



# WELWYN HATFIELD COUNCIL

Council Offices, Welwyn Garden City, Herts, AL8 6AE  
Telephone: Welwyn Garden (01707)357000

TOWN AND COUNTRY PLANNING ACT 1990

## PLANNING DECISION NOTICE – PERMISSION

S6/2001/577/FP

RESIDENTIAL DEVELOPMENT COMPRISING 370 DWELLINGS, NEW ROADS, CYCLEWAYS, FOOTPATHS, LANDSCAPING AND PUBLIC OPEN SPACE.  
(REVISION TO PLANNING PERMISSION S6/1999/0884/FP)

at: LAND TO THE NORTH OF MANOR ROAD, AND WEST OF HATFIELD GARDEN VILLAGE, HATFIELD

### Agent Name And Address

THE BARTON WILLMORE PARTNERSHIP  
READING LTD,  
BEANSHEAF FARMHOUSE,  
BOURNE CLOSE,  
CALCOT,  
READING,  
BERKS  
RG31 7BW

### Applicant Name And Address

RIALTO HOMES PLC,  
BAYFORDBURY,  
LOWER HATFIELD ROAD,  
HERTFORD,  
HERTS  
SG13 8EE

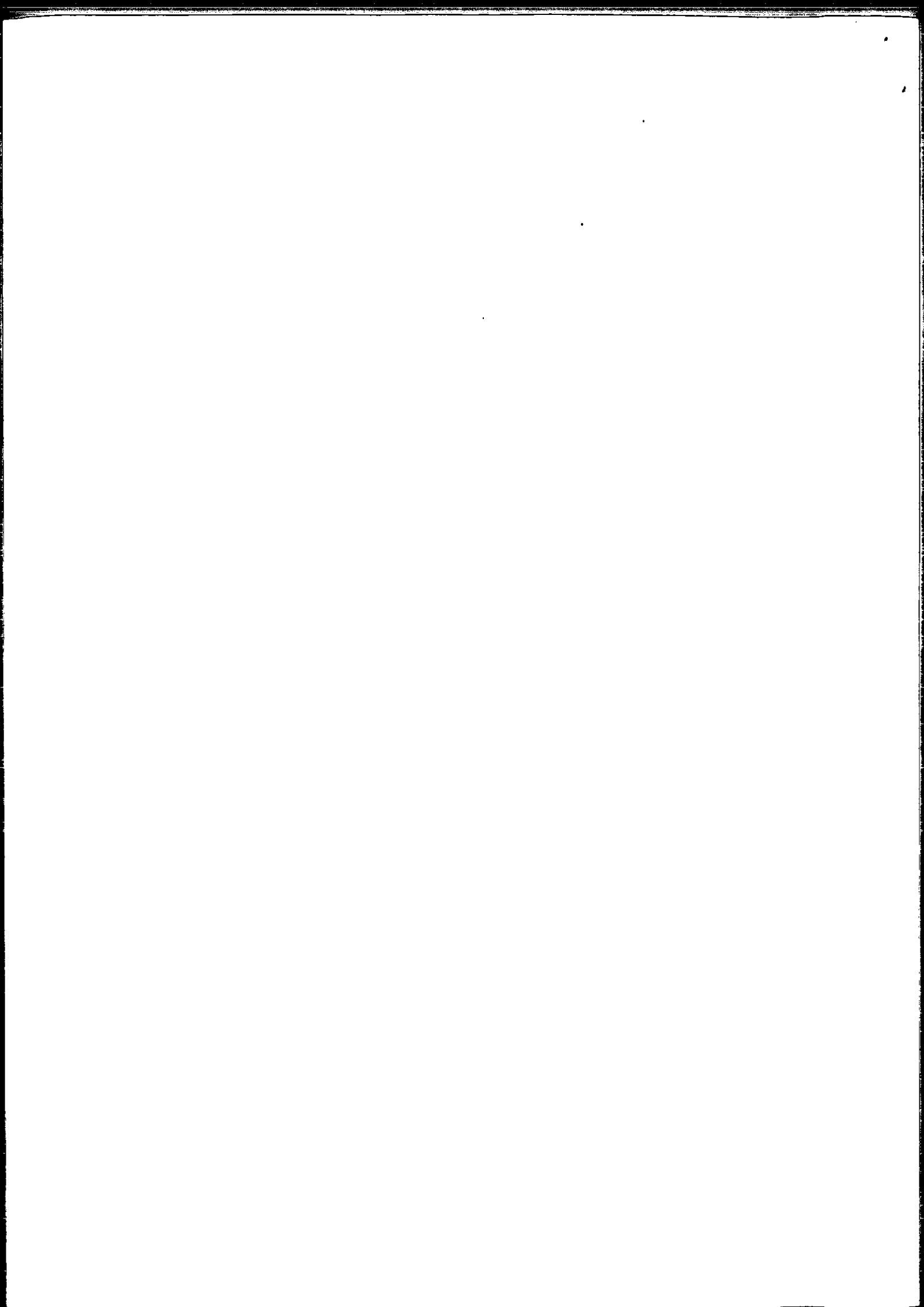
In pursuance of their powers under the above mentioned Act and the Orders and Regulations for the time being in force thereunder, the Council hereby **PERMIT** the development proposed by you in your application received with sufficient particulars on 3 May, 2001 and shown on the plan(s) accompanying such application, subject to the following conditions:-

1. The development to which this permission relates shall be begun within a period of 5 years commencing on the date of this notice.

### REASON

To comply with the requirements of Section 91 of the Town and County Planning Act 1990.

2. The development shall only be carried out in accordance with a landscaping scheme which shall be submitted to and approved in writing by the Local Planning Authority before the development commences. The scheme shall show:-
  - (1) which existing trees, shrubs and hedges are to be retained or removed.
  - (2) what new planting is proposed, together with details of the species, size and method of planting.
  - (3) what measures are to be taken to protect both new and existing landscaping during and after development.



**Continuation...**

The scheme approved shall be implemented and completed in all respects by not later than the planting season following completion of the development, and any trees or plants which within a period of 5 years from 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.

**REASON**

To enhance the visual appearance of the development.

3. Except where shown to be removed on the approved layout drawing <sup>\*</sup>all existing hedgerows within the application site shall be retained.

**REASON**

In the interests of visual amenity and local ecology

4. Development shall not commence until details of on-site and off-site foul and surface water drainage works have been submitted to, and approved in writing by, the Local Planning Authority. No works which result in the discharge of foul or surface water from the development shall be commenced until the approved off-site drainage works have been completed, and the on-site drainage works shall be commenced in accordance with the approved details.

**REASON**

To ensure adequate foul drainage and avoid pollution of the water environment

5. Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

**REASON**

To prevent the increased risk of flooding and to improve water quality

6. Permeable fencing shall be erected at the boundary of all gardens adjacent to the watercourse and hedgerow immediately to the west of the housing development hereby permitted, in accordance with details to be approved by the Local Planning Authority. The fencing shall be erected prior to the first occupation of the dwellings concerned.

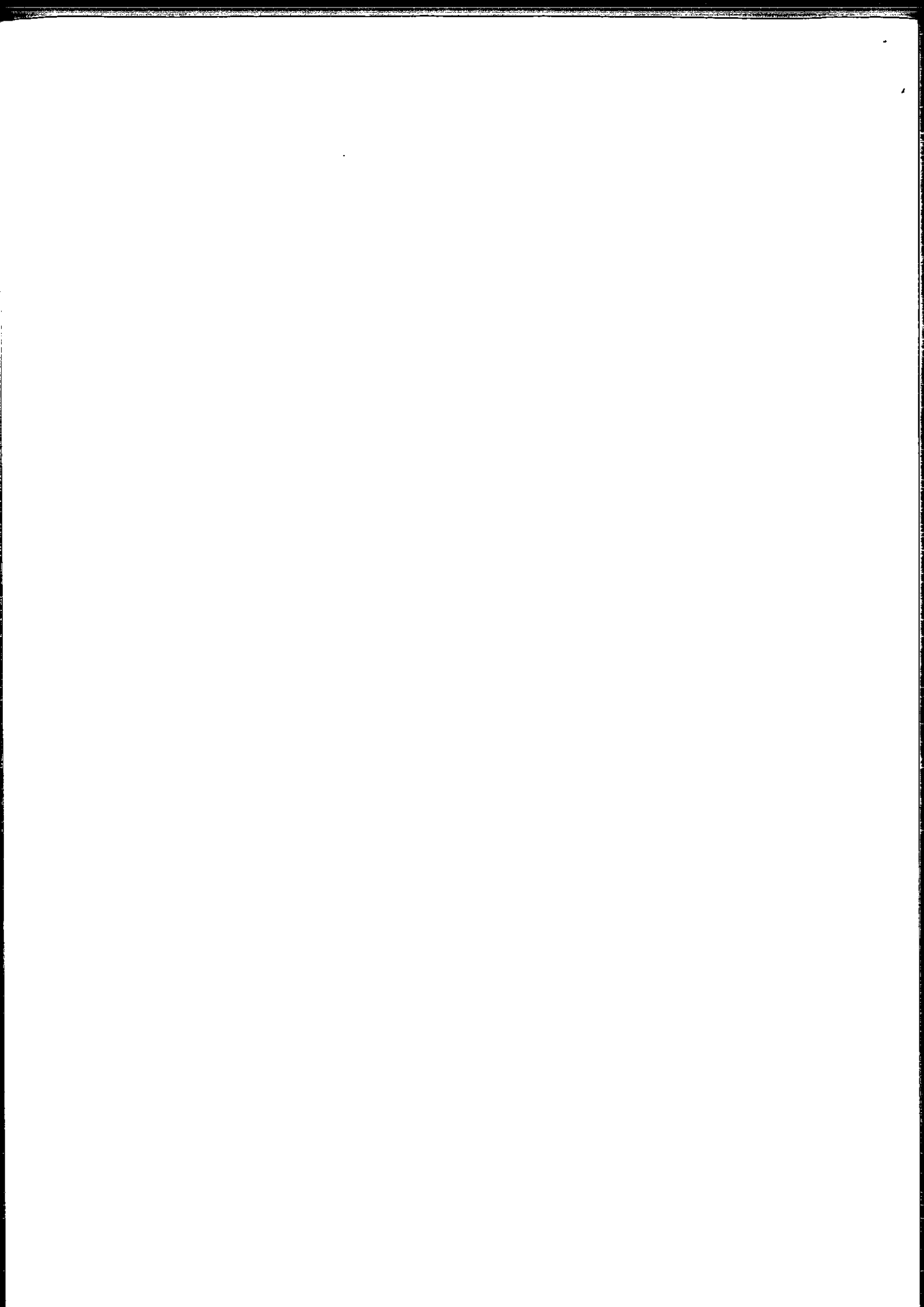
**REASON**

To prevent fragmentation of the wildlife corridor and discourage tipping of garden rubbish in the watercourse and hedgerow

7. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

**REASON**

To ensure adequate investigation and recording of features of Archaeological interest.



**Continuation...**

8. Prior to the commencement of the development hereby permitted a detailed design for the proposed access roundabout on Hatfield Avenue shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority and no occupation of any of the dwellings on the site shall take place until the roundabout has been constructed in full accordance with the approved design.

**REASON**

In the interest of highway safety

9. Prior to the commencement of the development hereby permitted the location and design of all on-site highway related facilities, including roads, pedestrian and cycling facilities and bus stops shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority, together with a programme for their completion. The details approved in respect of each phase of the development shall be implemented in full prior to the occupation of any dwellings in that phase.

**REASON**

To ensure that the proposed development is consistent with the approved Supplementary Planning Guidance and in the interests of highway safety.

10. Prior to the commencement of development, schemes for:

(i) the routes and movement of construction traffic and equipment to and from the site and the provision of appropriate vehicle cleaning facilities, and

(ii) the restriction of construction operations on noise-sensitive parts of the site, and

(iii) the location of contractors compound and any open storage of building materials or excavated materials,

(iv) the re-use of materials arising from the site during construction works shall be submitted to and approved in writing by the Local Planning Authority. All construction operations on the site shall take place strictly in accordance with the schemes so approved unless otherwise agreed in writing by the Local Planning Authority.

**REASON**

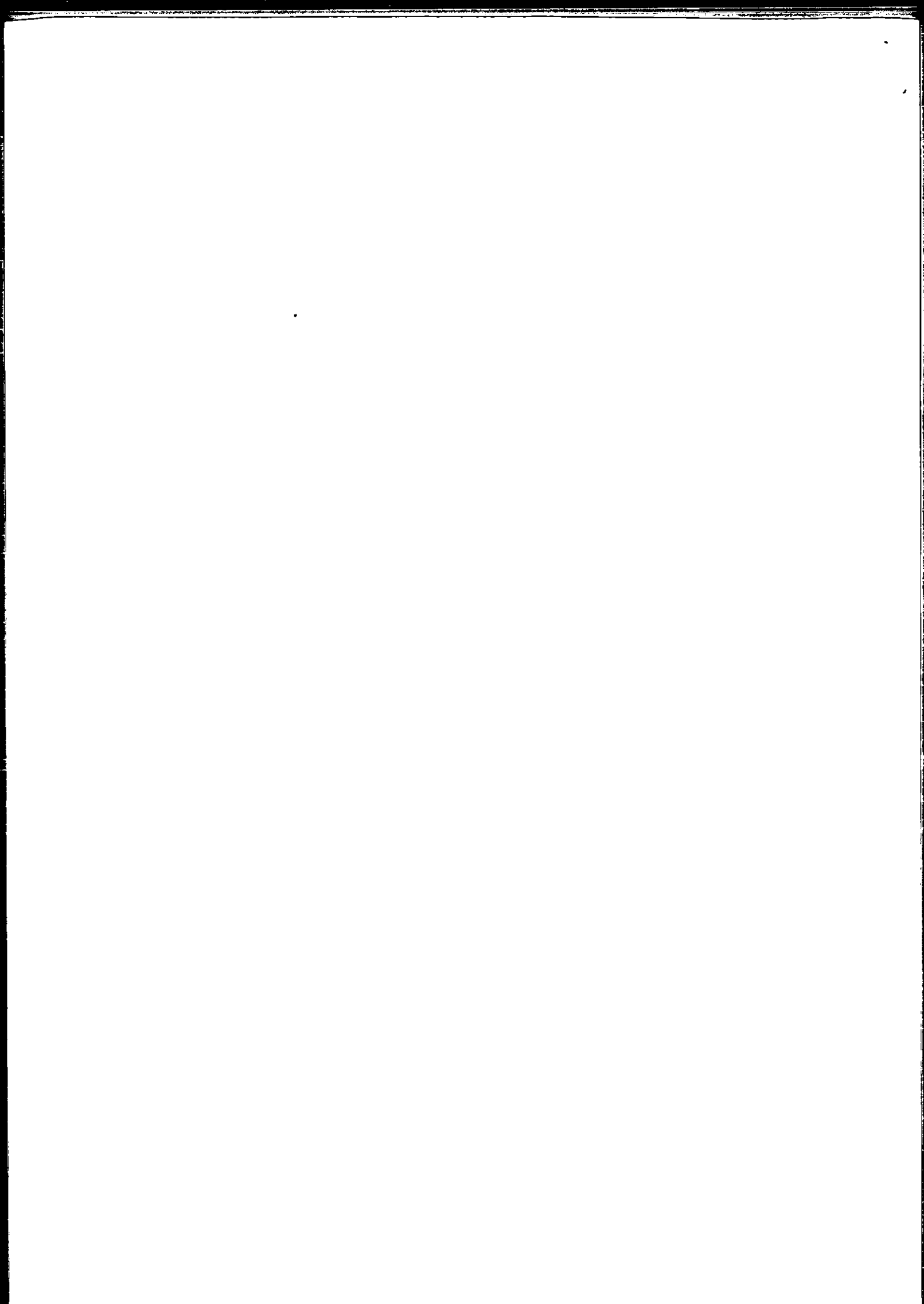
In the interest of sustainable development, highway safety and residential amenity.

11. Prior to the commencement of development of any dwellings within a distance of 50 metres from the carriageway of Hatfield Avenue or within a distance of 20 metres from the carriageway of The Avenue (the central spine road) an assessment of noise levels relating to those dwellings and appropriate noise amelioration measures shall be submitted to and agreed in writing by the Local Planning Authority. The agreed amelioration measures relating to those dwellings shall be implemented in full prior to the first occupation of the dwellings concerned.

**REASON**

To ensure that noise levels relating to the dwellings are within acceptable limits

12. Prior to the commencement of construction of each phase of dwellings on the site, details of the external materials to be used in the construction of those dwellings shall be submitted to and approved in writing by the Local Planning Authority.



