



TOWN AND COUNTRY PLANNING ACT 1990

## **PLANNING DECISION NOTICE – PERMISSION**

**S6/2010/1763/MA**

**Erection of stable**

**at: Fox Meadow 40 Firs Wood Close Northaw POTTERS BAR**

### **Applicant Name And Address**

Mr P Rigotti  
Fox Meadow  
40 Firs Wood Close  
Northaw  
POTTERS BAR  
EN6 4BY

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 26/08/2010 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: 006 received and dated 26 August 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.

### **PRE-DEVELOPMENT**

3. No development shall take place until samples of materials to be used in the construction of the external surfaces of the building hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented using the approved materials. Subsequently, the approved materials shall not be changed without the prior written consent of the Local Planning Authority.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with Policies GBSP2, D1 and D2 of the Welwyn Hatfield District Plan 2005.

## Continuation ...

4. Prior to the commencement of the development hereby permitted, a detailed scheme for the storage and disposal of waste and manure shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that risks from contamination to the users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and others offsite in accordance with policies R7 of the Welwyn Hatfield District Plan 2005.

## POST-DEVELOPMENT

5. The stable building hereby permitted shall only be used for the personal stabling of the horses of occupiers of No.40 Firs Wood Close and shall not at any time be used for commercial livery or riding school purposes.

REASON: To restrict the use of the building to one compatible with the local area and to minimise the intensity of use of the site in accordance with PPG2: Green Belts and policy RA24 of the Welwyn Hatfield District Plan 2005.

6. No external lighting shall be installed within the site or affixed to any buildings on the site.

REASON: To ensure the site continues to be suitable for use by bats. Certain buildings and habitats around the site may be important for bats, which might be adversely affected by light pollution in sensitive areas in accordance with Conservation of Habitats and Species Regulations 2010, PPS9 the Wildlife and Countryside Act 1981 (As amended) and PPS9 Biodiversity and Geological Conservation.

## REASONS FOR APPROVAL

The proposal has been considered against National Planning Policy PPS1, PPG2 Policy SS1, ENV2, ENV3 and ENV7 of the East of England Plan 2008 and development plan policies (i.e. Welwyn Hatfield District Plan 2005 GBSP1, SD1, R3, R7, RA24, D1, D2 and Supplementary Design Guidance), 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).

## Continuation ...

### INFORMATIVES

1. Please note, all manure storage areas, in connection with condition 4, shall be suitably sized, and consist of a properly constructed impervious base. All run-off shall be collected in a dirty water system or in a below ground tank. The scheme must include a location plan of the manure storage area which should not be located within 100m from the nearest residential premises. Provisions for controlling pests including flying insects must be included within the scheme.
2. No burning of straw and horse manure shall take place on site; all waste must be removed and taken to a suitably licensed waste site. Please note that small bonfires, consisting of cleared vegetation only, are permitted as long as they do not cause a statutory nuisance to neighbouring properties.

**Date:** 24/11/2010



Tracy Harvey  
Head of Development Control