



TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

N6/2014/2149/FP

Proposed enlargement of existing police firearms training range including enlarged replacement bullet catcher and backstop, erection of single storey support building and associated landscaping

at: Hertfordshire Constabulary Stanborough Road Welwyn Garden City Carriage Return

Agent Name And Address

Mr S Marsh
Capra Architects
The Flint Glass Work
64 Jersey Street
Manchester
Ancoats Urban Village
M4 6JW

Applicant Name And Address

Mr A Peat
Hertfordshire Constabulary
Police Headquarters
Stanborough Road
Welwyn Garden City
AL8 6XF

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 29/10/2014 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 and completed other than in accordance with the approved plans and details: OAL(2)P01 & AL(2)P02 Rev A & AL(2)P03 Rev A & AL(2)P04 Rev A & AL(2)P05 Rev B & AL(2)P06 Rev A & AL(2)P07 & AL(2)P09 & M4283(63)-001 received and dated 29th October 2014 & AL2-P08 Rev C received and dated 20th November 2014 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.

PRE-DEVELOPMENT

3. No development shall take place until samples of materials to be used in the construction of the external surfaces of the building and structures hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The

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development shall be implemented using the approved materials. Subsequently, the approved materials shall not be changed without the prior written consent of the Local Planning Authority.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005

4. No development shall commence until a Method Statement for the construction of the grass mounds and details of the landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. Subsequently the development shall not be carried out other than in accordance with the approved details and shall not be changed unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the railway line is protected and to enhance biodiversity in accordance with the National Planning Policy Framework and Policy D1 & R11 of the Welwyn Hatfield District Plan 2005

5. Prior to the commencement of development details of the storage of any building materials, plant and machinery shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON: To protect the health and wellbeing of trees within and surrounding the site in accordance with Policy D8 of the Welwyn Hatfield District Plan

6. No development shall take place until details of the proposed gates have been submitted to and approved in writing by the Local Planning Authority. Subsequently the development shall not take place other than in accordance with the approved details and shall not be changed unless otherwise agreed in writing by the Local Planning Authority.

REASON: The submitted plans do not show sufficient details of the gates and these are required to ensure an acceptable impact on the appearance of the area in accordance with Policy D1 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).

INFORMATIVES:

1. All surface and foul water arising from the proposed works must be collected and diverted away from Network Rail property. In the absence of detailed plans all soakaways must be located so as to discharge away from the railway infrastructure.
2. All operations, including the use of cranes or other mechanical plant working

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adjacent to Network Rail's property, must at all times be carried out in a "fail safe" manner such that in the event of mishandling, collapse or failure, no materials or plant are capable of falling within 3.0m of the nearest rail of the adjacent railway line, or where the railway is electrified, within 3.0m of overhead electrical equipment or supports.

3. All excavations/ earthworks carried out in the vicinity of Network Rail property/ structures must be designed and executed such that no interference with the integrity of that property/ structure can occur. If temporary works compounds are to be located adjacent to the operational railway, these should be included in a method statement for approval by Network Rail. Prior to commencement of works, full details of excavations and earthworks to be carried out near the railway undertaker's boundary fence should be submitted for the approval of the Local Planning Authority acting in consultation with the railway undertaker and the works shall only be carried out in accordance with the approved details. Where development may affect the railway, consultation with the Asset Protection Project Manager should be undertaken.

4. Security of the railway boundary will need to be maintained at all times. If the works require temporary or permanent alterations to the mutual boundary the applicant must contact Network Rail's Asset Protection Project Manager.

5. All roads, paths or ways providing access to any part of the railway undertaker's land shall be kept open at all times during and after the development.

Date: 24/12/2014



Colin Haigh
Head of Planning