**Continuation...**

**REASON**

In the interests of visual amenity

13. Prior to the commencement of construction of each phase of dwellings on the site, details of any means of enclosure to those dwellings shall be submitted to and approved in writing by the Local Planning Authority.

**REASON**

In the interests of visual and residential amenity

14. Prior to the occupation of any dwelling on the site the garaging or car-parking spaces to serve that dwelling shall be laid out in accordance with the details shown on the approved layout drawing and shall be kept available for that purpose thereafter.

**REASON**

To ensure adequate off-street parking is provided, in the interests of highway safety.

15. Any windows in the first floor side elevations of the dwellings on plots 197, 261, 268, 297 and 304 as shown on the approved layout drawing\* shall be glazed in obscured glass and fixed so as to be incapable of being opened below a height of 1.8 metres above floor level and shall be retained in that form thereafter.

**REASON**

To maintain the privacy of neighbouring residential properties

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) no development falling within Classes A, B, D or F of Part 1 or Classes A or B of Part 2 to Schedule 2 to that Order shall be carried out without the prior written permission of the Local Planning Authority, granted on application.

**REASON**

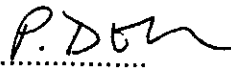
To enable the Local Planning Authority to exercise control over extensions to the dwellings and means of enclosure, in the interests of visual and residential amenity and over new access in the interest of visual amenity and highway safety

17. Prior to the commencement of development, and notwithstanding any details submitted with the application, details of bin stores, composting bins and water butts to serve the dwellings hereby permitted shall be submitted to and approved in writing by the Local Planning Authority, and the approved facilities shall be installed prior to the first occupation of the dwellings which they are to serve.

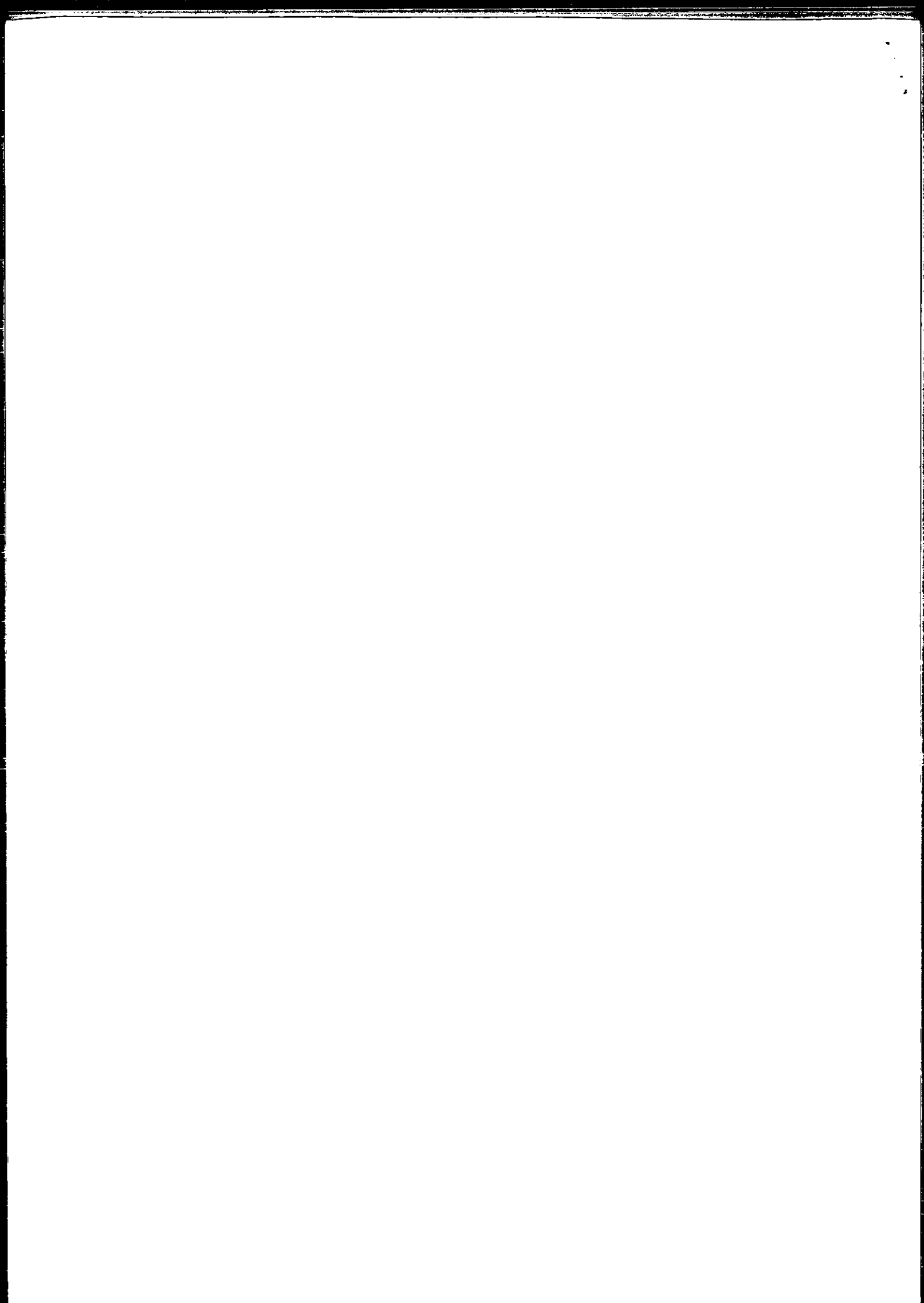
**REASON**

In the interests of sustainable development

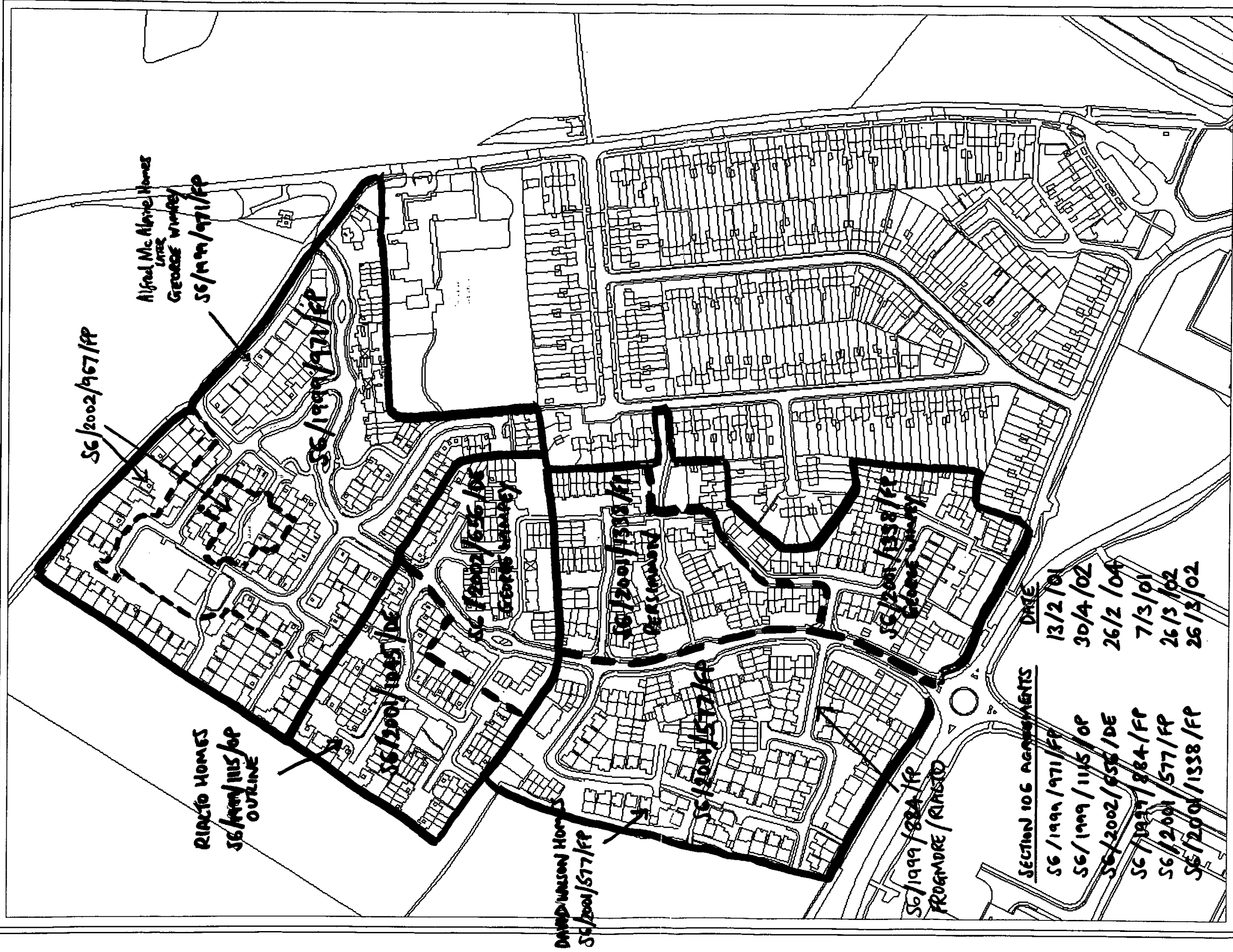
Date: 28<sup>th</sup> March 2002

Signed:   
Chief Planning Officer

\* Approved drawing (layout) : 10722/01E







Date 15th March 2006

Name  
Scale  
Title

Department

Project



# WELWYN HATFIELD COUNCIL

Council Offices, Welwyn Garden City, Herts, AL8 6AE  
Telephone: Welwyn Garden (01707)357000

TOWN AND COUNTRY PLANNING ACT 1990

## PLANNING DECISION NOTICE – PERMISSION

**S6/2002/967/FP**

**ERECTION OF 46 DWELLINGS. (AMENDMENTS TO PLANNING APPROVAL REF. S6/1999/971/FP)**

**at: FORMER SMURFIT CORRUGATED (UK) LTD, HATFIELD PLANT, GREAT BRAITCH LANE, HATFIELD**

### Agent Name And Address

THE BARTON WILLMORE PARTNERSHIP  
READING LTD,  
BEANSHEAF FARMHOUSE,  
BOURNE CLOSE,  
CALCOT,  
READING,  
BERKS  
RG31 7BW

### Applicant Name And Address

GEORGE WIMPEY NORTH LONDON LTD,  
McCLEAN HOUSE,  
BLUECOATS AVENUE,  
HERTFORD,  
HERTS  
SG14 1PB

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 25/06/2002 and shown on the plan(s) accompanying such application, subject to the following conditions:-

1. The development to which this permission relates shall be begun within a period of 5 years commencing on the date of this notice.

### REASON

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development shall only be carried out in accordance with a landscaping scheme which shall be submitted to and approved in writing by the Local Planning Authority before the development commences. The scheme shall show:-

- (1) which existing trees, shrubs and hedges are to be retained or removed.
- (2) what new planting is proposed, together with details of the species, size and method of planting.
- (3) what measures are to be taken to protect both new and existing landscaping during and after development.

The scheme approved shall be implemented and completed in all respects by not later than the planting season following completion of the development, and any trees or plants which within a period of 5 years from 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.

### REASON



**Continuation ...**

To enhance the visual appearance of the development.

3. No trees shall be felled, lopped, topped, damaged or otherwise destroyed, without the prior consent in writing of the Local Planning Authority.

**REASON**

The existing trees represent an important visual amenity which the Local Planning Authority consider should be maintained.

4. Except where shown to be removed on the approved layout drawing no: 11589/P/01 Rev A all existing hedgerow within the application site shall be retained, unless otherwise agreed in writing by the Local Planning Authority.

**REASON**

In the interests of visual amenity and local ecology.

5. Development shall not commence until details of on-site and off-site foul and surface water drainage works have been submitted to, and approved in writing by the Local Planning Authority. No works which result in the discharge of foul or surface water from the development shall be commenced until the approved off-site drainage works have been completed, and the on-site drainage works shall be constructed in accordance with the approved details.

**REASON**

To ensure adequate foul drainage and avoid pollution of the water environment.

6. Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

**REASON**

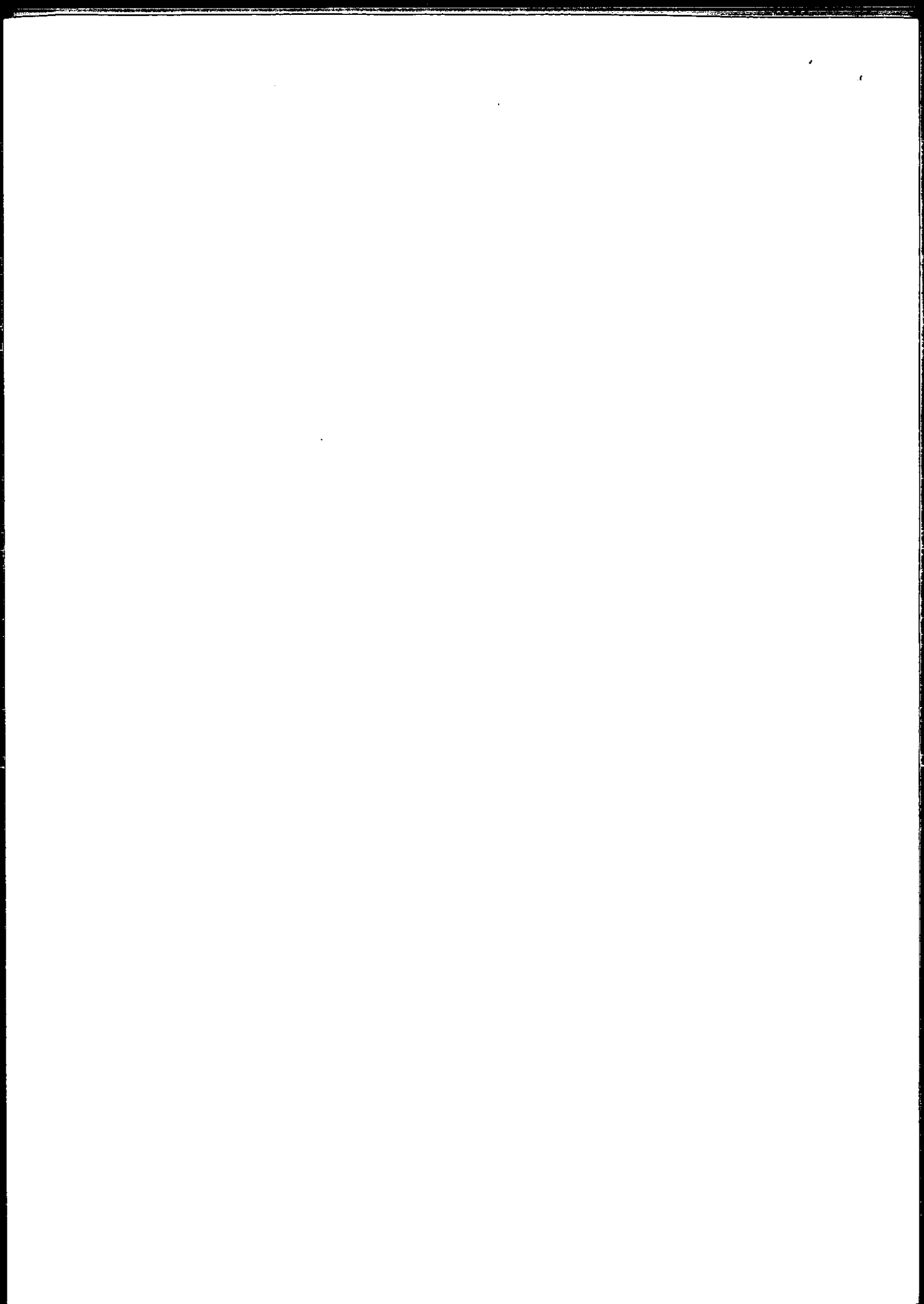
To prevent the increased risk of flooding and to improve water quality.

7. Before the development is commenced a detailed site investigation shall be carried out to establish if the site is contaminated, to assess the degree and nature of contamination present and to determine its potential for the pollution of water environment. The method and extent of this site investigation shall be agreed with the Local Planning Authority before development commences. Details of appropriate measures to prevent pollution of groundwater and surface water, including provisions for monitoring, shall then be submitted to and approved in writing by the Local Planning Authority before development commences. The development shall then proceed in strict accordance with the measures approved.

**REASON**

To prevent pollution of the environment.

8. No development shall take place until the applicant has secured the implementation of a programme of archaeological work to include the observation of excavation works during development and the recording of any finds of archaeological interest in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.



**Continuation ...**

**REASON**

To ensure adequate investigation and recording of features of archaeological interest.

