

**WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL**  
**DELEGATED REPORT**

<b>APPLICATION No:</b>	<b>S6/2007/1218/FP</b>
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**NOTATION:**

The site is located within the Hatfield Aerodrome, Inset 3, as outlined in the Welwyn Hatfield District Plan 2005.

**DESCRIPTION OF SITE:**

The masterplan for the redevelopment of the Hatfield Aerodrome site, as adopted in the relevant Supplementary Planning Guidance dated November 1999 states that the “*creation of a District Centre is a key component of the overall development*” and that the “*area will become the heart of the scheme creating a sense of place within a high quality, safe environment*”. It is intended that the District Centre will contain, amongst other elements, appropriate shopping, food and drink, and health care uses, to serve the population of the new residential development.

The land covered by this designation is some 9.8 hectares adjoining the west side of Comet Way, located partly behind Waters Garage and Harpsfield Broadway, and stretching westwards to Mosquito Way, to include the listed hangar building. To the north of the District Centre site is the Commercial Area and the listed Administration Block and Canteen Block, whilst to the south are the Bishop Square offices and the recently rebuilt Beales Hotel.

**DESCRIPTION OF PROPOSAL:**

**PLANNING HISTORY:**

S6/1999/1064/OP – Outline planning permission for the redevelopment of the Hatfield Aerodrome site in accordance with masterplan (including District Centre).

S6/2003/1137/OP – Full permission for 200 flats and Nursing Home, also outline permission for District Centre including shops, food and drink uses, hotel and health centre, day nursery, residential uses including affordable and key worker housing, bus interchange, servicing and car parking.

**SUMMARY OF DEVELOPMENT PLAN POLICIES:**

Hertfordshire Structure Plan Review 1991 – 2011:  
None

Welwyn Hatfield District Plan 2005:

D1 - Quality of Design  
D5 – Design and Ease of Movement  
HATAER2 – Mixed Use  
HATAER3 – Requirement for a Masterplan

Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005

## **REPRESENTATIONS**

The Welwyn Hatfield Access Group requested that the application be considered in relation to Policies D3 and D5 of the Welwyn Hatfield District Plan (2005), Building Regulations Part M, BS8300 Code of Practice and BS5588 Part 8 Emergency Access.

This application has been also advertised by means of a site notice and no representations have been received.

## **DISCUSSION:**

**The main issues are:**

- 1. Quality of design**
- 2. Impact on ease of movement**

Policies D1 Quality of Design and D5 Design and Ease of Movement are relevant (Welwyn Hatfield District Plan 2005), in addition to the material contained within the Supplementary Design Guidance (2005).

The proposal accords with Policy D1 of the Welwyn Hatfield District Plan (2005), which requires all new development to be of a high quality of design, incorporate the design principles of the District Plan & Supplementary Design Guidance (2005), be appropriate to the setting and context of the area and be of the highest quality and Policy D5 which requires all new development to take account of its impact on existing and proposed movement patterns.

## **CONCLUSION:**

**RECOMMENDATION: APPROVAL WITH CONDITIONS**

**RECOMMENDATION: REFUSAL AND REASON (S)**

**RECOMMENDATION: LISTED BUILDING CONSENT WITH CONDITIONS**

**RECOMMENDATION: GRANT EXPRESS ADVERTISEMENT CONSENT FOR \* YEARS**

## **CONDITIONS:**

## **SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:**

### **Reason for Grant of FP/LB/CA/DT/ (*Approvals only*):**

The proposal has been considered against development plan policies (i.e. Hertfordshire Structure Plan Review 1991 - 2011 xxxxxxxxxxxxxxxx & Welwyn Hatfield District Plan 2005 xxxxxxxxxxxxxxxx), 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:**

## **DRAWING NUMBERS:**

Site Location Plan XX and date stamped XX

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