the development is carried out in accordance with the approved drawings and any changes must be agreed in advance in writing by the Local Planning Authority.

3. Prior to any works starting, including site and ground clearance, a hand search should be conducted for

(a) Hedgehogs by a qualified ecologist.

(b) reptiles by a qualified ecologist.

If animals are found, they will be relocated to a safe area.

Continuation ...

REASON: To comply with the requirements of the Wildlife and Countryside Act and Habitats Regulations, to protect species of conservation concern in accordance with policy ENV3 of the East of England Plan 2008, policy R11 and R16 of the Welwyn Hatfield District Plan and PPS9: Biodiversity and Geological Conservation.

4. Site clearance, scrub and tree removal will be conducted during the months of November-January inclusive, to minimise any potential impact on breeding birds.

REASON: To protect breeding birds in accordance with the Wildlife and Countryside Act 1981 (as amended) and PPS9.

5. Details of the surface material for the pathways shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall not be carried out other than in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of the amenity and character of the area in accordance with policy D2 of the Welwyn Hatfield District Plan and PPG2: Green Belts.

REASONS FOR APPROVAL: The proposal has been considered against Planning Policy Statement/Guidance PPS1: Delivering sustainable development & PPG2: Green Belts, East of England Plan 2008 SS1: Achieving Sustainable Development & ENV2: Landscape Conservation and development plan policies SD1: Sustainable Development, GBSP1: Definition of Green Belt, R11: Biodiversity, D1: Quality of design, D2: Character and context, D8: Landscaping, RA10: Landscape Regions and Character Areas, RA21: Leisure and Tourism in the Countryside of the Welwyn Hatfield District Plan 2005, in addition to the Human Rights Act 1998, which indicate that the proposal should be approved. Material planning considerations do not justify a decision contrary to the Development Plan (see Officer's report which can be inspected at these offices).

Date: 13/04/2010



Tracy Harvey
Head of Development Control