

FILE REFERENCE SHEET

APPLICATION NO.: S6/0063/90/FP

EXPIRES 15th March 1990

CTTEE/DWL

LOCATION: Blue Moon Paddocks, Woodfield Lane,
~~Brockmans Park~~, Hatfield.
Stee

CASE OFFICER *F.J.*

PROPOSAL: Erection of block of four loose boxes and one tack room

CONSULTATIONS:

	<u>SENT</u>	<u>RECD</u>		<u>SENT</u>	<u>RECD</u>		<u>SENT</u>	<u>NO</u>	<u>RECD</u>
CPO	.		HOUSING	.		NEIGHBOURS	25/1	1	Support
COS	✓ 25/1	1/2/90	HIGHWAYS	.		CHECKED	✓		
TWA	.	<i>No objection</i>	SOLICITOR	.		AMENITY			
EAG	.		FORESTRY	.		PARISH	✓		<i>Object Hat TC.</i>
EEL	.			.					
AFF	.			.					
ENG	.			.					

COND

<u>NO.</u>	<u>SC NO.</u>	<u>RECOMMENDATION:</u>	<u>APPROVE/REFUSE</u>
1.	SC01	Time limit - Full Permission	
2.		The stable block hereby approved shall only be for the use of Mrs P Stee and her family at all times and shall ^{not} be used for any commercial purposes including a riding school and or livery uses at any time in the future. Reason To ensure that no commercial stabling or livery use takes place which would be contrary to the Green Belt Policies of restraint as set out in the Welwyn Hatfield Draft District Plan.	
3.		No part of this development shall be commenced until a formal application for works to trees protected on the site by a Tree Preservation Order has been submitted to and approved in writing by the Local Planning Authority. Reason	

In order to ensure that the wooded and rural

DATE CLEARED BY: PDCO *of date* ADPD

15/2/90

(PTC)

Cond No	SC No.	The Site
		<p>For full description of site, see previously file 56/852/89 which proposed for 4 stable blocks containing 3 stables & 1 tackroom each, refused because Green Belt policy and intensification of use of an inadequate access.</p> <p><u>The Proposal:</u></p> <p>Following post-refusal discussions with the applicant, a revised scheme of a single block comprising four loose boxes and a tack room has been submitted. The position of this block is in the north eastern part of the paddock, nearer the rear of the paddock than the previous layout, and would not be clearly visible from Woodfield Road. The existing access, which has a hardcore surface is proposed to serve these boxes. Materials shown for the loose boxes are treated shiplap with green felt roof.</p> <p><u>Discussion</u></p> <p>In an accompanying letter, the applicant's consultant states that a personal condition for the use of these boxes would be acceptable. The applicant, ^{too} also stated that the 3 existing loose boxes on the site will not be re-used. The proposal would therefore result in an increase of one loose box. <small>I do not want to ask for hard surfacing as only for family use - less formal the better</small></p> <p>Objection from Hatfield TC on Green Belt grounds. Letter of support from neighbour C Surveyor does not object.</p> <p>Recommended approval subject personal condition & no commercial use.</p>