

**WELWYN HATFIELD COUNCIL**  
**PLANNING CONTROL BOARD**  
**1ST JUNE 2000**  
**REPORT OF THE CHIEF PLANNING OFFICER**

PCB 01.06 00  
PART 1  
ITEM NO  
FOR DECISION  
CPO

**APPLICATION : N6/0875/99/FP**  
**DEMOLITION OF EXISTING BUILDINGS AND REDEVELOPMENT FOR OFFICES (B1)**  
**WITH ACCESS ONTO GREAT NORTH ROAD AND ASSOCIATED LANDSCAPING**  
**AND CAR PARKING AT THE HATCHERY, GREAT NORTH ROAD, WELWYN GARDEN**  
**CITY**

**APPLICANT : B & M CARE**

(Handside)

**1.0 INTRODUCTION**

- 1.1 Members may recall that in February 2000, this application was approved subject to a legal agreement and a number of conditions. The legal agreement sought to secure a £1,000.00 contribution towards the provision of a bus shelter for an existing bus stop close to the application site.
- 1.2 The £1,000.00 has recently been paid under the terms of a Section 106 Agreement in connection with an earlier 1998 permission and the current applicant now wishes to dispense with the need for a S106 to be attached to the resolution for this application.

**2.0 MAIN RELEVANT POLICIES**

- Welwyn Hatfield District Plan Alterations No 1 1998
- Policy GB 3 - Metropolitan Green Belt
- Policy EMP 3 - Major Employment Development
- Policy CR 1 - Landscape Conservation Area
- Policy Gen 1 - Standards and Criteria

**3.0 REPRESENTATIONS RECEIVED**

- 3.1 Not applicable.

#### 4.0 **DISCUSSION OF PROPOSALS**

- 4.1 In 1998, a similar application for the redevelopment of the Hatchery was approved, subject to the completion of a S106 agreement and a number of conditions.
- 4.2 The agreement provided for a contribution of £1,000.00 towards a new bus shelter. These monies were payable upon the completion of the agreement, rather than the commencement of the development. A cheque for the £1,000.00 was received on 16th May 2000
- 4.3 The recent resolution in February was also subject to a S106, which similarly sought a £1,000.00 contribution towards the provision of a bus shelter. As this money is now in the Council's possession and has been paid as a contribution towards a new bus shelter, this latter agreement is now superfluous.

#### 5.0 **RECOMMENDATION**

- 5.1 I am satisfied that it is appropriate to grant planning permission in this case without the need for a S106 agreement.
- 5.2 I, therefore, recommend that planning permission is granted subject to the following condition :
1. SC01 - Full Permission - Time Limit
  2. SC09 - Landscaping - Full Permission
  3. SC19 - Materials - Details to be submitted
  4. SC24 - Parking Maintained
  5. SC25 - Levels
  6. SC26 - Setting Out
  7. SC31 - Open Storage
  8. Before any demolition or construction works are first commenced, the new vehicular access off the B197 shall be reinstated in full, in accordance with a detailed scheme which shall have been submitted to and approved by the Local Planning Authority, and the existing access on the northern boundary of the site, off the private road shall be permanently closed off to all vehicular traffic in accordance with a detailed scheme which shall have been submitted to and approved by the Local Planning Authority.

#### *REASON*

*In order to avoid traffic movements and the associated noise and disturbance to nearby residents during the course of the demolition and construction works.*

9. The new vehicular access to the site shall make provision for a minimum of 10 metre radii, and visibility splays of 4.5 metres x 215 metres, and these splays shall be provided in full before any demolition or construction works are first commenced, and shall be maintained permanently thereafter. Any vegetation within these visibility splays shall be cut back to a maximum height of 600 mm from ground level and maintained permanently below this height.

*REASON*

*In the interest of maintaining highway safety.*

9. Details of the proposed new access ramp construction and associated highway drainage works shall be submitted to an approved in writing by the Local Planning Authority in conjunction with the Local Highways Authority, prior to any demolition or construction works being commenced.

*REASON*

*In the interest of highway safety.*

11. The new 2.0 metre high fencing shown to be provided along the northern boundary of the site shall be installed prior to the commencement of any part of the development.

*REASON*

*In order to maintain the privacy and amenities of the occupiers of the adjoining residential property.*

12. Details of the siting, appearance and materials to be used in the proposed refuse bins storage and area shall be submitted to and be approved in writing by the Local Planning Authority prior to any works commencing on site.

*REASON*

*In the interests of highway safety, and in maintaining the appearance and visual amenities of the locality.*

13. Details of a covered and lockable storage area for 15 cycles shall be submitted to and approved in writing by the Local Planning Authority, before any works on the site in full, prior to the first occupation of any part of the development.

*REASON*

*In the interest of making adequate provision for cyclists.*

14. A new drainage strategy dealing with surface water run off and foul sewerage on and off the site shall be submitted to and agreed in writing by the Local Planning Authority in conjunction with Thames Water Utilities before any part of the development hereby permitted is first commenced, and shall then be implemented in full prior to the first occupation or use of any part of the development hereby permitted is first commenced, and shall then be implemented in full prior to the first occupation or use of any part of the development.

*REASON*

*In order to minimise the rise of any flooding of the surrounding area.*

15. No additional first floor area other than as indicated on plan 01B shall be provided within the development.

*REASON*

*To ensure that the use does not intensify to the detriment of the Green Belt location.*

16. Prior to the commencement of the development hereby approved, a scheme for the relocation of the Slow Worms shall be submitted to and agreed by the Local Planning Authority. No construction work shall be carried out until the agreed scheme has been implemented.

*REASON*

*In the interest of the protection of the species.*

**BACKGROUND PAPERS**

Planning Applications : N6/0049/89/FP  
N6/0558/90/FP  
N6/0952/97/FP  
N6/0875/99/FP

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