



TOWN AND COUNTRY PLANNING ACT 1990

## PLANNING DECISION NOTICE – PERMISSION

**N6/2012/0854/MA**

**Formation of new firearms training range, replacement bullet catcher and backstop structure with associated landscaping**

**at: Hertfordshire Constabulary HQ Stanborough Road WELWYN GARDEN CITY**

Carriage Return

### Agent Name And Address

Mr S Marsh  
Capra Architects  
The Flint Glass Works  
64 Jersey Street  
Ancoats Urban Village  
MANCHESTER  
M4 6JW

### Applicant Name And Address

Mr A Peat  
Hertfordshire Constabulary  
Stanborough Road  
WELWYN GARDEN CITY  
AL8 6XF

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 05/05/2012 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: Drawing Nos. AL(2)P01 B & AL(2)P03 C & AL(2)P04 B & AL(2)P04 C received and dated 5 May 2012 & Drawing Nos. AL(2)PO7 (Existing Site Plan indicating field as existing) & AL(2)P08 (Proposed Site Plan indicating field as Proposed) received and dated 25 July 2012 & Drawing Nos. AL(2)PO7 (Proposed Sections E&D) & AL(2)P08 (Briefing Hut Elevations) received and dated 2 August 2012 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

## Continuation ...

3. No development shall take place until samples of materials to be used in the construction of the external surfaces of the building and colour of the steel structure 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.

4. No development shall commence until a Method Statement for the grass mounds has been submitted to and approved in writing by the local planning authority. Subsequently 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: To ensure that the railway line is protected in accordance with the National Planning Policy Framework and Policy D1 of the Welwyn Hatfield District Plan 2005.

## POST-DEVELOPMENT

5. The mounds shall be covered with Emorsgate Wild Seeds Meadow mix unless agreed otherwise in writing by the local Planning Authority.

REASON: To help enhance biodiversity in accordance with the National Planning Policy Framework and Policy R11 of the Welwyn Hatfield District Plan 2005.

## REASONS FOR APPROVAL

The proposal has been considered against the National Planning Policy Framework, East of England Plan 2008 policies SS1, ENV7 and development plan policies SD1, GBSP2, R3, R11, R17, D1, D2, OS1 of the Welwyn Hatfield District Plan 2005, in addition to the Human Rights Act 1998, which, at the time of this decision 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).

## INFORMATIVES:

1. All surface and foul water arising from the proposed works must be collected and diverted away from Network Rail property. In the absence of detailed plans all soakaways must be located so as to discharge away from the railway infrastructure.
2. All operations, including the use of cranes or other mechanical plant working adjacent to Network Rail's property, must at all times be carried out in a "fail safe" manner such that in the event of mishandling, collapse or failure, no materials or plant are capable of falling within 3.0m of the nearest rail of the adjacent railway line, or where the railway is electrified, within 3.0m of overhead electrical equipment or supports.

## Continuation ...

3. All excavations/ earthworks carried out in the vicinity of Network Rail property/ structures must be designed and executed such that no interference with the integrity of that property/ structure can occur. If temporary works compounds are to be located adjacent to the operational railway, these should be included in a method statement for approval by Network Rail. Prior to commencement of works, full details of excavations and earthworks to be carried out near the railway undertaker's boundary fence should be submitted for the approval of the Local Planning Authority acting in consultation with the railway undertaker and the works shall only be carried out in accordance with the approved details. Where development may affect the railway, consultation with the Asset Protection Project Manager should be undertaken.
4. Security of the railway boundary will need to be maintained at all times. If the works require temporary or permanent alterations to the mutual boundary the applicant must contact Network Rail's Asset Protection Project Manager.
5. All roads, paths or ways providing access to any part of the railway undertaker's land shall be kept open at all times during and after the development.

**Date:** 03/08/2012



Tracy Harvey  
Head of Planning