9. Prior to the commencement of construction of these dwellings on the site, details of the external materials to be used in the construction of the dwellings shall be submitted to and approved in writing by the Local Planning Authority.

**REASON**

In the interests of visual amenity.

10. Prior to the commencement of construction of these dwellings on the site, details of any means of enclosure to those dwellings shall be submitted to and approved in writing by the Local Planning Authority.

**REASON**

In the interests of visual and residential amenity.

11. Prior to the occupation of any dwelling on the site the garaging or car parking spaces to serve that dwelling shall be laid out in accordance with the details shown on the approved layout drawing and shall be kept available for that purpose thereafter.

**REASON**

To ensure adequate off-street parking is provided, in the interests of highway safety.

12. Prior to the commencement of development, and notwithstanding any details submitted with the application, details of bin stores, composting bins and water butts to serve the dwellings hereby permitted shall be submitted to and approved in writing by the Local Planning Authority, and the approved facilities shall be installed prior to the first occupation of the dwellings which they are to serve.

**REASON**

In the interest of sustainable development.

**INFORMATIVE**

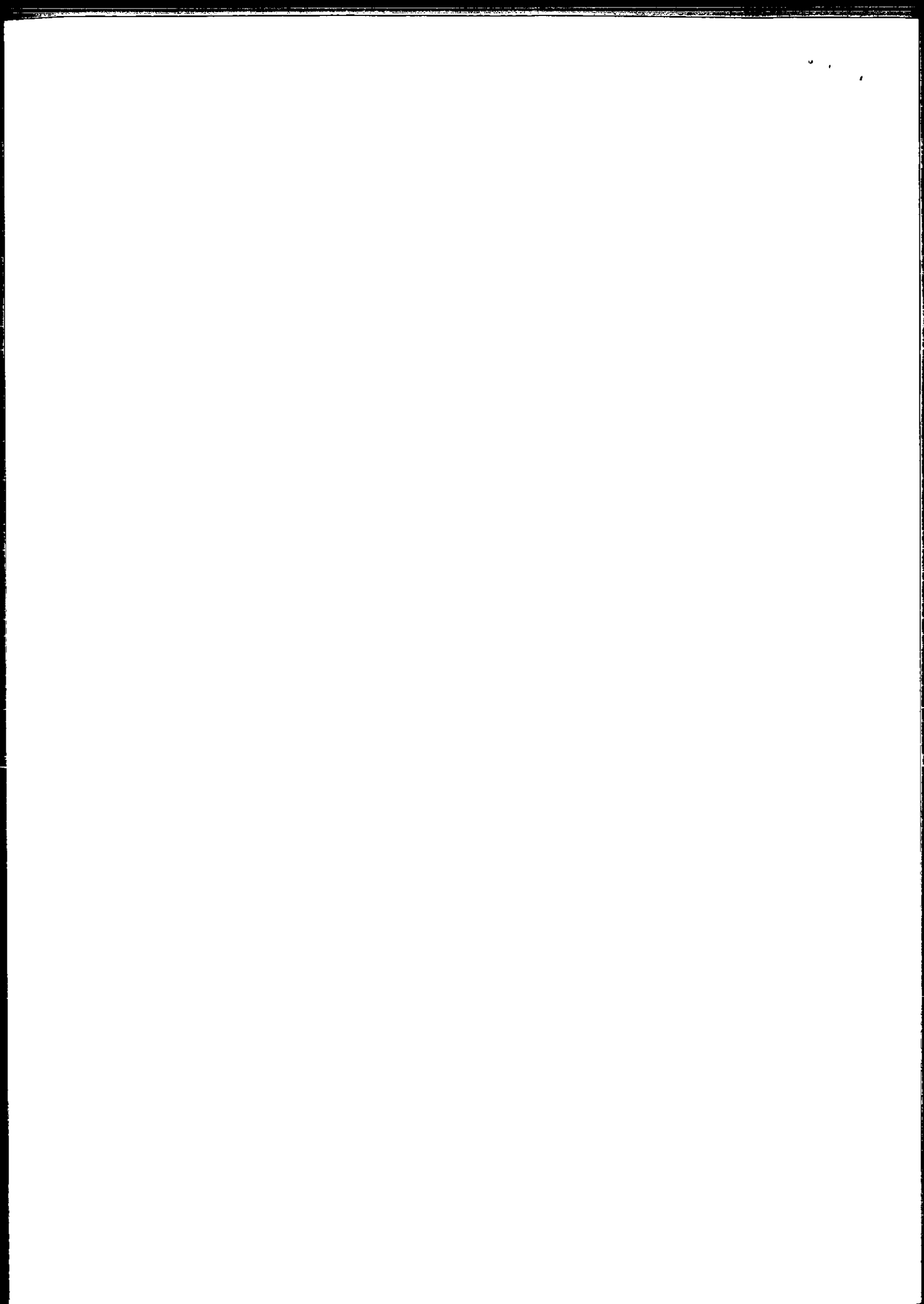
The provisions of the planning obligation dated 13/02/01 under Section 106 of the Town and Country Planning Act 1990 (as amended ) relating to this site, continue to apply to this permission.

**APPROVED PLAN NUMBER(S):**

P/01 Rev A & BR/01 & BR/02 & BR/03 & BR/04 & BR/05 & R/06 & ST/01 & ST/02 & ST/03 & G/01 & G/02 & SE/01 & SE/02 & SE/03 & SEL/01 & SEL/02 & SEL/03 & SEL/04 & CO/01 & CO/02 & CO/03 & CO/04 & CH/01 & CH/02 & CH/03 & CAsp/01 & CAsp/02 & CAsp/03 & CAsp/04 & CAsp/05 & CAsp/06 & PR/01 & PR/02 & PR/03

Date: **30/09/2002**

Chris Conway

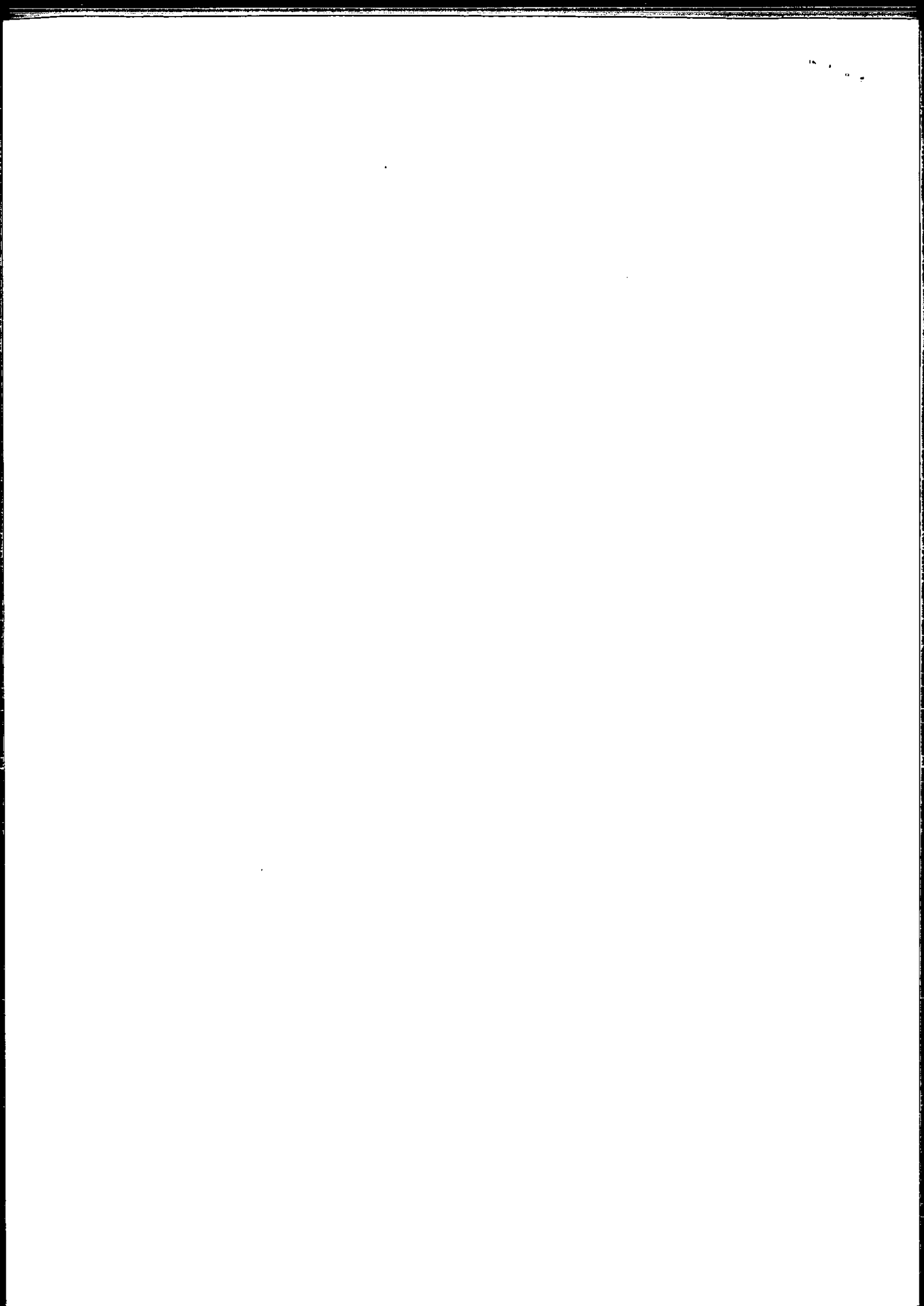


Continuation ...

A handwritten signature in black ink, appearing to be 'P. H. ...', written in a cursive style.

Chief Planning and Environmental Health Officer







# WELWYN HATFIELD COUNCIL

Council Offices, Welwyn Garden City, Herts, AL8 6AE  
Telephone: Welwyn Garden (01707)357000

## TOWN AND COUNTRY PLANNING ACT 1990 PLANNING DECISION NOTICE – PERMISSION

**S6/2001/577/FP**

**RESIDENTIAL DEVELOPMENT COMPRISING 370 DWELLINGS, NEW ROADS, CYCLEWAYS, FOOTPATHS, LANDSCAPING AND PUBLIC OPEN SPACE.  
(REVISION TO PLANNING PERMISSION S6/1999/0884/FP)**

**at: LAND TO THE NORTH OF MANOR ROAD, AND WEST OF HATFIELD GARDEN VILLAGE, HATFIELD**

### Agent Name And Address

THE BARTON WILLMORE PARTNERSHIP  
READING LTD,  
BEANSHEAF FARMHOUSE,  
BOURNE CLOSE,  
CALCOT,  
READING,  
BERKS  
RG31 7BW

### Applicant Name And Address

RIALTO HOMES PLC,  
BAYFORDBURY,  
LOWER HATFIELD ROAD,  
HERTFORD,  
HERTS  
SG13 8EE

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 03/05/2001 and shown on the plan(s) accompanying such application, subject to the following conditions:-

1. The development to which this permission relates shall be begun within a period of 5 years commencing on the date of this notice.

### REASON

To comply with the requirements of Section 91 of the Town and County Planning Act 1990.

2. The development shall only be carried out in accordance with a landscaping scheme which shall be submitted to and approved in writing by the Local Planning Authority before the development commences. The scheme shall show:-

- (1) which existing trees, shrubs and hedges are to be retained or removed.
- (2) what new planting is proposed, together with details of the species, size and method of planting.
- (3) what measures are to be taken to protect both new and existing landscaping during and after development.

The scheme approved shall be implemented and completed in all respects by not later than the planting season following completion of the development, and any trees or plants which within a period of 5 years from 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.

**Continuation ...**

**REASON**

To enhance the visual appearance of the development.

3. Except where shown to be removed on the approved layout drawing all existing hedgerows within the application site shall be retained.

**REASON**

In the interests of visual amenity and local ecology

4. Development shall not commence until details of on-site and off-site foul and surface water drainage works have been submitted to, and approved in writing by, the Local Planning Authority. No works which result in the discharge of foul or surface water from the development shall be commenced until the approved off-site drainage works have been completed, and the on-site drainage works shall be commenced in accordance with the approved details.

**REASON**

To ensure adequate foul drainage and avoid pollution of the water environment

5. Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

**REASON**

To prevent the increased risk of flooding and to improve water quality

6. Permeable fencing shall be erected at the boundary of all gardens adjacent to the watercourse and hedgerow immediately to the west of the housing development hereby permitted, in accordance with details to be approved by the Local Planning Authority. The fencing shall be erected prior to the first occupation of the dwellings concerned.

**REASON**

To prevent fragmentation of the wildlife corridor and discourage tipping of garden rubbish in the watercourse and hedgerow

7. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

**REASON**

To ensure adequate investigation and recording of features of Archaeological interest.

8. Prior to the commencement of the development hereby permitted a detailed design for the proposed access roundabout on Hatfield Avenue shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority and no occupation of any of the dwellings on the site shall take place until the roundabout has been constructed in full accordance with the approved design.

**REASON**

In the interest of highway safety

## Continuation ...

9. Prior to the commencement of the development hereby permitted the location and design of all on-site highway related facilities, including roads, pedestrian and cycling facilities and bus stops shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority, together with a programme for their completion. The details approved in respect of each phase of the development shall be implemented in full prior to the occupation of any dwellings in that phase.

### REASON

To ensure that the proposed development is consistent with the approved Supplementary Planning Guidance and in the interests of highway safety.

10. Prior to the commencement of development, schemes for:

(i) the routes and movement of construction traffic and equipment to and from the site and the provision of appropriate vehicle cleaning facilities, and

(ii) the restriction of construction operations on noise-sensitive parts of the site, and

(iii) the location of contractors compound and any open storage of building materials or excavated materials,

(iv) the re-use of materials arising from the site during construction works shall be submitted to and approved in writing by the Local Planning Authority. All construction operations on the site shall take place strictly in accordance with the schemes so approved unless otherwise agreed in writing by the Local Planning Authority.

### REASON

In the interest of sustainable development, highway safety and residential amenity.

11. Prior to the commencement of development of any dwellings within a distance of 50 metres from the carriageway of Hatfield Avenue or within a distance of 20 metres from the carriageway of The Avenue (the central spine road) an assessment of noise levels relating to those dwellings and appropriate noise amelioration measures shall be submitted to and agreed in writing by the Local Planning Authority. The agreed amelioration measures relating to those dwellings shall be implemented in full prior to the first occupation of the dwellings concerned.

### REASON

To ensure that noise levels relating to the dwellings are within acceptable limits

12. Prior to the commencement of construction of each phase of dwellings on the site, details of the external materials to be used in the construction of those dwellings shall be submitted to and approved in writing by the Local Planning Authority.

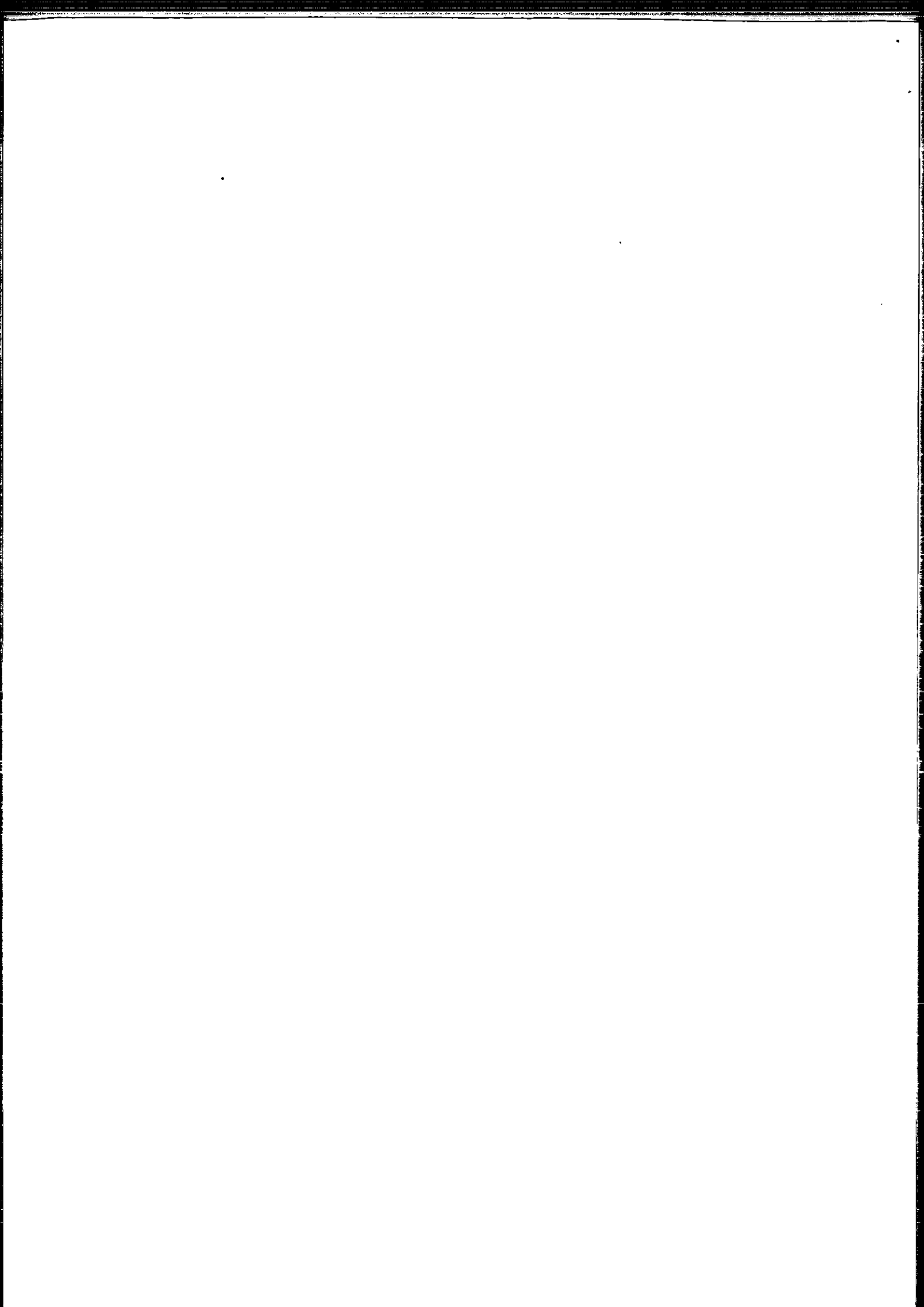
### REASON

In the interests of visual amenity

13. Prior to the commencement of construction of each phase of dwellings on the site, details of any means of enclosure to those dwellings shall be submitted to and approved in writing by the Local Planning Authority.

