



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

S6/2005/675/DE

MIXED USE DEVELOPMENT OF DISTRICT CENTRE COMPRISING SHOPS, FOOD & DRINK USES, HOTEL, HEALTH CENTRE, DAY NURSERY, 267 RESIDENTIAL UNITS INCLUDING AFFORDABLE AND KEY WORKER HOUSING, BUS INTERCHANGE, SERVICING, CARPARKING AND LANDSCAPING (RESERVED MATTERS APPLICATION FOLLOWING OUTLINE PERMISSION S6/2003/1137/OP).

at: COMET SQUARE, HATFIELD DISTRICT CENTRE, LAND AT FORMER HATFIELD AERODROME COMET WAY, HATFIELD

Agent Name And Address

RAPLEYS LLP (F.A.O. MS A JONES)
MADDOX HOUSE,
1 MADDOX STREET
LONDON
W1S 2PZ

Applicant Name And Address

FRONTIER (HATFIELD) LTD
C/O AGENT

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 31/05/2005.

1. No development shall take place until a noise assessment report of the effects of the commercial uses and bus interchange within the site, including servicing and traffic noise, on the flats and hotel has been carried out and a scheme for mitigating the effects of such noise has been submitted to and approved in writing by the Local Planning Authority. All works that form part of the scheme shall be completed before any residential buildings are occupied and retained thereafter.

REASON

In the interests of the amenity of occupiers of the residential development.

2. Details of any external plant and equipment, including extraction units, shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. Any measures required by the Local Planning Authority to reduce noise from the plant or equipment shall be completed prior to the plant being brought into use and retained thereafter.

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REASON

In the interests of residential amenity.

3. No part of the family pub, bar, restaurant and hot food outlet development hereby approved shall be brought into use until a scheme for treating cooking fumes and odours arising from that part of the development before their emission to the atmosphere so as to render them innocuous has been submitted to and approved in writing by the Local Planning Authority. The works that form part of this scheme shall be installed as approved and be in full working order prior to commencement of the use. As long as the use continues, the equipment shall be operated, serviced and retained in such a manner so as to suppress effectively the emission of cooking fumes and odours.

REASON

In the interests of the amenity of the development and of occupiers of the residential development in particular.

4. Prior to the commencement of development of the family pub and the bar/restaurant shown as 'Unit 1' on the approved Ground Floor Master Plan, a scheme for the reduction of noise at the south-west boundary of the site shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed in full prior to the first use of the family pub or the bar/restaurant and retained thereafter. No deliveries, loading or unloading shall take place in the rear service area to these buildings before 7am or after 11pm on any weekday or before 9am or after 7pm on Sundays.

REASON

To avoid undue nuisance to occupiers of the neighbouring hotel.

5. Prior to the commencement of the residential development a scheme for controlling access to the flats and enhancing their security shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall be implemented in full prior to the first occupation of the flats to which it relates and retained thereafter.

REASON

To improve security of the residential units in this high-density mixed-use development and to reduce the possibility of crime.

REASON FOR APPROVAL

The proposals comply with the Adopted Hatfield Aerodrome Supplementary Planning Guidance 1999, Development Plan Policies and Central Government Guidance concerning sustainable development.

SUMMARY OF RELEVANT DEVELOPMENT PLAN POLICIES

Hertfordshire Structure Plan Review 1991- 2011:

NONE

Welwyn Hatfield District Plan 2005:

SD1, M1, M14, H1, H6, H7, CLT10, CLT15

Continuation...

Supplementary Design Guidance
Supplementary Planning Guide Parking Standards

APPROVED PLAN NUMBER(S):

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G1838(05) LOCATION PLAN & G1838(05) MP 501 & G1838(05) MP502 & G1838(05) MP 510 & G1838(05) MP 511 & G1838(05) MP 513 & G1838(05) MP 514 & G1838(05) MP 515 & G1838(05) MP 516 & G1838(05) MP 517 & G1838(05) MP 518 (PART) & G1838(05) MP 520 & G1838(05) MP 521 & G1838(05) MP 522 (PART) RECEIVED 31 MAY 2005 & G1838(05) MP 523 & G1838(05) MP 524 RECEIVED 15 AUGUST 2005 & 513-10E & 513_12 & 513_13A & 513_14A & 513-15A RECEIVED 16 AUG 2005 & 513_02M RECEIVED 08 SEPT 2005 & G1838(05) MP 503 REV B & G1838(05) MP 504 REV B & G1838(05) MP 505 REV B & G1838(05) MP 506 REV B & G1838(05) MP 507 REV B & G1838(05) MP 508 REV B & G1838(05) MP 509 REV B RECEIVED 12 SEPT 2005

Date: **01/09/2005**



Chris Conway
Chief Planning and Environmental Health Officer