

TOWN AND COUNTRY PLANNING ACT 1990

**PLANNING DECISION NOTICE – PERMISSION**

**S6/2012/1263/S73B**

**Variation of condition 2 (Approved Plans) from planning permisison S6/2010/1052/FP (Erection of 5 x 2 bedroom and 4 x 1 bedroom flats with associated access and parking)**

**at: Land rear of 59 Station Road Cuffley POTTERS BAR**

Carriage Return

**Agent Name And Address**

Mr C Anatolitis  
Anatolitis Associates  
Meadowcroft  
28 Manor Road  
POTTERS BAR  
EN6 1DQ

**Applicant Name And Address**

Hoxa Ltd  
12 Bradgate  
CUFFLEY  
EN6 4RL

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 19/06/2012 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: PL346-1 & PL346-2 & PL346-3 & PL346-4 & PL346-5 received and dated 19 June 202 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 full details on a suitably scaled plan of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. The development shall not be carried out other than in

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accordance with the approved details unless otherwise agreed in writing by the local planning authority. The landscaping details to be submitted shall include:-

b) means of enclosure and boundary treatments

e) hard surfacing, other hard landscape features and materials

f) existing trees, hedges or other soft features to be retained and a method statement showing tree protection measures to be implemented for the duration of the construction

g) planting plans, including specifications of species, sizes, planting centres, number and percentage mix, and details of seeding or turfing

REASON: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with Policy D8 of the Welwyn Hatfield District Plan 2005.

4. 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.

5. No development shall commence until details of the location and design of the refuse bin and recycling materials storage areas have been submitted to and approved by the local planning authority. These stores shall be provided prior to the first occupation of the units to which they relate and 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 protect the residential amenity of adjoining occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005

6. No development shall commence until a scheme for the provision of secure cycle parking (including powered two wheel vehicle parking where applicable) on site has been submitted to and approved in writing by the local planning authority. The development shall not be carried out other than in accordance with the approved scheme unless otherwise agreed in writing by the local planning authority.

REASON: In order to ensure that there is adequate provision for secure cycle (powered two wheeler) accommodation within the application site, encouraging alternative modes of transport in accordance with Policy T9 of the East of England Plan 2008 and Policies M6 and M8 of the Welwyn Hatfield District Plan 2005

7. Details of any external lighting proposed in connection with the development hereby

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approved, 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 visual amenities of the area in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005.

8. Prior to commencement of the development details of the green roof (including the precise extent and the plant species to be used) shall be submitted to and approved in writing by the local planning authority with the green roof installed in accordance with the approved details prior to the occupation of the development and maintained permanently thereafter.

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

9. Prior to commencement of the development a management plan and maintenance plan for the future maintenance of the green roof shall be submitted to and approved by the local planning authority in writing. The management and maintenance plan 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 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

## PRE-OCCUPATION

10. The area set aside for car parking shall be laid out and surfaced, in accordance with a scheme which has been submitted to and agreed in writing by the local planning authority before the buildings hereby permitted are first occupied and shall be retained permanently thereafter for the accommodation of residents/occupiers and shall not be used for any other purpose.

REASON: To ensure that the spaces are provided prior to the occupation of the units in the interests of highway safety in accordance with National Planning Policy Framework

11. A 2 metre x 2 metre pedestrian visibility sight splay, free of obstruction between a height of 600mm and 2m, and relative to the back of the footway/edge of carriageway, shall be provided on both sides of all vehicular accesses prior to their operational use and thereafter retained.

REASON: To ensure a satisfactory standard of development in the interests of highway safety in accordance with National Planning Policy Framework

## POST-DEVELOPMENT

12. All planting seeding or turfing and soil preparation comprised in the above details of

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landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner: and any plants which within a period of five years from the 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. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development in accordance with Policy D8 of the Welwyn Hatfield District Plan 2005.

13. The four high level windows within the north facing flank elevation of front block of the proposed development shall be glazed with obscured glass and shall be fixed so as to be incapable of being opened below a height of 1.7 metres above floor level, and shall be retained in that form thereafter.

REASON: To protect the residential amenity of adjoining occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005

14. Any gate(s) to be provided in relation to the development hereby approved shall be set back a minimum of 6m from the edge of the highway and shall open inwards into the site.

REASON: In order that a vehicle may wait clear of the highway while the gates are opened or closed in the interests of highway safety in accordance with National Planning Policy Framework

15. Concurrent with the construction of the access, visibility splays of 2.4m x 43m or leave in as blank for officers to fill in as per recommendation from Highways shall be provided and permanently maintained in each direction within which there shall be no obstruction to visibility between 600mm and 2 m above the carriageway level.

REASON: To provide adequate visibility for drivers entering or leaving the site in the interest of highway safety and free and safe flow of traffic in accordance with National Planning Policy Framework

## REASONS FOR APPROVAL

The proposal has been considered against the National Planning Policy Framework, East of England Plan 2008 policies SS1, T14, WAT4, ENV3 and ENV7 and development plan policies GBSP2, SD1, R1, R3, R9, R19, R19, H2, H6, H10, M14 D1, D2, D3, D6, D7, D8, D9, and Supplementary Design Guidance 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:

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1. This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. Any permission required under the Building Regulations or under any other Act, must be obtained from the relevant authority or body e.g. Fire Officer, Health and Safety Executive, Environment Agency (Water interest etc. Neither does this permission negate or override any private covenants which may affect the land.
2. The applicant is advised that no development (including demolition) should commence until wheel-cleaning apparatus to prevent the deposit of debris, mud etc on the highway has been agreed with the Highway Authority. Hertfordshire County Council Transport Planning and Policy can be contacted on 03001234040
3. The Highway Authority requires the alterations to or the construction of the vehicle crossover to be undertaken such that the works are carried out to their specification and by a contractor who is authorised to work in the public highway. The applicant will need to apply to the Mid West Hertfordshire Highways Area Office, 41-45 Broadwater Road, Welwyn Garden City, Herts, AL7 3AX (Tel 01707 356 500) for further information and to determine the necessary procedures.
4. With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water: Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required (Tel 0845 850 2777). With regard to water supply, this comes within the area covered by the Veolia Water Company, Veolia Water Company, The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ (Tel 0845 782 3333).

**Date:** 14/08/2012



Tracy Harvey  
Head of Planning