

TOWN AND COUNTRY PLANNING ACT 1990

**PLANNING DECISION NOTICE – PERMISSION**

**S6/2012/2655/S73B**

**Time extension of planning permission S6/2009/2556/MA (Change of use to equestrian with associated manege, rides and landscaping)**

**at: Land east of Hornbeam Lane Brookmans Park HATFIELD**

Carriage Return

**Agent Name And Address**

Miss H Howe  
Savills  
Unex House  
132-134 Hills Road  
CAMBRIDGE  
CB2 8PA

**Applicant Name And Address**

Coutts & Co  
c/o Savills  
Unex House  
132-134 Hills Road  
CAMBRIDGE  
CB2 8PA

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 14/01/2013 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 B09018.04A & 541/LP2 received and dated 20 November 2009 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. No removal of trees, scrub or hedges, shall be carried out on site between the 1st March and the 31st August inclusive in any year, unless searched before hand by a suitable qualified ornithologist.

REASON: To protect nesting birds from disturbance under the Wildlife and Countryside Act 1981 (As amended).

4. No external lighting shall be installed within the site

**Continuation ...**

## Continuation ...

REASON: The site is within the Green Belt wherein lighting would be likely to have a detrimental impact on the character of the countryside and existing ecology within and adjacent to the site which is likely to be an important habitat for biodiversity and might be adversely affected by light pollution in sensitive areas in accordance with the Wildlife and Countryside Act 1981 (As amended) and the National Planning Policy Framework.

5. No development shall take place until full details on a suitably scaled plan of both hard and soft landscape works shall be submitted to and approved in writing by the local planning authority. Subsequently, these works shall be carried out as approved. The landscaping details to be submitted shall include:-

- b) means of enclosure and boundary treatments.
- E) hard surfacing, other hard landscape features and materials.

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.

6. Notwithstanding the landscaping details that have been submitted with the application, prior to the commencement of the development hereby permitted details shall be submitted showing amendments to the landscape plan, to vary the planting and enhance the landscape and biodiversity value of the site, to the local planning authority for approval in writing. The development shall not be carried out other than in accordance with the approved details.

REASON: The landscaping of the 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 and R11 of the Welwyn Hatfield District Plan 2005.

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

8. Prior to the commencement of the development hereby permitted, a detailed scheme for the storage and disposal of waste and manure shall be submitted to and approved in writing by the local planning authority.

## Continuation ...

REASON: To ensure that risks from contamination to the users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and others offsite in accordance with policies R2 and R7 of the Welwyn Hatfield District Plan 2005.

9. The use hereby permitted and associated ménage and rides shall only be in conjunction with the residential development and stable block approved under planning application S6/2009/2574/FP and shall not at any time be used for commercial livery or riding school purposes.

REASON: To restrict the use of the building to one compatible with the local area and to minimise the intensity of use of the site in accordance with Policy RA24 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

10. Prior to the commencement of the development hereby permitted an opinion from counsel, including statutory declarations and any other information, shall be submitted to and agreed in writing by the local planning authority which shows there are legal rights for vehicular traffic to travel along the Public Bridleway (Hornbeam Lane).

REASON: To ensure that there is a legal right of access for vehicular traffic.

## REASONS FOR APPROVAL

The proposal has been considered against the National Planning Policy Framework, Hertfordshire County Council Waste Local Plan 1999 Waste Policy 7 - Re-use of Waste Arising from New Developments, development plan policies SD1, GBSP1, R11, R15, R20, M14, D1, D2, D8, RA10, RA15, RA21, RA24, RA25, RA26, RA28, Supplementary Design Guidance, of the Welwyn Hatfield District Plan 2005 and Supplementary Planning Guidance, Parking Standards, January 2004 in addition to the Human Rights Act 1998, which, at the time of this decision indicate that the proposal should be approved. The decision has also been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 of the National Planning Policy Framework and 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. Investigation of the culvert/bridge along the Public Bridleway in Hornbeam Lane should be undertaken to determine its structural soundness prior to commencement of development. A survey to determine the weight and vehicle movement capacity of the bridge should also be undertaken. Details of the survey results should be submitted to Hertfordshire County Council, Rights of Way department.

2. No manure shall be burnt on site.

**Date:** 12/03/2013



Tracy Harvey

**Continuation ...**

Head of Planning