### REASON

In the interests of visual and residential amenity



**Continuation ...**

14. Prior to the occupation of any dwelling on the site the garaging or car-parking spaces to serve that dwelling shall be laid out in accordance with the details shown on the approved layout drawing and shall be kept available for that purpose thereafter.

**REASON**

To ensure adequate off-street parking is provided, in the interests of highway safety.

15. Any windows in the first floor side elevations of the dwellings on plots 197, 261, 268, 297 and 304 as shown on the approved layout drawing shall be glazed in obscured glass and fixed so as to be incapable of being opened below a height of 1.8 metres above floor level and shall be retained in that form thereafter.

**REASON**

To maintain the privacy of neighbouring residential properties

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) no development falling within Classes A, B, D or F of Part 1 or Classes A or B of Part 2 to Schedule 2 to that Order shall be carried out without the prior written permission of the Local Planning Authority, granted on application.

**REASON**

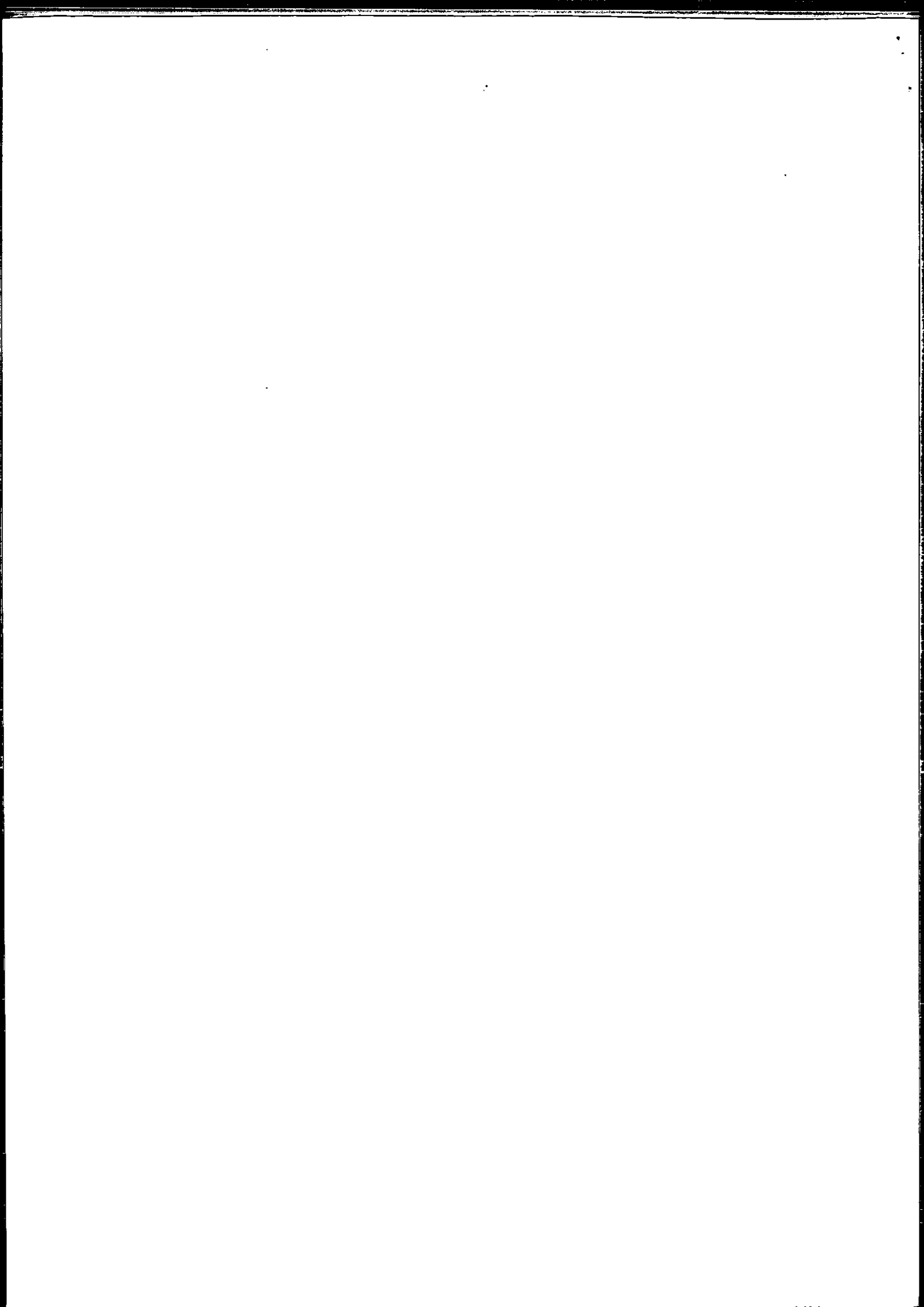
To enable the Local Planning Authority to exercise control over extensions to the dwellings and means of enclosure, in the interests of visual and residential amenity and over new access in the interest of visual amenity and highway safety

17. Prior to the commencement of development, and notwithstanding any details submitted with the application, details of bin stores, composting bins and water butts to serve the dwellings hereby permitted shall be submitted to and approved in writing by the Local Planning Authority, and the approved facilities shall be installed prior to the first occupation of the dwellings which they are to serve.

Date: **26/03/2002**



Chris Conway  
Chief Planning and Environmental Health Officer





# WELWYN HATFIELD COUNCIL

Council Offices, Welwyn Garden City, Herts, AL8 6AE  
Telephone: Welwyn Garden (01707)357000

TOWN AND COUNTRY PLANNING ACT 1990  
PLANNING DECISION NOTICE – PERMISSION

S6/1999/1064/OP

DEMOLITION OF EXISTING (UNLISTED) BUILDINGS, REMOVAL OF RUNWAY AND OTHER HARD STANDING AREAS AND REDEVELOPMENT FOR THE FOLLOWING PURPOSES: AS A BUSINESS PARK COMPRISING USES WITHIN USE CLASS B1, B2, B8 AND SUI GENERIS USE; HOUSING; NEW UNIVERSITY CAMPUS (USE CLASS D1 AND D2) TO INCLUDE REPLACEMENT DE HAVILLAND SPORTS AND SOCIAL CLUB AND ASSOCIATED PLAYING FIELDS; TWO HOTELS; PRIMARY SCHOOL AND ASSOCIATED FACILITIES; DISTRICT CENTRE; WORKS OF CONVERSION TO ENABLE RECREATION USE OF EXISTING LISTED HANGAR; AVIATION HERITAGE CENTRE. TOGETHER WITH ASSOCIATED HIGHWAY, TRANSPORT AND SERVICE INFRASTRUCTURE (INCLUDING A STRATEGIC TRANSPORT CORRIDOR), LANDSCAPING AND OPEN SPACE, DIVERSION OF ELLENBROOK. MEANS OF ACCESS TO BE DETERMINED

at: LAND AT HATFIELD AERODROME, COMET WAY, HATFIELD

**Agent Name And Address**

SCOTT BROWNRIGG & TURNER,  
F.A.O. M STUTCHBURY,  
No 1 ST AUGUSTINE'S YARD,  
GAUNTS LANE,  
BRISTOL  
BS1 5DE

**Applicant Name And Address**

ARLINGTON PROPERTY  
DEVELOPMENTS LTD,  
ARLINGTON PROPERTY  
DEVELOPMENTS LTD,  
ARLINGTON BUSINESS PARK,  
THEALE,  
READING  
RG7 4SA

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 30/11/1999 and shown on the plan(s) accompanying such application, subject to the following conditions:-

1. The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting, design and external appearance of the building(s) and the means of access thereto and the landscaping of the site which shall



**Continuation...**

have been approved by the Local Planning Authority in respect of any phase of the development before any part of that phase within the development is commenced.

**REASON**

To comply with the provisions of Regulation 7 (1) of the Town and Country Planning General Development Order 1988.

2. Application for approval in respect of all matters, including details relating to any part of any phase within the development, reserved in Condition 1 above shall be made to the Local Planning Authority within a period of 10 years commencing on the date of this notice. The development to which this permission relates shall be begun by not later than whichever is the later of the following dates:-

- i) the expiration of a period of 12 years commencing on the date of this notice.
- ii) the expiration of a period of 2 years, commencing on the date upon which final approval is given by the Local Planning Authority, or in the case of approval given on different dates, the final approval of the last such matter to be approved.

**REASON**

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

3. The details submitted in accordance with Condition 1 hereof shall include:-

- i) existing and proposed ground levels and the finished floor levels of any buildings
- ii) details of car parking and cycle storage provision
- iii) details of boundary treatments
- iv) the design of street furniture
- v) details of the provision, in all non-residential buildings, of showers and lockers for use by cyclists.

**REASON**

To ensure that adequate parking facilities are available within the site and that there is no detriment to the safety of the adjoining highways and to enhance the visual appearance of the development.

4. Prior to the commencement of any part of the development, proposals for the provision of facilities for the minimisation, management and recycling of waste, and, in the case of residential development, the provision of bin stores, composting bins and water butts, shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the details so approved.

**REASON**

In the interests of sustainable development.

5. Prior to the commencement of development on any part of any phase of the development, details of the construction of any storage facilities for oils, fuels or chemicals

## Continuation...

shall be submitted to and approved in writing by the Local Planning Authority and any such facilities shall be constructed in accordance with the details so approved.

### REASON

In the interests of the visual character of the area and to minimize the potential for pollution on the site.

6. Every phase of the development shall be carried out in accordance with a landscaping scheme which shall be submitted to the Local Planning Authority as part of the reserved matters referred to in Condition 1 above and the scheme shall be approved in writing by the Local Planning Authority before any part of that phase within the development commences. The scheme shall show:-

- i) which existing trees, shrubs and hedges are to be retained or removed.
- ii) which new planting is proposed, together with details of species, size and method of planting.
- iii) what measures are to be taken to protect both new and existing landscaping during and after development.

The scheme approved shall be implemented and completed in all respects by not later than the planting season following completion of the relevant phase of the development, and any trees or plants which, within a period of 5 years from completion of that phase 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.

### REASON

To enhance the visual appearance of the development.

7. Prior to the commencement of development, plans shall be submitted to and approved in writing by the Local Planning Authority which shall show:-

- i) the phasing of development on site
- ii) the principal transport infrastructure, including a strategic transport corridor and pedestrian and cycle routes through the site, and associated structural landscaping
- iii) the general alignment and width of the Spine Road through the site and the location of any roundabouts and junctions with that road
- iv) major open spaces, principal gateways, green links and structural landscaping, including sustainable habitat creation, within the site
- v) a strategy for the use, within the site, of any excavated material, including minerals, arising as a result of construction works and the re-use of materials arising from the removal of the runway and any demolition on the site.

The development shall be implemented in accordance with the plans so approved unless otherwise agreed in writing with the Local Planning Authority.

### REASON

To ensure the satisfactory planning of the area in accordance with the adopted Hatfield Aerodrome Supplementary Planning Guidance.

**Continuation...**

8. Prior to the commencement of the development hereby permitted a programme for the construction or provision of the following works shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highways Agency and the Local Highway Authority:-

i) the signalisation of the A1(M) Junction 3 Roehyde roundabout, as generally shown in principle on drawing no: F8CSB/13L, including the signalisation of the University of Hertfordshire access from the A1001 and the provision of a footway/cycleway link between Roehyde and Comet Roundabouts alongside the A1001;

ii) the signalisation of The Comet/Bishops Square roundabouts, as generally shown in principle on drawing no: F8CSB/80M, including the provision of a footway/cycleway link between Comet Roundabout and the Galleria access alongside the A1001;

iii) the signalisation of the Galleria access and the Gatehouse junction, as generally shown in principle on drawing no: F8CSB/70J, including the provision of a footway/cycleway link between the Galleria access and Green Lanes roundabout alongside the A1001;

iv) the improvement of the Green Lanes roundabout, as generally shown in principle on drawing no: F8CSB/30H;

v) the signalisation of A1(M) Junction 4, Jack Oldings Roundabout, as generally shown in principle on drawing no: F8SCB/43L, and;

vi) provision of a bus route through the application site from Ellenbrook Roundabout through the District Centre to the A1001 as set out in the Supplementary Planning Guidance for the site.

Prior to the commencement of each of these works, detailed designs, including accident analysis relating to those works, shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highways Agency and the Local Highways Authority and the works so approved shall be carried out in full in accordance with the approved programme unless otherwise agreed in writing by the Local Planning Authority.

**REASON**

So as not to prejudice the safety and free flow of traffic on the A1(M) and A1001 (T).

9. Prior to the commencement of development, a detailed site investigation shall be carried out to establish if the site is contaminated, to assess the degree and nature of any contamination present, and to determine its potential to pollute. The method and extent of this site investigation shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the work and details of appropriate mitigation measures, including provisions for monitoring, shall then be submitted to and approved in writing by the Local Planning Authority before development commences. The development shall then proceed in strict accordance with the measures so approved unless otherwise agreed in writing by the Local Planning Authority.

**REASON**

To prevent pollution of the environment.

## Continuation...

10. Prior to the commencement of development within the residential area indicated on drawing no: SBT/11940/TP103 Rev. B, a plan showing the location of open spaces and strategic landscaped areas and the layout of pedestrian and cycle links and the major roads shall be submitted to and approved in writing by the Local Planning Authority. Development within the residential area shall be carried out in accordance with the plan so approved unless otherwise agreed in writing by the Local Planning Authority.

### REASON

To enable the Local Planning Authority to ensure that development is carried out in accordance with the objective of the adopted Hatfield Aerodrome Supplementary Planning Guidance.

11. Prior to the commencement of development within the Business Park indicated on drawing no: SBT/11940/TP103 Rev. B, a plan showing the location of the various employment uses, including provision for small units, shall be submitted to and approved in writing by the Local Planning Authority and development within the Business Park shall be carried out in accordance with the plan so approved unless otherwise agreed in writing by the Local Planning Authority.

### REASON

To enable the Local Planning Authority to ensure that development is carried out in accordance with the objective of the adopted Hatfield Aerodrome Supplementary Planning Guidance.

12. Prior to the commencement of development of any part of the District Centre indicated on drawing no: SBT/11940/TP103 Rev. B, a key plan showing the main land uses and the layout, form and landscaping of the District Centre, including provision of a bus interchange and its items of public art, shall be submitted to and approved in writing by the Local Planning Authority and development of the District Centre shall be carried out in accordance with the plan so approved unless otherwise agreed in writing by the Local Planning Authority.

### REASON

To enable the Local Planning Authority to ensure that development is carried out in accordance with the objective of the adopted Hatfield Aerodrome Supplementary Planning Guidance.

