



TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

S6/2012/1635/FP

Retention of Change of Use of land to create extension to existing car park and associated landscaping and vehicle crossover (existing access to Kentish Lane)

at: Twelve Apostles Church Kentish Lane Brookmans Park HATFIELD Carriage Return

Agent Name And Address

Mrs H Hunter
DLA Town Planning Ltd
5 The Gavel Centre
Porters Wood
ST ALBANS
AL3 6PQ

Applicant Name And Address

Mr L Loizou
Twelve Apostles Church
c/o DLA Town Planning Ltd
5 The Gavel Centre
Porters Wood
ST ALBANS
AL3 6PQ

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 15/08/2012 and shown on the plan(s) accompanying such application, subject to the following conditions:-

1. The development/works shall not be started and completed other than in accordance with the approved plans and details: 01A1 & 02 A- received and dated 15 August 2012 & 03 A1 & 04 A- received and dated 8 October 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.

POST DEVELOPMENT

2. Within 1 month of the date of this permission hereby granted, and notwithstanding the details shown on approved drawing 03 A1 (Received and dated 8 October 2012) & 02A- (Received and dated 15 August 2012) full details on a suitably scaled plan of the revised existing vehicular access onto Kentish Lane are to be submitted to and approved in writing by the local planning authority and Highway Authority. These details shall include the location and design of any access gates, which shall be set back a minimum of 6.0m from the edge of carriageway and designed to open inwards into the site, and the type of surface material for the first 6 metres of the vehicular access.

Within 3 months of this written approval the existing access onto Kentish Lane shall be

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reconstructed in accordance with these approved plans to the specification of the Highway Authority and local planning authority's satisfaction. The development shall not be carried out other than in accordance with these approved details unless otherwise agreed in writing by the local planning authority. This approved vehicular access shall be retained in that form thereafter.

REASON: To ensure that the access is constructed to the current Highway Authority's specification as required by the local planning authority, which includes that any vehicle entering the site may wait clear of the carriageway while the gates are being opened and closed and to prevent the tracking out of materials onto the highway in the interests of highway safety and to comply with those policies of the development plan and to comply with Local Plan Policy D1 and the Supplementary Design Guidance (February 2005) and the National Planning Policy Framework.

3. Within this current planting season (the dates of which are beginning October 2012 to end of March 2013) the soft landscape works shown on approved drawing 003 Rev A1 (Received and dated 8 October 2012) shall be fully implemented in accordance with the Method Statement contained in the Arboricultural Report by Tim Moya Associates (document reference 250616-CD-51b received and dated 08 October 2012). The development shall not be carried out other than in accordance with these approved details unless otherwise agreed in writing by the local planning authority.

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, including impacts on the visual amenity and openness of the Green Belt, and to comply with Green Belt Policy with regard to very special circumstances existing and in accordance with Policy D8 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

4. Within 2 months of the completion of the landscaping works approved by the Planning Condition 2 above, the excess soil not used in this approved landscaping scheme and identified on approved drawing number 03 RevA1 as "use some of the spoil for build-up to the new landscaping adjoining Woodfield Lane. Any unused spoil to be removed from site" is to be permanently removed from the application site, and also to a suitable location which is clearly out of view of the application site.

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, including impacts on the visual amenity and openness of the Green Belt, and to comply with Green Belt Policy with regard to very special circumstances existing and in accordance with Policy D8 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

5. Within four months of the date of the grant of planning permission, a Green Travel Plan (the 'Plan') is to be submitted to and approved in writing by the local planning authority and Local Highway Authority with the object of reducing the staff and visitors travelling to the development by private car and for on-site traffic management.

The approved Travel Plan shall then be implemented within 1 month of this approval. This Plan will also include the management proposals of ensuring that stewards are

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available at relevant times in the on-site car parks to ensure that when car journeys are unavoidable to the site, that the most efficient use of the on-site parking is made available to visitors. This is also required as, in the absence of parking spaces being demarcated on site, it is necessary to ensure that the full capacity of the car parks can be effectively achieved to prevent unnecessary overspill of parking into the adjoining public highways. In this Plan it will be required to include management details for stewards which will ensure that on-street parking is to only be allowed when all the car parks on the application site have reached full capacity. Any use of street cones as part of this site management for parking shall be in stored in the approved cone store (specified in Planning Condition 7) at all times unless being clearly used for the essential management of parking.

REASON: To promote sustainable transport measures to the development and in the interests of highway safety, and to protect the visual amenity of the area, in accordance with Green Belt Policy with regard to very special circumstances existing and in accordance with Local Plan Policy D1 and the National Planning Policy Framework.

6. Within four months of the grant of planning the applicant shall submit a Landscape Management Plan to the local planning authority for approval in writing, (in addition to these requirements and the 'Aftercare and Maintenance' in the approved Method Statement contained in the Arboricultural Report by Tim Moya Associates (document reference 250616-CD-51b received and dated 08 October 2012), to clarify the heights at which the approved planting shall be permanently maintained to ensure that the screening achieved by this landscaping from viewpoints outside of the site is sufficiently maintained

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, including impacts on the visual amenity and openness of the Green Belt, and to comply with Green Belt Policy with regard to very special circumstances existing and in accordance with Policy D8 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

7. With four months of the grant of planning permission, full details on a suitably scaled plan of a proposed traffic cone store are to be submitted to and approved in writing by the local planning authority. These details shall include the stores' proposed discrete location, design and materials. The cone store shall then be constructed in accordance with the approved details within 2 months carried are retained that that purpose thereafter.

REASON: The store 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, including impacts on the visual amenity and openness of the Green Belt, and to comply with Green Belt Policy with regard to very special circumstances existing and in accordance with design requirements of Policy D1 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

8. The new area of car park hereby approved, and included in the area of land on the site plan drawing 03 Rev A1 received and dated 8 October 2012 shall be used for car parking purposes of worshippers and visitors attending the church only, and for no other

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purpose without the prior written consent of the local planning authority.

REASON: To ensure that the use of the car park is restricted to that of worshippers at this church only to protect against the unacceptable intensification of a parking use which would be harmful to the openness of the Green Belt and to comply with Green Belt Policy with regard to very special circumstances existing and to comply with Local Plan Policy D1 and the National Planning Policy Framework.

9. Notwithstanding the details in the approved Method Statement contained in the Arboricultural Report by Tim Moya Associates (document reference 250616-CD-51b received and dated 08 October 2012) 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: 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, including impacts on the visual amenity and openness of the Green Belt, and to comply with Green Belt Policy with regard to very special circumstances existing and in accordance with Policy D8 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

10. The approved vehicular access gates onto Kentish Lane shall only open inwards into the site.

REASON: In order that a vehicle may wait clear of the carriageway while the gates are being opened and closed to comply with the 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, SS2, ENV7 & T14 and local development plan policies SD1, GBSP1, R19, M14, D1, D2, D5, D8, RA10 & RA15 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. Highways: The highway authority require the construction of the vehicle cross-over 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 Highways Area Office at Hertfordshire County Council, (tel 0300 1234047) to arrange this.

Date: 10/10/2012

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A handwritten signature in black ink, appearing to read 'TH' followed by a long horizontal stroke.

Tracy Harvey
Head of Planning