

**WELWYN HATFIELD COUNCIL**  
**PLANNING CONTROL BOARD**  
**17<sup>TH</sup> JANUARY 2002**  
**REPORT OF THE CHIEF PLANNING OFFICER**

**PCB 17.01.02**  
**PART I**  
**ITEM NO**  
**FOR DECISION**  
**CPO**

**S6/2001/1338/FP**  
**RESIDENTIAL DEVELOPMENT COMPRISING 200 DWELLINGS,**  
**NEW ROADS, CYCLEWAYS, FOOTPATHS, LANDSCAPING AND**  
**PUBLIC OPEN SPACE (REVISION TO PLANNING PERMISSIONS**  
**S6/1999/0884/FP AND S6/2001/0577/FP)**

**APPLICANT:           MCLEAN HOMES NORTH LONDON LIMITED**

**(Hatfield North)**

**1.0    INTRODUCTION**

- 1.1    Members may recall that, at the meeting of the Board on 29<sup>th</sup> June 2000, it was resolved to grant planning permission in respect of three applications for residential development on land north of Manor Road and west of Hatfield Garden Village, subject to the completion of Section 106 agreement and various planning conditions. The largest and southernmost of the three sites comprised within this development area was the subject of application S6/1999/0884/FP, submitted by Rialto Homes, for the erection of 370 dwellings. A Section 106 Agreement in respect of this application was concluded on 7<sup>th</sup> March 2001 and full permission was granted.
- 1.2    Subsequently, the option to develop this site was sold to David Wilson Homes, and application S6/2001/577/FP was lodged in May 2001 as a revised scheme for the development. In most respects, including total number of dwellings, housing mix, number and location of affordable dwellings, highway and pedestrian infrastructure and public open space, the proposals remained unchanged. The one area of change was the submission of David Wilson house types for the original Rialto versions. The revised proposals were reported to the Board on 5<sup>th</sup> July 2001, where it was resolved to grant full planning permission subject to similar conditions as on the previous scheme, and to the completion of a deed of variation to the previous Section 106 Agreement to ensure that the planning obligations relating to public transport, highways, education, affordable housing and other matters continued to apply. The deed of variation is nearing completion.
- 1.3    The position on this site has now been complicated further by the fact that David Wilson have entered into a partnership with McLean Homes such that the latter propose to develop that part of the site east of the proposed spine road (200 dwellings), leaving David Wilson with the western part (170 dwellings). The current application therefore again constitutes a revised scheme, this time on part of the site only. The total number of dwellings east of the spine road, the housing mix, the number and location of affordable dwellings, highway and

pedestrian infrastructure and public open spaces all remain unchanged from the David Wilson proposals under application S6/2001/577/FP. The changes are therefore chiefly concerned with a substitution of house types, and the implications of this are discussed below.

## **2.0 RELEVANT POLICIES**

- 2.1 Welwyn Hatfield District Plan Alterations No 1 (1998) British Aerospace inset  
Hatfield Aerodrome Supplementary Planning Guidance – November 1999

## **3.0 REPRESENTATIONS RECEIVED**

- 3.1 The application has been advertised in the local press and residents whose properties immediately adjoin the site in Manor Road, Holme Road and Holme Close, as well as Hatfield Garden Village Residents Association, have been notified individually by letter.
- 3.2 No representations have been received from residents, or from Hatfield Town Council.

## **4.0 DISCUSSION OF PROPOSALS**

- 4.1 During consideration of the original application by Rialto Homes, a significant amount of time and resources was spent in negotiation in an endeavour to ensure that the detailed scheme achieved the aspirations of the Supplementary Planning Guidance, particularly in terms of urban design, pedestrian and cycle priority, use of open space, and sustainability issues. It was therefore a requirement that the David Wilson revision retained this essential framework, and application S6/2001/577/FP was recommended for approval on that basis. The present application also retains this framework, in that proposed roads, cycleways, footways and areas of open space are in the same locations as the previously approved plans. The County Council as Highway Authority has no objections to the application. An updated sustainability statement has been submitted to reflect the approach of McLean Homes to the development of this site in partnership with David Wilson Homes.
- 4.2 The change of house types now proposed has been considered in terms of both urban design and relationship to neighbouring existing residential properties. Although the proposal would effectively introduce different ranges of house types on either side of the spine road, the symmetry of layout at the southern gateway to the site and around the central square has been retained. The location of the three-storey elements also remains as previously approved. The individual house types are a broadly similar range to those approved for Rialto and David Wilson, and are of equal overall standard in terms of variety and design detailing. For these reasons I am satisfied that the proposals accord with the Supplementary Planning Guidance. Where there have been minor changes in the position or detail of elevations on plots adjoining the existing properties in Hatfield Garden Village, these elevations are no closer to the neighbouring properties than in the previous approval, nor is any additional element of

overlooking introduced at any point. The proposed changes, therefore, would have no detrimental effect on the amenity of existing properties.

- 4.3 If members were minded to approve this application, a similar package of planning obligations and conditions would need to be attached as in the case of the original planning permission S6/1999/884/FP, and this is likely to require a deed of variation to the existing Section 106 Agreement. The previous applications on this site were referred to the Secretary of State under the terms of the Town and Country Planning (Residential Development on Greenfield Land) (England) Direction 2000, for his consideration as to whether the proposals were consistent with the objectives of PPG3 on making best use of land for housebuilding. The Secretary of State decided that the applications accorded with the approach of PPG3 and therefore did not intervene in the determination process in either case. Given that background, and the fact that the present application is for house type substitution on a part of the site only, I would not propose to refer the application under the Direction.

## **5.0 RECOMMENDATION**

- 5.1 I recommend that planning permission is granted in respect of application S6/2001/1338/FP subject to the completion of any necessary deed of variation to ensure that the obligations contained in the Section 106 Agreement date 7<sup>th</sup> March 2001 and summarised in the report on application S6/1999/884/FP (appended) remain applicable, also to the following conditions:

### Conditions

1. SCO1 - Time Limit - Full Permission
2. SCO9 - Landscaping Scheme - Full Permission
3. Except where shown to be removed on the approved layout drawing all existing hedgerows within the application site shall be retained.
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 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.
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.
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.
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.

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.
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.
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 20metres 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.
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.
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.

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.
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.
15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) no development falling within Class 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.
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.

## **BACKGROUND PAPERS**

Planning Application S6/2001/577/FP S6/1999/884/FP S6/2001/1338/FP/



**WELWYN  
HATFIELD  
COUNCIL**

## LAND NORTH OF MANOR ROAD

SCALE: 1:2500      DRAWN BY: MARGARET WALKER      DATE: 2nd January 2002

Drawing No.

Council Offices, The Campus,

Welwyn Garden City, Herts. AL8 6AE

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