13. Prior to the commencement of development, and notwithstanding the submitted drawing no: 6560/50 A, full details of a scheme for the deculverting of Ellenbrook/Nast Hyde Brook and the construction and landscaping of the balancing lakes hereby permitted, together with a landscape and ecological management plan for the area, shall be submitted to and approved in writing by the Local Planning Authority. The scheme so approved shall provide for Buffer Zones a minimum of 10 metres wide alongside the Ellenbrook, Nast Hyde Brook and any other surface water features, shall be implemented in all respects prior to the occupation of any buildings on the site and the area shall be managed thereafter in

**Continuation...**

accordance with the approved management plan unless otherwise agreed in writing by the Local Planning Authority.

**REASON**

To protect and enhance the aquatic environment.

14. Prior to the commencement of development of any part of the area indicated for University use on submitted drawing no: SBT/11940/TP103 Rev. B, a key plan showing the main land uses, areas to which the public shall have access and the layout, form and landscaping of the area shall be submitted to and approved in writing by the Local Planning Authority and development of the University area shall be carried out in accordance with the plan so approved unless otherwise agreed in writing by the Local Planning Authority.

**REASON**

To enable the Local Planning Authority to ensure that development is carried out in accordance with the objective of the adopted Hatfield Aerodrome Supplementary Planning Guidance.

15. Prior to the commencement of any part of the development, a scheme and programme for the relocation of the De Havilland Sports and Social Club shall be submitted to and approved in writing by the Local Planning Authority. The scheme so approved shall be provided in accordance with the approved programme.

**REASON**

To ensure the retention of social facilities in the area.

16. No buildings on the site shall be demolished nor any part of the runway removed until a record of those buildings has been secured in accordance with a programme which shall have been submitted to and approved in writing by the Local Planning Authority.

**REASON**

To ensure adequate recording of features of local historical interest.

17. Prior to the commencement of development, schemes for:-

i) the routing of construction traffic and equipment to and from the site and the provision of appropriate vehicle cleaning facilities and,

ii) the restriction of permissible hours of construction operations on noise sensitive parts of the site,

shall be submitted to and approved in writing by the Local Planning Authority. All construction operations on the site shall take place strictly in accordance with the schemes so approved unless otherwise agreed in writing by the Local Planning Authority.

**REASON**

To protect the amenity of the area and the free flow of traffic on adjacent highways.

Continuation...

18. No development shall take place within any part of the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which shall have been submitted to and approved, in writing, by the Local Planning Authority.

REASON

To ensure adequate investigation and recording of features of archaeological interest.

19. None of the development hereby permitted shall be commenced until a statement of the method of working for the drainage system has been submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in strict accordance with the approved method statement.

REASON

To prevent pollution of the water environment.

20. No soakaways shall be constructed either in contaminated ground or such that they penetrate the water table, and they shall not, in any event, exceed 3 metres in depth below existing ground level.

REASON

To prevent pollution of groundwater.

Date :



Chris Conway  
Chief Planning and Environmental Health Officer



# WELWYN HATFIELD COUNCIL

Council Offices, Welwyn Garden City, Herts, AL8 6AE  
Telephone: Welwyn Garden (01707)357000

TOWN AND COUNTRY PLANNING ACT 1990  
PLANNING DECISION NOTICE – PERMISSION

S6/1999/1064/OP

DEMOLITION OF EXISTING (UNLISTED) BUILDINGS, REMOVAL OF RUNWAY AND OTHER HARD STANDING AREAS AND REDEVELOPMENT FOR THE FOLLOWING PURPOSES: AS A BUSINESS PARK COMPRISING USES WITHIN USE CLASS B1, B2, B8 AND SUI GENERIS USE; HOUSING; NEW UNIVERSITY CAMPUS (USE CLASS D1 AND D2) TO INCLUDE REPLACEMENT DE HAVILLAND SPORTS AND SOCIAL CLUB AND ASSOCIATED PLAYING FIELDS; TWO HOTELS; PRIMARY SCHOOL AND ASSOCIATED FACILITIES; DISTRICT CENTRE; WORKS OF CONVERSION TO ENABLE RECREATION USE OF EXISTING LISTED HANGAR; AVIATION HERITAGE CENTRE. TOGETHER WITH ASSOCIATED HIGHWAY, TRANSPORT AND SERVICE INFRASTRUCTURE (INCLUDING A STRATEGIC TRANSPORT CORRIDOR), LANDSCAPING AND OPEN SPACE, DIVERSION OF ELLENBROOK. MEANS OF ACCESS TO BE DETERMINED

at: LAND AT HATFIELD AERODROME, COMET WAY, HATFIELD

## Agent Name And Address

SCOTT BROWNRIGG & TURNER,  
F.A.O. M STUTCHBURY,  
No 1 ST AUGUSTINE'S YARD,  
GAUNTS LANE,  
BRISTOL  
BS1 5DE

## Applicant Name And Address

ARLINGTON PROPERTY  
DEVELOPMENTS LTD,  
ARLINGTON PROPERTY  
DEVELOPMENTS LTD,  
ARLINGTON BUSINESS PARK,  
THEALE,  
READING  
RG7 4SA

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 30/11/1999 and shown on the plan(s) accompanying such application, subject to the following conditions:-

## REASON

To ensure the proper drainage of the site.

Continuation...

22. No storage of materials shall take place at any time within 10 metres of the banks of Nast Hyde Brook.

REASON

To prevent pollution of the Nast Hyde Brook.

23. All car parking, cycle storage, turning, manoeuvring and loading spaces approved in accordance with Condition 1 hereof shall be provided and available for use prior to the occupation of the buildings to which they relate, and shall be retained and kept available for those purposes at all times thereafter.

REASON

To ensure that adequate parking facilities are available within the site and that there is no detriment to the safety of the adjoining highways.

24. There shall be no open storage, including storage of building materials, topsoil, or other arisings, on the site other than in compounds or areas specifically set aside for this purpose, the details of which shall be shown on a plan which shall have been submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure the maintenance of a satisfactory visual appearance of the site.

25. With the exception of street lighting, there shall be no external lighting of the development hereby permitted other than in accordance with a detailed scheme which shall have been submitted to and approved in writing by the Local Planning Authority.

REASON

In the interests of the visual amenity of the area.

26. No buildings constructed within the area indicated for University use on submitted drawing no: SBT/11940/TP103 Rev B shall be brought into use until the proposed student residential accommodation is completed and available for occupation, unless otherwise agreed in writing by the Local Planning Authority.

REASON

In the interests of the amenities of the area.

Date :



Chris Conway  
Chief Planning and Environmental Health Officer





# WELWYN HATFIELD COUNCIL

Council Offices, Welwyn Garden City, Herts, AL8 6AE  
Telephone: Welwyn Garden (01707)357000

## TOWN AND COUNTRY PLANNING ACT 1990 PLANNING DECISION NOTICE – PERMISSION

S6/1999/971/FP

**ERECTION OF 144 HOUSES AND 26 FLATS WITH ASSOCIATED ACCESS  
ROADS, GARAGES, PARKING AREAS AND PUBLIC OPEN SPACES,  
CYCLEWAYS AND FOOTWAYS**

**at: FORMER SMURFIT CORRUGATED (UK) LTD, HATFIELD PLANT, GREAT  
BRAITCH LANE, HATFIELD**

### Agent Name And Address

GHM ROCK TOWNSEND LTD,  
WHEATHAMPSTEAD PLACE,  
WHEATHAMPSTEAD,  
HERTS  
AL4 8SB

### Applicant Name And Address

ALFRED McALPINE HOMES EAST LTD,  
PEREGRINE HOUSE,  
FALCONRY COURT,  
BAKERS LANE,  
EPPING,  
ESSEX  
CM16 5DQ

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 01/11/1999 and shown on the plan(s) accompanying such application, subject to the following conditions:-

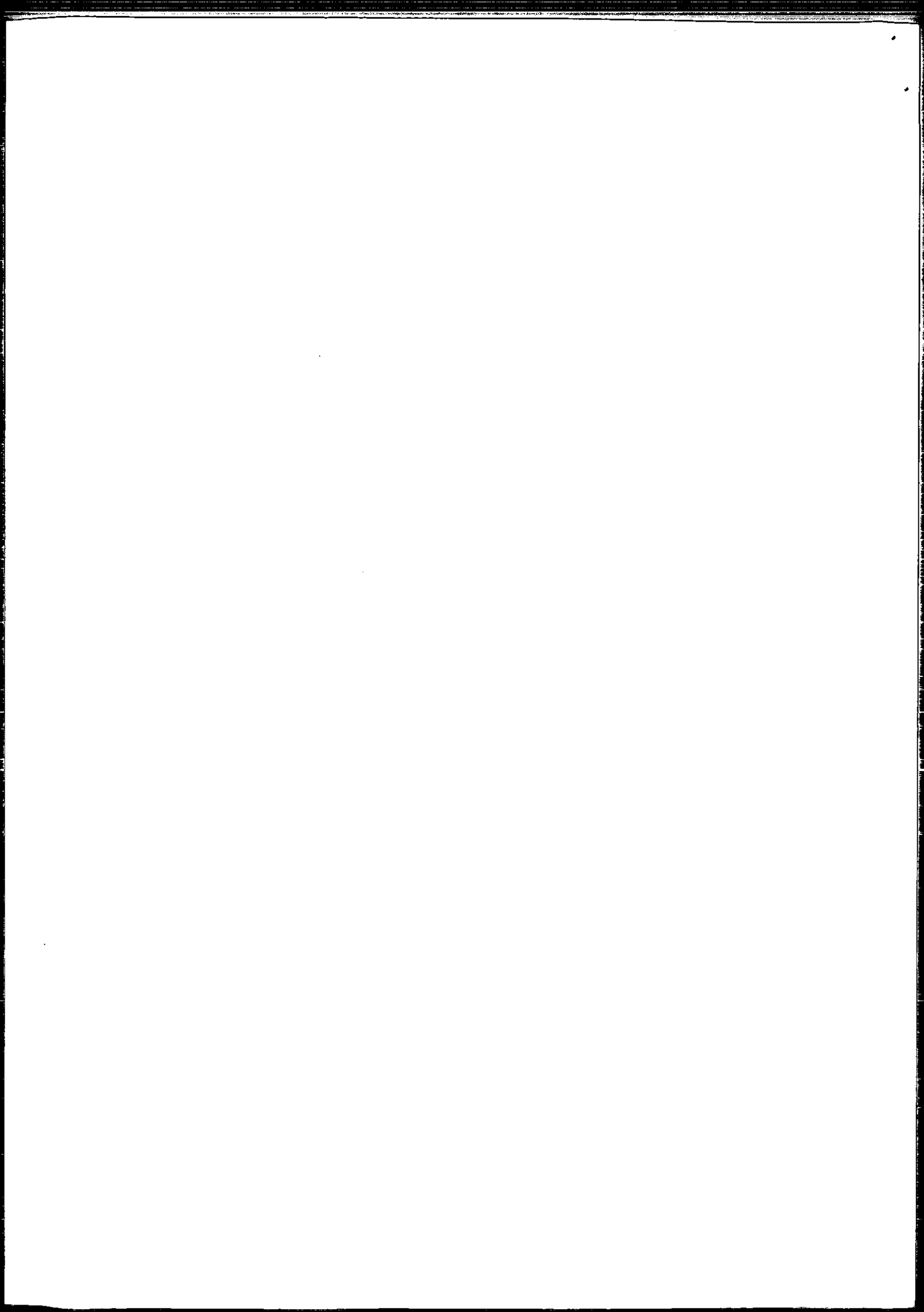
1. The development to which this permission relates shall be begun within a period of 5 years commencing on the date of this notice.

### REASON

To comply with the requirements of Section 91 of the Town and County Planning Act 1990.

2. The development shall only be carried out in accordance with a landscaping scheme which shall be submitted to and approved in writing by the Local Planning Authority before the development commences. The scheme shall show:-

- (1) which existing trees, shrubs and hedges are to be retained or removed.
- (2) what new planting is proposed, together with details of the species, size and method of planting.
- (3) what measures are to be taken to protect both new and existing landscaping during and after development.



**Continuation...**

The scheme approved shall be implemented and completed in all respects by not later than the planting season following completion of the development, and any trees or plants which within a period of 5 years from 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.

**REASON**

To enhance the visual appearance of the development.

3. No trees shall be felled, lopped, topped, damaged or otherwise destroyed, without the prior consent in writing of the Local Planning Authority.

**REASON**

The existing trees represent an important visual amenity which the Local Planning Authority consider should be maintained.

4. Except where shown to be removed on the approved layout drawing no: 4772/DL/101/L all existing hedgerow within the application site shall be retained.

**REASON**

In the interests of visual amenity and local ecology.

5. Development shall not commence until details of on-site and off-site foul and surface water drainage works have been submitted to, and approved in writing by the Local Planning Authority. No works which result in the discharge of foul or surface water from the development shall be commenced until the approved off-site drainage works have been completed, and the on-site drainage works shall be constructed in accordance with the approved details.

**REASON**

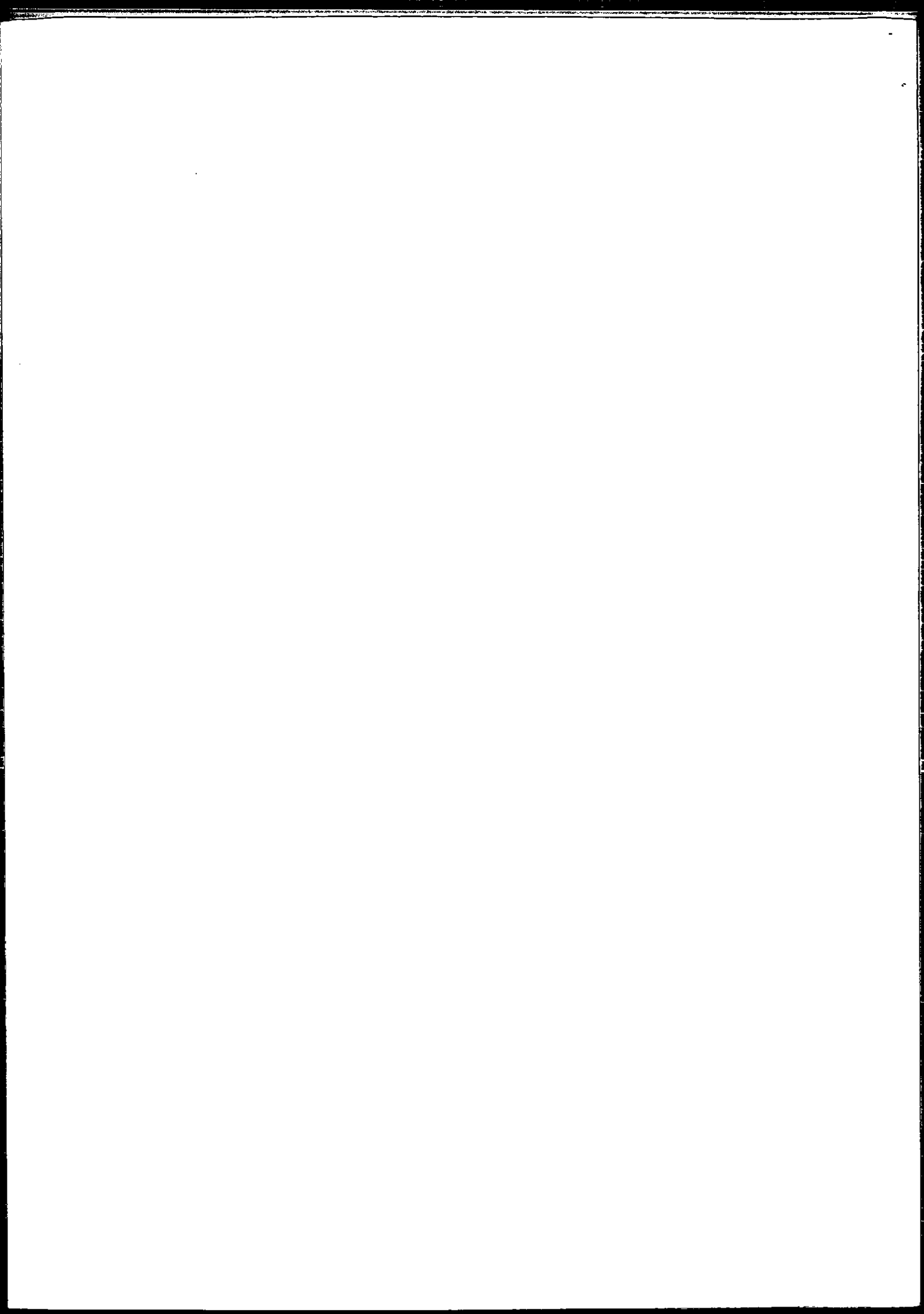
To ensure adequate foul drainage and avoid pollution of the water environment.

6. Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

**REASON**

To prevent the increased risk of flooding and to improve water quality.

7. Before the development is commenced a detailed site investigation shall be carried out to establish if the site is contaminated, to assess the degree and nature of contamination present and to determine its potential for the pollution of water environment. The method and extent of this site investigation shall be agreed with the Local Planning Authority before development commences. Details of appropriate measures to prevent pollution of



## Continuation...

groundwater and surface water, including provisions for monitoring, shall then be submitted to and approved in writing by the Local Planning Authority before development commences. The development shall then proceed in strict accordance with the measures approved.

### REASON

To prevent pollution of the environment.

8. No development shall take place until the applicant has secured the implementation of a programme of archaeological work to include the observation of excavation works during development and the recording of any finds of archaeological interest in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

### REASON

To ensure adequate investigation and recording of features of archaeological interest.

9. Prior to the commencement of the development hereby permitted, a detailed design for the proposed accesses onto Great Braitch Lane shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highways Authority and the accesses shall be constructed in full in accordance with the approved design prior to the first occupation of any dwellings on the site.

### REASON

In the interests of highway safety.

10. Prior to the commencement of the development hereby permitted, the location and design of all on-site highway related facilities, including roads, pedestrian and cycling facilities and bus stops shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highways Authority, together with a programme for their completion. The details approved in respect of each phase of the development shall be implemented in full prior to the occupation of any dwellings in that phase.

### REASON

To ensure that the proposed development is consistent with the approved Supplementary Planning Guidance and in the interests of highway safety.

11. Prior to the commencement of development, schemes for:

- i) the routes and movement of construction traffic and equipment to and from the site and the provision of appropriate vehicle cleaning facilities, and
- ii) the restriction of construction operations on noise-sensitive parts of the site; and
- iii) the location of contractors compound and any open storage of building materials or excavated materials; and
- iv) the re-use of materials arising from the site during construction works,

**Continuation...**

shall be submitted to and approved in writing by the Local Planning Authority. All construction operations on the site shall take place strictly in accordance with the schemes so approved unless otherwise agreed in writing by the Local Planning Authority.

**REASON**

In the interests of sustainable development, highway safety and the protection of residential amenity.

12. Prior to the commencement of construction of each phase of dwellings on the site, details of the external materials to be used in the construction of those dwellings shall be submitted to and approved in writing by the Local Planning Authority.

**REASON**

In the interests of visual amenity.

13. Prior to the commencement of construction of each phase of dwellings on the site, details of any means of enclosure to those dwellings shall be submitted to and approved in writing by the Local Planning Authority.

**REASON**

In the interests of visual and residential amenity.

14. Prior to the occupation of any dwelling on the site the garaging or car parking spaces to serve that dwelling shall be laid out in accordance with the details shown on the approved layout drawing and shall be kept available for that purpose thereafter.

**REASON**

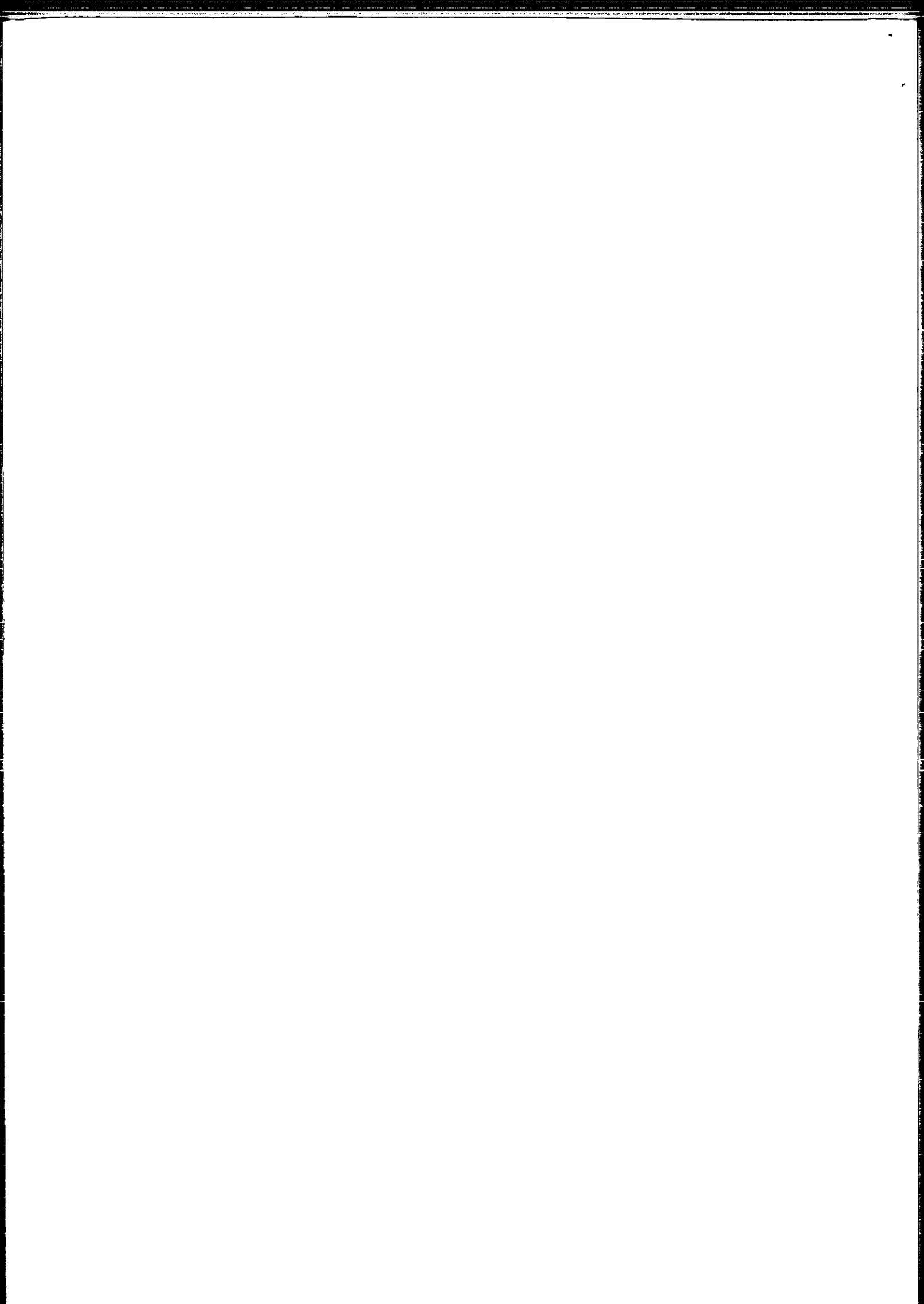
To ensure adequate off-street parking is provided, in the interests of highway safety.

15. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any Order revoking or re-enacting that Order) no development falling within Classes A, or B of Part 2 of Schedule 2 to that Order, and, in respect of Plot 1 - 74 inclusive as shown on drawing no: 4772/DL/101/L, no development falling within Classes A, B, D or F of Part 1 of Schedule 2 to that Order, shall be carried out without the prior written permission of the Local Planning Authority, granted on application.

**REASON**

To enable the Local Planning Authority to exercise control over extensions to the dwellings on higher density plots, and means of enclosure, in the interests of visual and residential amenity, and over new accesses in the interests of visual amenity and highway safety.

16. Prior to the commencement of development, and notwithstanding any details submitted with the application, details of bin stores, composting bins and water butts to serve the dwelling hereby permitted shall be submitted to and approved in writing by the Local



**Continuation...**

Planning Authority, and the approved facilities shall be installed prior to the first occupation of the dwellings which they are to serve.

**REASON**

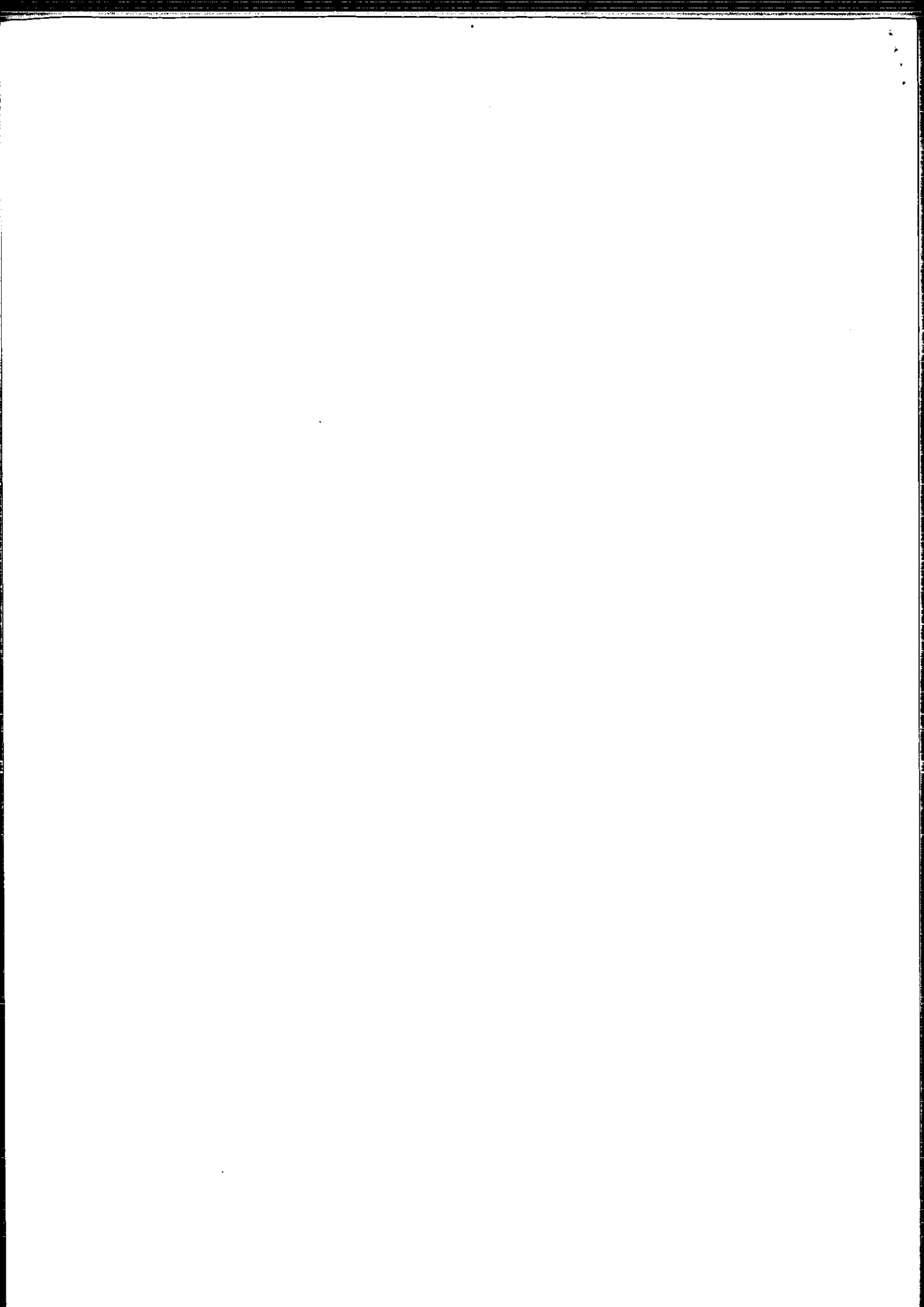
In the interest of sustainable development.

Date :

A handwritten signature in black ink, appearing to read 'Chris Conway', with a large, sweeping flourish at the end.

Chris Conway  
Chief Planning and Environmental Health Officer







# WELWYN HATFIELD COUNCIL

Council Offices, Welwyn Garden City, Herts, AL8 6AE  
Telephone: Welwyn Garden (01707)357000

## TOWN AND COUNTRY PLANNING ACT 1990 PLANNING DECISION NOTICE – APPROVAL

S6/2001/1045/DE

ERECTION OF 111 HOUSES AND 20 FLATS, TOGETHER WITH GARAGING, PARKING AREAS, ACCESS ROADS, FOOTWAYS / CYCLEWAYS AND PUBLIC OPEN SPACE

at: LAND AT FORMER SMURFIT SPORTS GROUND, OFF GREAT BRAITCH LANE, HATFIELD

### Agent Name And Address

GHM ROCK TOWNSEND LTD,  
WHEATHAMPSTEAD PLACE,  
WHEATHAMPSTEAD,  
HERTS  
AL4 8SB

### Applicant Name And Address

ALFRED MCALPINE HOMES EAST LTD  
AND  
RIALTO HOMES PLC,

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 give **APPROVAL** to the siting, design, external appearance and landscaping of, and means of access to the development which were reserved for subsequent approval in the outline planning permission at the above mentioned location in accordance with the drawings submitted by you with your application received on 30/07/2001.

1. Notwithstanding the details submitted as part of the application, exact details of numbers (planting densities) and species of all new planting shall be agreed in writing with the Local Planning Authority prior to the commencement of development. Thereafter only the approved detail and specification shall be implemented.

### REASON

In the interests of visual amenity and the implementation of the objectives of the 1999 Hatfield Aerodrome Supplementary Planning Guidance.

2. Full details of all external materials to be used in the construction of the new dwellings in each phase of development shall be submitted to the Local Planning Authority and approved in writing prior to the commencement in that phase and thereafter only the approved materials shall be used.

### REASON

In the interests of visual amenity.

3. Full details of means of enclosure to all new dwellings and amenity areas within each phase of development shall be submitted to the Local Planning Authority and approved in writing prior to the commencement of development within that phase, and the approved

Continuation...

means of enclosure for any dwelling shall be erected prior to the first occupation of that dwelling.

REASON

In the interests of visual amenity and the privacy of occupiers of the new dwellings.

APPROVED PLAN NUMBER(S):

4985/DL/102 & 4985/DL/101 Rev F & 4985/DL/110 & 4985/DL/111 & 4985/DL/113  
& 4985/DL/114 & 4985/DL/115 & 4985/DL/116 & 4985/DL/117 & 4985/DL/118 &  
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4985/DL/168 & 4985/DL/169 & 4985/DL/170 & 4985/DL/171 & 4985/DL/172 &  
4985/DL/173

Date "Date\_R"



Chris Conway  
Chief Planning and Environmental Health Officer



# WELWYN HATFIELD COUNCIL

Council Offices, Welwyn Garden City, Herts, AL8 6AE  
Telephone: Welwyn Garden (01707)357000

TOWN AND COUNTRY PLANNING ACT 1990  
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER  
1995

