

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

S6/2012/1346/FP

Extension to bus depot compound to provide associated drainage, landscaping and formation of hardstanding, and relocation of existing outdoor spot-lighting

at: University Bus Garage Gypsy Moth Avenue HATFIELD

Carriage Return

Agent Name And Address

Mr T Ashley
Turnberry Consulting Ltd
41-43 Maddox Street
LONDON
W1S 2PD

Applicant Name And Address

University of Hertfordshire
C/O Agent
Turnberry Consulting Ltd
41-43 Maddox Street
LONDON
W1S 2PD

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 17/07/2012 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. L-EX-01.02 & L-EX-01.03 received & dated 17 July 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.

3. The re-located spotlights approved by this planning permission shall be directed onto the site only and shall not result in glare or light spill that would have an adverse impact on users of the adjoining service road to the west of the site.

REASON: To ensure that the amenities of adjoining occupiers are protected and in the interests of highway safety as outlined in Policy R20 of the Welwyn Hatfield District Plan

Continuation ...

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SUMMARY OF REASONS FOR APPROVAL:

The proposal has been considered against the National Planning Policy, East of England Plan 2008 policies SS1 and ENV7 and development plan policies SD1, D1, D2, D8, M9, RA10 and R20 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).

Date: 10/09/2012

A handwritten signature in black ink, appearing to read 'TH', with a long horizontal line extending to the right.

Tracy Harvey
Head of Planning