



Town and Country Planning Act 1990  
**PLANNING DECISION NOTICE – REFUSAL**

**S6/2012/1444/FP**

**Change of use of unit from Use Class B8 (Storage and Distribution) to Use Class A5 (Hot Food Takeaway)**

**at: 2 Cuffley Gate Sopers Road Cuffley POTTERS BAR**

**Applicant Name And Address**

La Bella Pizza Ltd  
247 Imperial Drive  
Rayners Lane  
HARROW  
HA2 7H

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 **REFUSE** the development proposed by you in your application received with sufficient particulars on 18/10/2012 and shown on the plan(s) accompanying such application.

The reason(s) for the Council's decision to refuse permission for the development is/are:-

1. The proposed A5 use would not constitute an appropriate use in an Employment Area and the applicant has failed to prove to the satisfaction of the local planning authority that the land would no longer be required for the future employment and business of the Borough. Accordingly the proposal would result in the unacceptable loss of this employment generating site contrary to the National Planning Policy Framework and Policies EMP1 and EMP2 of the Welwyn Hatfield District Plan 2005.
2. The applicant has failed to demonstrate that there would be sufficient parking space allocated for the proposed use on the site. The proposal would therefore be contrary to the National Planning Policy Framework and policy M14 of the Welwyn Hatfield District Plan 2005 and Welwyn Hatfield District Plan, Supplementary Guidance for Parking Standards 2004.

REFUSED PLAN NUMBER(S): 15-01-100 (Proposed) & 15-01-105 Revision A & 15-01-107 received and dated 3 October 2012

## Continuation...

### NOTE:

The proposal has been considered against the National Planning Policy Framework, East of England Plan 2008 SS1, ENV3, ENV7, T14 and Development Plan policies GBSP2, SD1, R3, EMP1, EMP2, D1, D2, M14 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 refused for the reason(s) set out above. The decision has been made taking into account material planning considerations and where practicable and appropriate the requirements of paragraphs 186-187 of the National Planning Policy Framework (see Officer's report which can be inspected at these offices).

Date: **11/12/2012**

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

Tracy Harvey  
Head of Planning