## PLANNING DECISION NOTICE – PERMISSION

**S6/1999/1115/OP**

**RESIDENTIAL DEVELOPMENT (OUTLINE) INCLUDING ACCESS TO PUBLIC  
HIGHWAY**

**at: FORMER SPORTSGROUND TO SMURFIT FACTORY, GREAT BRAITCH  
LANE, HATFIELD**

**Agent Name And Address**

KNIGHT FRANK  
20 HANOVER SQUARE,  
LONDON  
W1R 0AH

**Applicant Name And Address**

SMURFIT UK LTD,  
2 THE BEACONS,  
BEACONSFIELD ROAD,  
HATFIELD,  
HERTS  
AL10 8EQ

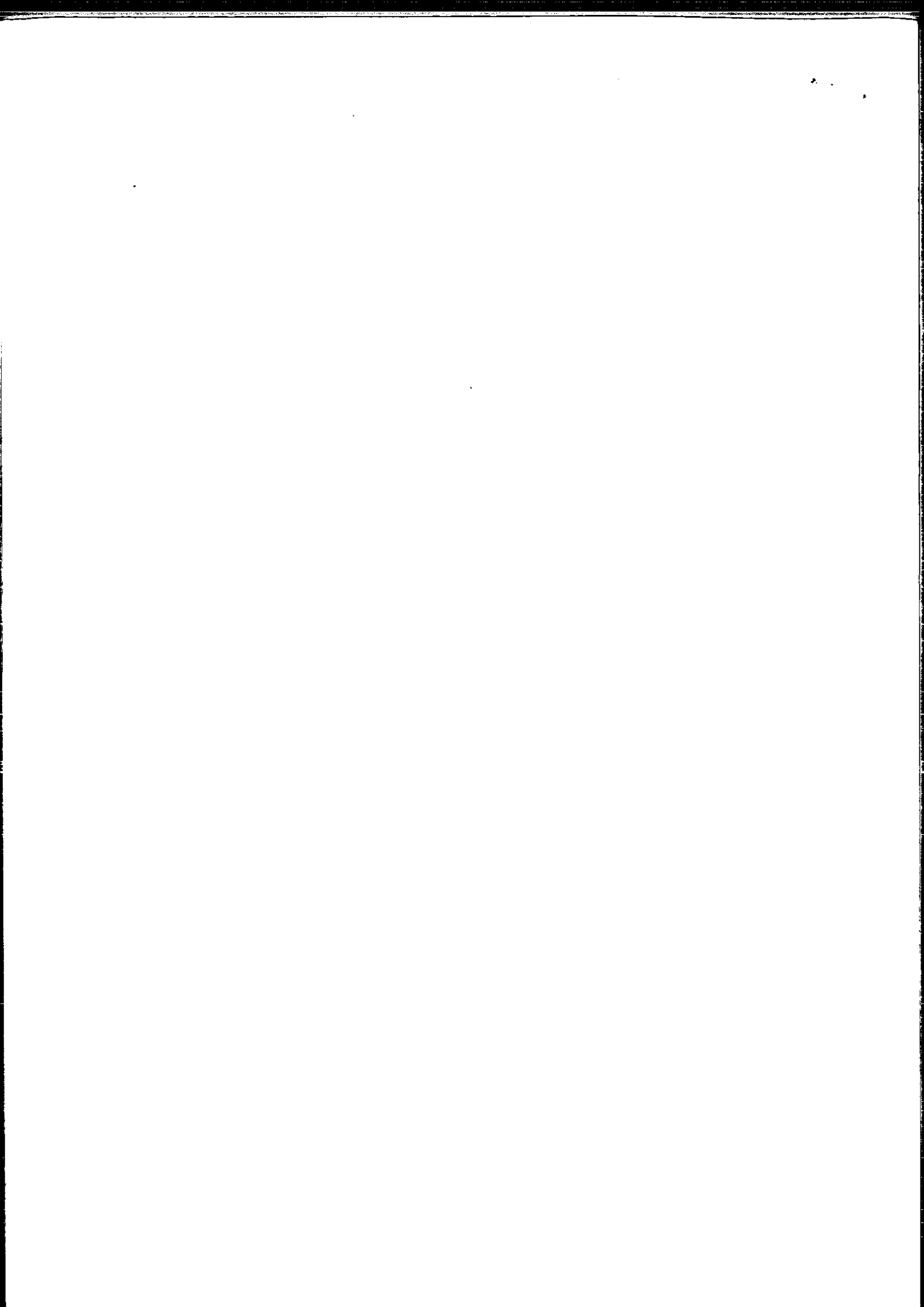
In pursuance of their powers under the above mentioned Act and the Orders and Regulations for the time being in force thereunder, the Council hereby **PERMIT**, in accordance with the provisions of Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995, the development proposed by you in your outline application received with sufficient particulars on 03/12/1999 and shown on the plans accompanying such application, subject to the following conditions:-

1. The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting, layout design and external appearance of the building(s) and the means of access thereto and the landscaping of the site which shall have been approved by the Local Planning Authority, or in default of agreement by the Secretary of State for the Environment, before any development is commenced.

**REASON**

To comply with the provisions of Regulation 7 (1) of the Town and Country Planning General Development Order 1988.

2. a) Application for approval in respect of all matters reserved in Condition 1 above shall be made to the Local Planning Authority within a period of 3 years commencing on the date of this notice. b) The development to which this permission relates shall be begun by not later than whichever is the later of the following dates:- i) the expiration of a period of 5 years commencing on the date of this notice. ii) the expiration of a period of 2



**Continuation ...**

years, commencing on the date upon which final approval is given by the Local Planning Authority or by the Secretary of State, or in the case of approval given on different dates, the final approval of the last such matter to be approved by the Local Planning Authority or by the Secretary of State.

**REASON**

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

3. The development shall only be carried out in accordance with a landscaping scheme which shall be submitted to the Local Planning Authority as part of the reserved matters referred to in Condition 1 above and the scheme shall be approved in writing by the Local Planning Authority before the development commences. The scheme shall show:-

(1) which existing trees, shrubs and hedges are to be retained or removed.

(2) which new planting is proposed, together with details of species, size and method of planting.

(3) what measures are to be taken to protect both new and existing landscaping during and after development.

The scheme approved shall be implemented and completed in all respects by not later than the planting season following completion of the development, and any trees or plants which within a period of 5 years from 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.

**REASON**

To enhance the visual appearance of the development.

4. No trees shall be felled, lopped, topped, damaged or otherwise destroyed, without the prior consent in writing of the Local Planning Authority.

**REASON**

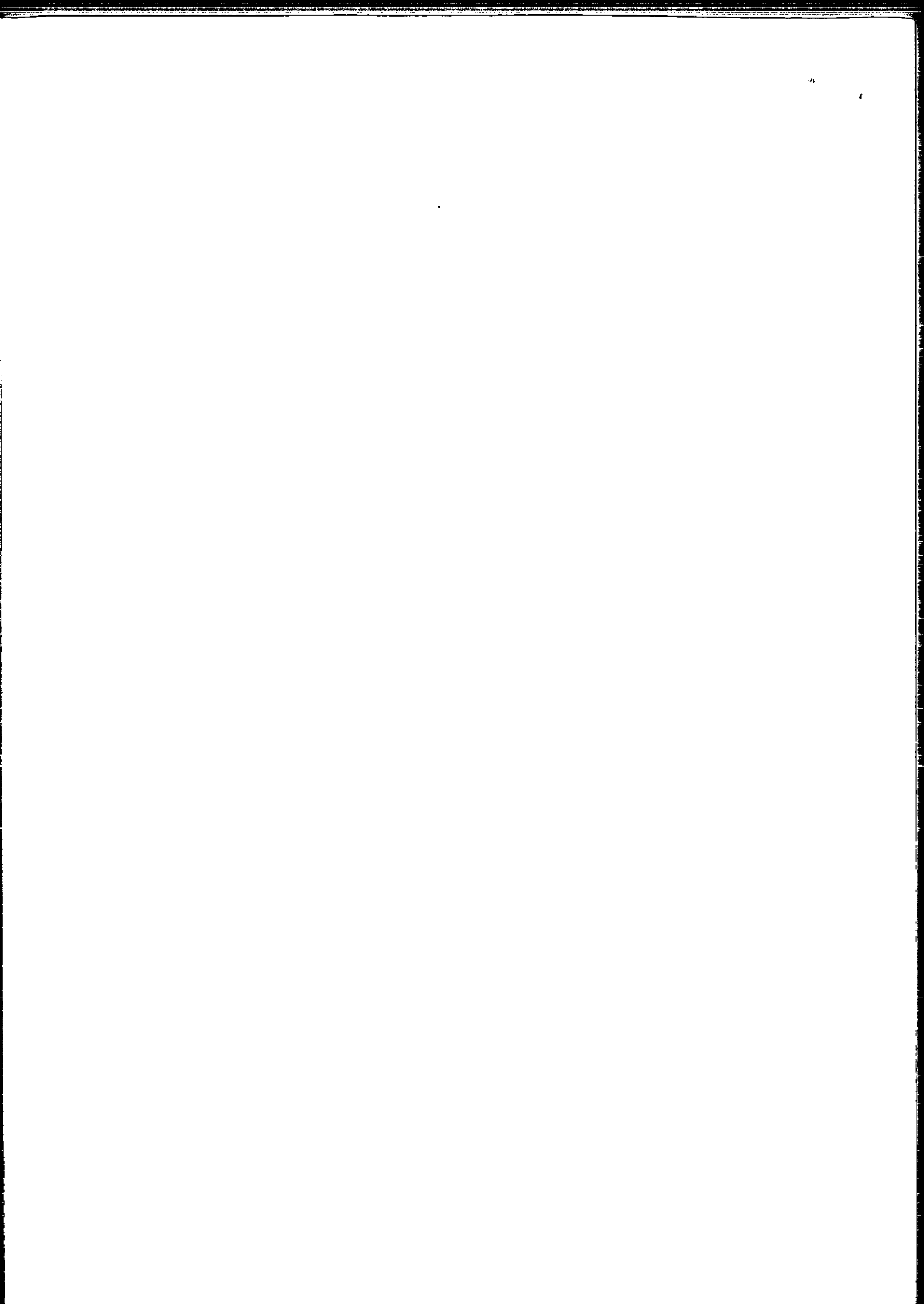
The existing trees represent an important visual amenity which the Local Planning Authority consider should be maintained.

5. Development shall not commence until details of on-site and off-site foul and surface water drainage works have been submitted to, and approved in writing by the Local Planning Authority. No works which result in the discharge of foul or surface water from the development shall be commenced until the approved off-site drainage works have been completed, and the on-site drainage works shall be constructed in accordance with the approved details.

**REASON**

To ensure adequate foul drainage and avoid pollution of the water environment.

6. Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.



**Continuation ...**

**REASON**

To prevent the increased risk of flooding and to improve water quality.

7. No soakaways shall be constructed in contaminated ground.

**REASON**

To prevent pollution of groundwater.

8. Before the development is commenced a detailed site investigation shall be carried out to establish if the site is contaminated, to assess the degree and nature of the contamination present, and to determine its potential for the pollution of the water environment. The method and extent of this site investigation shall be agreed with the Local Planning Authority prior to commencement of the work. Details of appropriate measures to prevent pollution of groundwater and surface water, including provisions for monitoring shall then be submitted to and approved in writing by the Local Planning Authority before development commences. The development shall then proceed in strict accordance with the measures approved.

**REASON**

To prevent pollution of the environment.

9. The developer shall afford access at all reasonable times to any archaeologist nominated by the Local Planning Authority, and shall allow him to observe the excavations and record items of interest and finds.

**REASON**

To ensure adequate recording of features of archaeological interest.

10. Prior to the commencement of the development hereby permitted a detailed design and proposed construction programme for the length of the spine road through the site shall be submitted to and approved by the Local Planning Authority in consultation with the Local Highways Authority and the spine road so approved shall be constructed in full in accordance with the approved scheme prior to the occupation of any dwellings on the site.

**REASON**

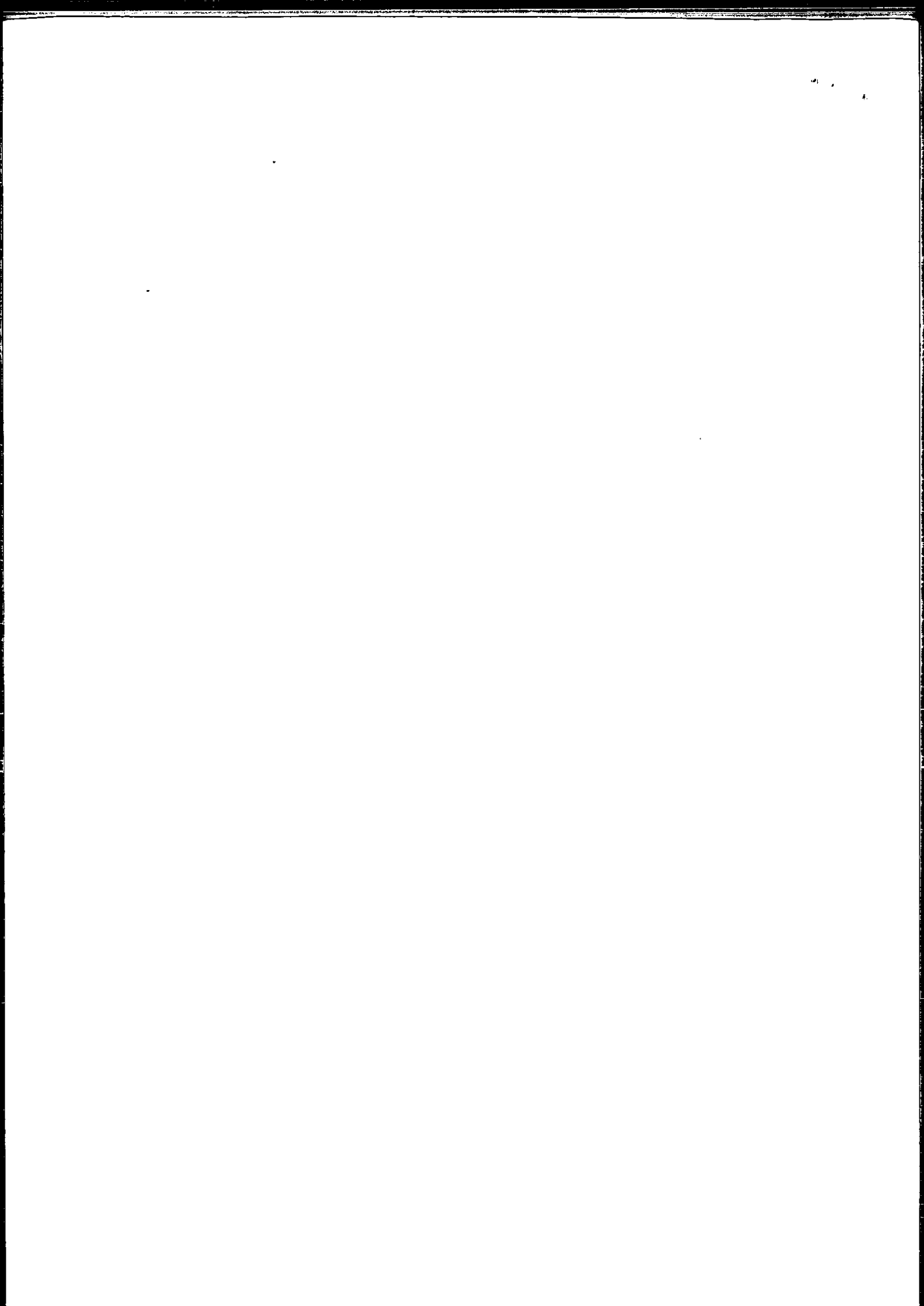
To ensure that the proposed development is consistent with the approved Supplementary Planning Guidance and in the interests of highway safety.

11. Prior to the commencement of the development hereby permitted the location and design of all on site highway related facilities, such as roads, pedestrian and cycling facilities and bus stops shall be submitted to and by the Local Planning Authority in consultation with the Local Highways Authority together with a programme for their completion. The details approved in respect of each phase of the development shall be implemented in all respects prior to the occupation of any buildings in that phase.

**REASON**

To ensure that the proposed development is consistent with the approved Supplementary Planning Guidance and in the interests of highway safety.





**Continuation ...**

12. Prior to the commencement of development, schemes for:

i) the routes and movement of construction traffic and equipment to and from the site and the provision of appropriate vehicle cleaning facilities, and

ii) the restriction of construction operations on noise-sensitive parts of the site; and

iii) the location of contractors compound and any open storage of building materials or excavated materials; and

iv) the re-use of materials arising from the site during construction works,

shall be submitted to and approved in writing by the Local Planning Authority. All construction operations on the site shall take place strictly in accordance with the schemes so approved unless otherwise agreed in writing by the Local Planning Authority.

**REASON**

In the interests of sustainable development, highway safety and the protection of residential amenity.

13. The details to be submitted in accordance with Condition 1 of this permission shall include the provision of car parking spaces or garages for all dwellings to accord with the standards in November 1999 Supplementary Planning Guidance for the site, unless the Local Planning Authority otherwise agrees in writing, and the parking spaces and garages provided shall be retained for that purpose thereafter.

**REASON**

To ensure adequate off-street parking is provided, in the interests of highway safety.

14. The details submitted in accordance with Condition 1 of this permission shall include details of bin stores, composting bins, and water butts to serve the dwellings hereby permitted, for the written approval of the Local Planning Authority and the approved facilities shall be installed prior to the first occupation of the dwellings which they are to serve.

