



TOWN AND COUNTRY PLANNING ACT 1990
PLANNING DECISION NOTICE – PERMISSION

S6/2014/1443/FP

Erection of new public house and associated works

at: Land off Comet Way Hatfield

Agent Name And Address

Absolute Interiors
Riverside View
Newham Road
Truro
TR1 2SU

Applicant Name And Address

JD Wetherspoon
Wetherspoon House
Central Park
Reeds Crescent
Watford
WD24 4QL

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 07/07/2014 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, completed and maintained other than in accordance with the approved plans and details: 7127-204 C & 7127-201-F & 7127-202-F & 7127-203-F & 7127-200-I & 220914/001/SJT received and dated 02 December 2014, unless otherwise approved in writing by the Local Planning Authority.

REASON: To ensure that the development is carried out in accordance with the approved drawings and in the interests of the visual amenities of the area in accordance with Policies D1, D8 and R17 of the Welwyn Hatfield District Plan 2005. Any changes must be agreed in advance in writing by the Local Planning Authority.

3. Notwithstanding the provisions of Article 3 of the Town and Country Planning Use Classes Order 1987, and Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any orders revoking or re-enacting these Orders) this permission shall only permit the use of the unit as a Public House (Class A4) and for no other use or purpose unless otherwise agreed on application to the Local Planning Authority.

REASON: To enable the Local Planning Authority to fully consider the effects of development normally permitted by these orders, in the interests of the wider masterplanning of the Hatfield Aerodrome Site and Policy HATER2, the adopted Hatfield

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Aerodrome Supplementary Planning Guidance and section 2 of the National Planning Policy Framework.

4. The development hereby approved shall not be constructed other than in accordance with approved materials:

- Havwoods Composite external wall cladding – Trekker Vulcano – Grey
- K rend Silicone RT smooth wall render – White
- Garland roof felt – E-301 Grey
- Ibstock Himley - External wall Bricks - Ash Grey 0358
- Marshall Driveset Pavoirs – Argent Granite finish
- Raj Green – Indian stone flags
- Resin Dega floor - external carpet flooring - Bronze / emerald green

received and dated 03 December 2014, unless otherwise approved 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.

5. All planting, seeding or turfing and soil preparation comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following first occupation of the building; and any trees or 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 approval 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.

6. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and, where remediation is necessary, a remediation scheme must be prepared and submitted which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

REASON: To ensure that risks from land contamination to the future 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.

7. In the event that contamination is found, a monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period

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of 10 years, and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority. Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority. This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

REASON: To ensure that risks from land contamination to the future 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.

8. The noise control (physical and managerial) recommendations produced by Spectrum Acoustic Consultants in its reported dated November 2014 are to be implemented by the operators prior to commencement of the operation of the premises and thereafter maintained in accordance with the said report.

REASON: In the interests of the residential amenity of properties in the surrounding area in accordance with the National Planning Policy Framework and Policies D1, R19 and R20 of the Welwyn Hatfield District Plan 2005.

9. There shall be no deliveries or collections to or from the premises between the hours of 2000 and 0800 the following morning.

REASON: In the interests of the residential amenity of properties in the surrounding area in accordance with the National Planning Policy Framework and Policies D1, R19 and R20 of the Welwyn Hatfield District Plan 2005.

10. There shall be no external handling of waste bottles between the hours of 20.00-09.00.

REASON: In the interests of the residential amenity of properties in the surrounding area in accordance with the National Planning Policy Framework and Policies D1 and R19 of the Welwyn Hatfield District Plan 2005.

11. The development hereby approved shall not be constructed and maintained other than in accordance with details within the approved Lighting Scheme as shown on plan 7127-200-I, received and dated 02 December 2014, unless otherwise approved in writing by the Local Planning Authority.

REASON: In the interests of the residential amenity of properties in the surrounding area in accordance with the National Planning Policy Framework and Policies D1 and R19 of the Welwyn Hatfield District Plan 2005.

12. The development hereby approved shall not be constructed other than in accordance with details within the approved Construction Management Plan, shown on plan 7127-205, and the associated document entitled 'Construction Management Plan, received and dated 17 December 2014, unless otherwise approved in writing by the Local Planning Authority.

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REASON: In the interests of the residential amenity of properties in the surrounding area, the character of the area and highway safety, in accordance with the National Planning Policy Framework and Policies D1, D2 and R19 of the Welwyn Hatfield District Plan 2005.

REASONS FOR APPROVAL

The decision has 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 viewed on the Councils website or inspected at these offices).

Noise control

1. All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Council, should be carried out only between the hours of :
8.00am and 6.00pm on Mondays to Fridays
8.00am and 1.00pm Saturdays
and at no time on Sundays and Bank Holidays
2. The best practicable means, as defined in section 72 of the Control of Pollution Act 1974, to reduce noise to a minimum should be employed at all times
3. All plant and machinery in use should be properly silenced and maintained in accordance with the manufacturers' instructions
4. All compressors should be sound reduced models, fitted with properly lined and sealed acoustic covers, which should be kept closed whenever the machines are in use. All ancillary pneumatic percussive tools should be fitted with mufflers or silencers of the type recommended by the manufactures.
5. All machines in intermittent use should be shut down during intervening periods between work, or throttled down to a minimum. Noise emitting equipment, which is required to operate continuously, should be housed in suitable acoustic enclosures.
6. Items of plant and equipment should be maintained in good condition so that extraneous noise from mechanical vibration, squeaking or creaking is reduced to a minimum.
7. All pile driving should be carried out by a recognised noise reducing system.
8. Where practical, rotary drills and bursters, actuated by hydraulic or electric power should be used for excavating hard material
9. In general, equipment for breaking concrete and the like, should be hydraulically actuated.

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10. 'BS 5228 Noise Control on Construction Sites' should be referred to for guidance in respect of all work carried out by the developer, their main contractor and any sub contractors.

11. Any emergency deviation from these conditions should be notified to the Local Planning Authority without delay.

12. Any planned deviations from these conditions for special technical reasons, should be negotiated with Local Planning Authority at least 14 days prior to the commencement of the specific work.

13. Permissible noise levels are not specified at this stage.

Dust control

1. All efforts should be made to reduce dust generation to a minimum

2. Stock piles of materials for use on the site or disposal, that are likely to generate dust, should be sited so as to minimise any nuisance to residents or neighbouring businesses. Materials for disposal shall be moved off site as quickly as possible.

3. Water sprays should be used, as and when necessary, to reduce dust from particularly "dusty" activities or stock piles.

Date: 18/12/2014



Colin Haigh
Head of Planning