

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	<u>S6/2007/0006/FP</u>
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NOTATION:

The site is located within the Hatfield Aerodrome Site as designated by the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF SITE:

The site consists of the former Comet hangar, which is Grade 2* Listed combined with a contemporary style building, which currently provides as a hotel with a members club and range of sports, leisure and social facilities.

The site covers an area of approximately 2.67 hectares and is irregular shaped. It falls within the Employment Area 6, which covers Hatfield Business Park.

DESCRIPTION OF PROPOSAL:

The proposal seeks full planning permission for a change of use from a hotel room (class C1) to an office (B1).

PLANNING HISTORY:

The Flight Test Hangar was built in 1952 and in 1998 was Grade 2* Listed due to historical connections and as it was considered to be one of the most significant early examples of the widespread use of aluminium for construction.

In December 2000 outline permission was granted for the entire aerodrome re-development. Following this, full planning permission and listed building consent were granted in June 2002 for alterations to the hangar to allow its use as a members club to provide a range of sports, leisure and social facilities together with associated car parking and landscaping.

SUMMARY OF DEVELOPMENT PLAN POLICIES:

Hertfordshire Structure Plan Review 1991 – 2011:
None relevant

Welwyn Hatfield District Plan 2005:
HATAER1 Sustainable Development of the Site
HATAER2 – Mixed Use
GBSP2 - Towns and specified settlements
EMP1 – Employment Areas
EMP2 – Acceptable Uses in Employment Areas

CONSULTATIONS

No additional statutory consultees were notified.

TOWN /PARISH COUNCIL COMMENTS

Hatfield Town Council – have not responded to date

REPRESENTATIONS

The application was advertised by site notice on 10/01/2007 and expired on 31/01/2007. No letters of objection were received.

DISCUSSION:

The main issues are

- 1) Acceptability of change of use within Employment Area**
- 2) Other issues**

Hatfield Business Park covers an area of approximately 85 hectares and is identified as Employment Area 6.

Policy EMP2 states that proposed development within B1, B2 and B8 use classes are acceptable provided that they meet specific criteria. The proposed change of use within the employment area is not considered to impact on housing demand, impact on transport infrastructure, harm amenities of any nearby residential properties and would provide adequate parking, servicing and access. The application from specifies that all existing transportation infrastructure would be maintained combined with 250 existing parking spaces on site, which are considered to be adequate. The Nearest residential properties are located approximately 50 metres to the west of the site.

Policy HATAER2 requires that the redevelopment of the Hatfield Aerodrome Site caters for a variety of different land uses including residential, employment, educational, community facilities and leisure to help achieve sustainable development. It is considered that the loss of one hotel room for office purposes would not conflict with this policy.

CONCLUSION:

The proposed change of use from hotel room (C1) to office accommodation (B1) is not considered to conflict with the uses of the Employment Area and Hatfield Aerodrome Site and therefore complies with Policies HATAER1, HATAER2, EMP1 and EMP2 of the Welwyn Hatfield District Plan 2005.

RECOMMENDATION: APPROVAL WITH CONDITIONS

CONDITIONS:

1. SC01 – Time Limit

SUMMMARY OF REASONS FOR THE GRANT OF PERMISSION:

The proposal has been considered against development plan policies (i.e. Welwyn Hatfield District Plan 2005 HATAER1, GBSP2, EMP1, EMP2), in addition to the Human Rights Act 1998, which indicate that the proposal should be approved. Material planning considerations do not justify a decision contrary to the Development Plan (see Officer's report which can be inspected at these offices).

INFORMATIVES:

None

DRAWING NUMBERS:

Site Location Plan & L(0) 004 & L(0) 003 & L(0) 135 & L(0) 096 and date stamped 03 January 2007.

Signature of author..... Date.....