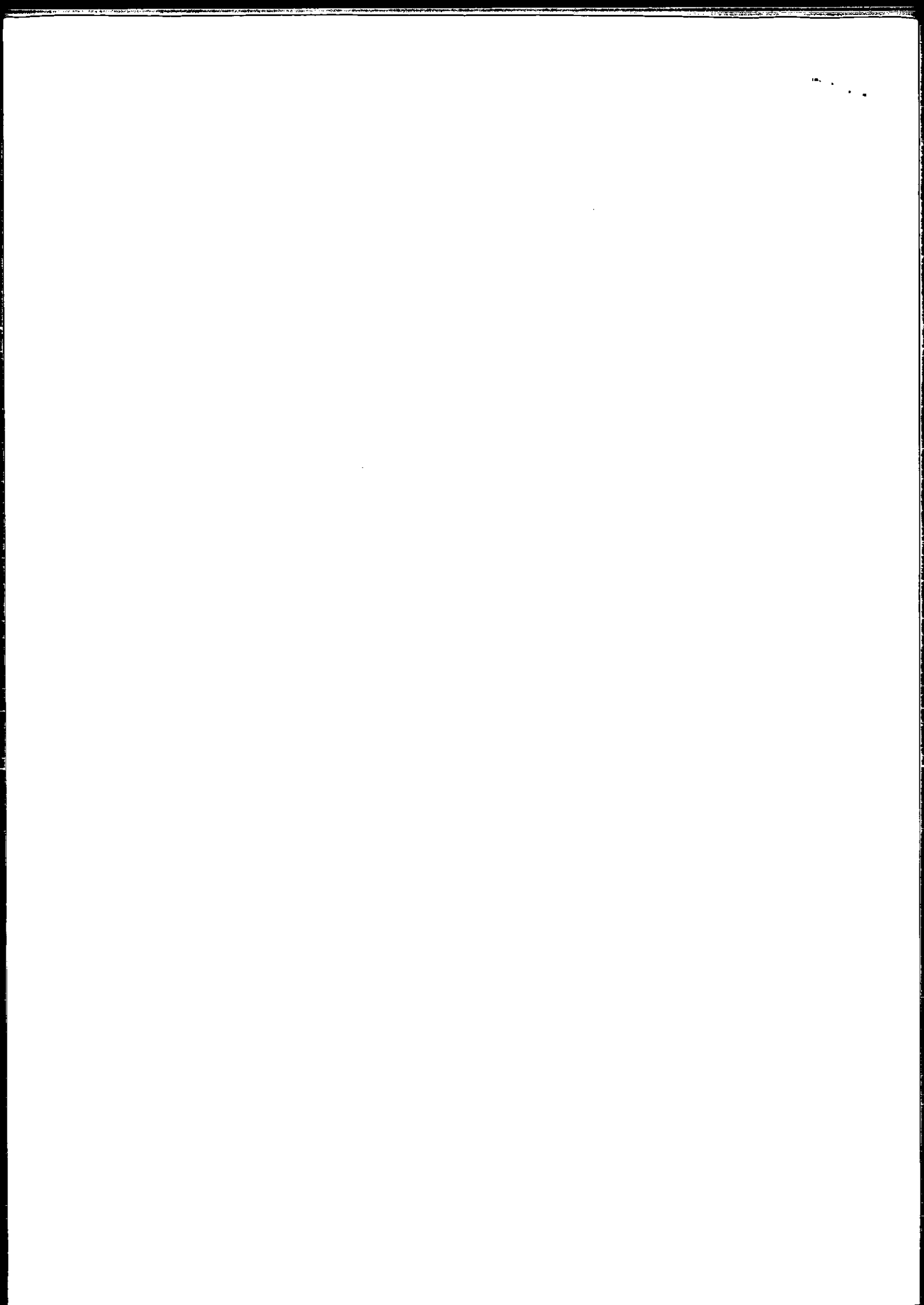
**REASON**

In the interests of sustainable development.

Date : **30/04/2002**



Chris Conway  
Chief Planning Officer





# WELWYN HATFIELD COUNCIL

Council Offices, Welwyn Garden City, Herts, AL8 6AE  
Telephone: Welwyn Garden (01707)357000

TOWN AND COUNTRY PLANNING ACT 1990

## PLANNING DECISION NOTICE – PERMISSION

**S6/2001/1338/FP**

**RESIDENTIAL DEVELOPMENT COMPRISING OF 200 DWELLINGS, NEW ROAD, CYCLE WAYS, FOOTPATHS, LANDSCAPING AND PUBLIC OPEN SPACE. (REVISIONS TO PLANNING PERMISSIONS S6/1999/0884/FP AND S6/2001/0577/FP)**

**at: LAND NORTH OF MANOR ROAD AND WEST OF HATFIELD GARDEN VILLAGE, HATFIELD**

### Agent Name And Address

THE BARTON WILLMORE PARTNERSHIP  
READING LTD,  
BEANSHEAF FARMHOUSE,  
BOURNE CLOSE,  
CALCOT,  
READING,  
BERKSHIRE  
RG31 7BW

### Applicant Name And Address

McLEAN HOMES NORTH LONDON LTD,  
McLEAN HOUSE,  
BLUECOATS AVENUE,  
HERTFORD,  
HERTS  
SG14 1PB

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 02/10/2001 and shown on the plan(s) accompanying such application, subject to the following conditions:-

1. The development to which this permission relates shall be begun within a period of 5 years commencing on the date of this notice.

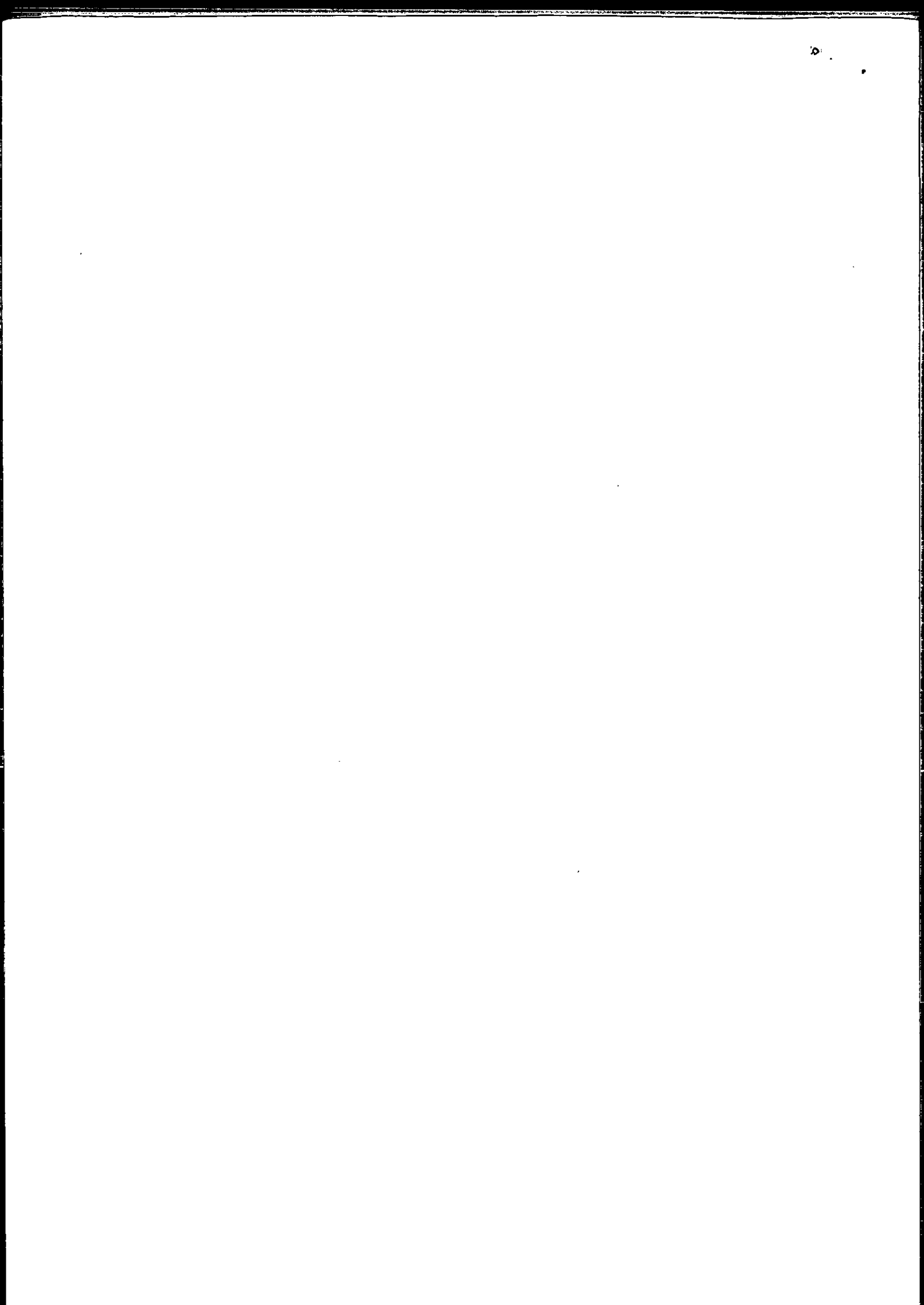
### REASON

To comply with the requirements of Section 91 of the Town and County Planning Act 1990.

2. The development shall only be carried out in accordance with a landscaping scheme which shall be submitted to and approved in writing by the Local Planning Authority before the development commences. The scheme shall show:-

- (1) which existing trees, shrubs and hedges are to be retained or removed.
- (2) what new planting is proposed, together with details of the species, size and method of planting.
- (3) what measures are to be taken to protect both new and existing landscaping during and after development.

The scheme approved shall be implemented and completed in all respects by not later than the planting season following completion of the development, and any trees or plants which within a period of 5 years from 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.



**Continuation ...**

**REASON**

To enhance the visual appearance of the development.

3. Except where shown to be removed on the approved layout drawing all existing hedgerows within the application site shall be retained.

**REASON**

In the interests of visual amenity and local ecology.

4. Development shall not commence until details of on-site and off-site foul and surface water drainage works have been submitted to, and approved in writing by, the Local Planning Authority. No work which results in the discharge of foul or surface water from the development shall be commenced until the approved off-site drainage works have been completed, and the on-site drainage works shall be constructed in accordance with the approved details.

**REASON**

To ensure adequate foul drainage and avoid pollution of the water environment.

5. Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

**REASON**

To prevent the increased risk of flooding and to improve water quality.

6. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

**REASON**

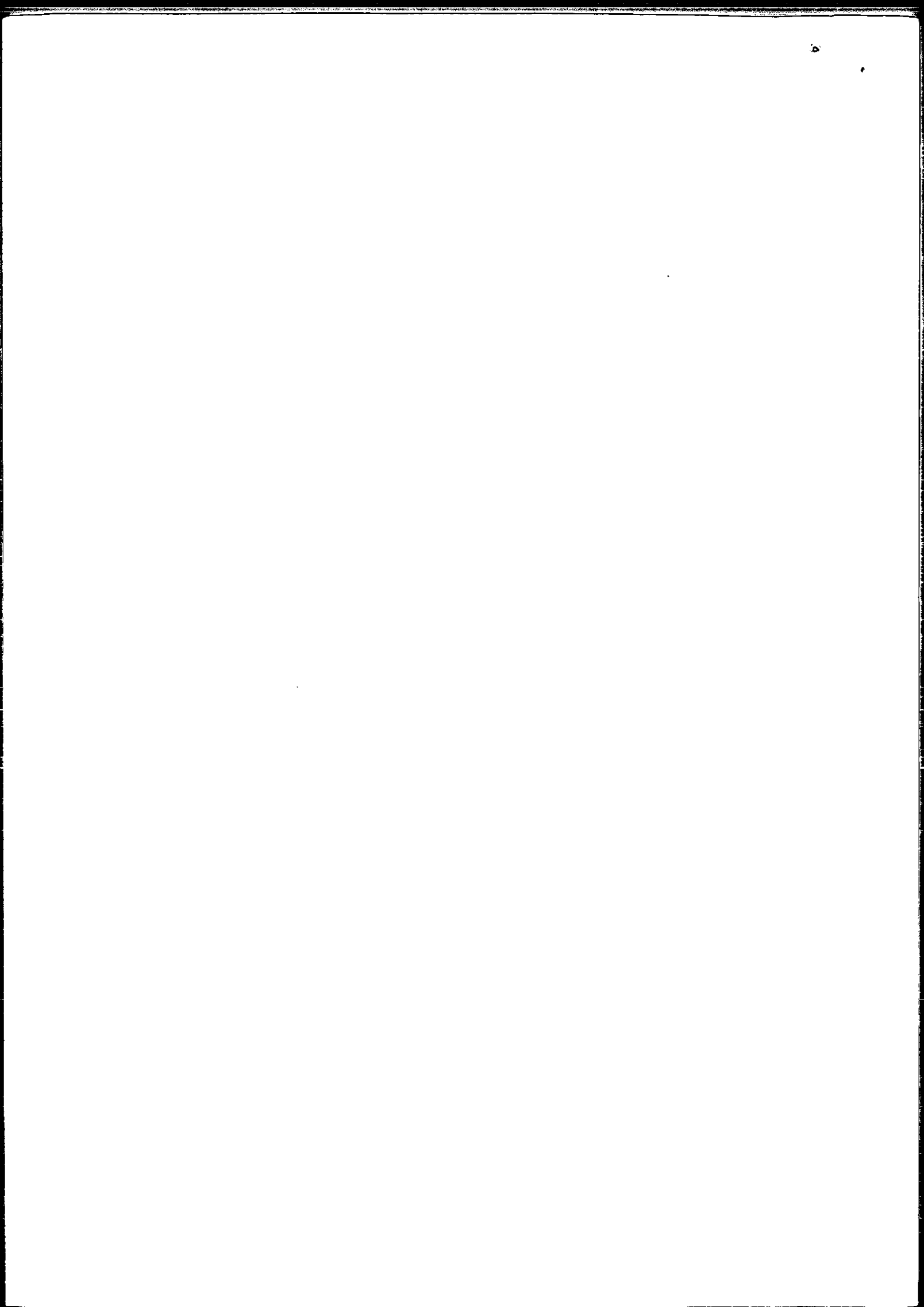
To ensure adequate investigation and recording of features of archaeological interest.

7. Prior to the commencement of the development hereby permitted a detailed design for the proposed access roundabout on Hatfield Avenue shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority and no occupation of any of the dwellings on the site shall take place until the roundabout has been constructed in full accordance with the approved design.

**REASON**

In the interests of highway safety.

8. Prior to the commencement of the development hereby permitted the location and design of all on-site highway related facilities, including roads, pedestrian and cycling facilities and bus stops shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority, together with a programme for their completion. The details approved in respect of each phase of the development shall be implemented in full prior to the occupation of any dwellings in that phase.



**Continuation ...**

**REASON**

To ensure that the proposed development is consistent with the approved Supplementary Planning Guidance and in the interests of highway safety.

9. Prior to the commencement of development, schemes for:-

- (i) the routes and movement of construction traffic and equipment to and from the site and the provision of appropriate vehicle cleaning facilities, and
- (ii) the restriction of construction operations on noise-sensitive parts of the site, and
- (iii) the location of contractors compound and any open storage of building materials or excavated materials
- (iv) the re-use of materials arising from the site during construction works

shall be submitted to and approved in writing by the Local Planning Authority. All construction operations on the site shall take place strictly in accordance with the schemes so approved unless otherwise agreed in writing by the Local Planning Authority.

**REASON**

In the interests of sustainable development, highway safety and residential amenity.

10 Prior to the commencement of development of any dwellings within a distance of 50 metres from the carriageway of Hatfield Avenue or within a distance of 20 metres from the carriageway of The Avenue (the central spine road) an assessment of noise levels relating to those dwellings and appropriate noise amelioration measures shall be submitted to and agreed in writing by the Local Planning Authority. The agreed amelioration measures relating to those dwellings shall be implemented in full prior to the first occupation of the dwellings concerned.

**REASON**

To ensure that noise levels relating to the dwellings are within acceptable limits.

11. Prior to the commencement of construction of each phase of dwellings on the site, details of the external materials to be used in the construction of those dwellings shall be submitted to and approved in writing by the Local Planning Authority.

**REASON**

In the interests of visual amenity.

12. Prior to the commencement of construction of each phase of dwellings on the site, details of any means of enclosure to those dwellings shall be submitted to and approved in writing by the Local Planning Authority.

**REASON**

In the interests of visual and residential amenity.



**Continuation ...**

13. Prior to the occupation of any dwelling on the site the garaging or car-parking spaces to serve that dwelling shall be laid out in accordance with the details shown on the approved layout drawing and shall be kept available for that purpose thereafter.

**REASON**

To ensure adequate off-street parking, in the interests of highway safety.

14. Any windows in the first floor side elevations of the dwellings on plots 197, 261, 268, 297 and 304 as shown on the approved layout drawing shall be glazed in obscured glass and fixed so as to be incapable of being opened below a height of 1.8 metres above floor level and shall be retained in that form thereafter.

**REASON**

To maintain the privacy of neighbouring residential properties.

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) no development falling within Classes A, B, D or F of Part 1 or Classes A or B of Part 2 to Schedule 2 to that Order shall be carried out without the prior written permission of the Local Planning Authority, granted on application.

**REASON**

To enable the Local Planning Authority to exercise control over extensions to the dwellings and means of enclosure in the interests of visual and residential amenity, and over new accesses in the interests of visual amenity and highway safety.

16. Prior to the commencement of development, and notwithstanding any details submitted with the application, details of bin stores, composting bins and water butts to serve the dwellings hereby permitted shall be submitted to and approved in writing by the Local Planning Authority, and the approved facilities shall be installed prior to the first occupation of the dwellings which they are to serve.

**REASON**

In the interests of sustainable development.

Date: **28/03/2002**



Chris Conway  
Chief Planning and Environmental Health Officer

