

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

<b>APPLICATION No:</b>	
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**NOTATION:**

The site lies within XXXXX as designated in the Welwyn Hatfield District Plan 2005.

**DESCRIPTION OF SITE:**

**DESCRIPTION OF PROPOSAL:**

**PLANNING HISTORY:**

**SUMMARY OF DEVELOPMENT PLAN POLICIES:**

National Policy

Planning Policy Guidance Note 14: Development on Unstable Land

Hertfordshire Structure Plan Review 1991 – 2011:

None or XXX

Welwyn Hatfield District Plan 2005:

SD1 Sustainable Development

GBSP1 – Definition of Green Belt

GBSP2 - Towns and specified settlements

R3 - Energy Efficiency

R5 - Waste Management

M14 - Parking standards for new developments

D1 - Quality of design

D2 - Character and context

D5 - Design for movement

D7 - Safety by Design

D8 - Landscaping

D9 - Access and Design for people with disabilities

Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005

Welwyn Hatfield District Plan, Supplementary Planning Guidance, Parking Standards, January 2004

**CONSULTATIONS**

**TOWN/PARISH COUNCIL COMMENTS**

## REPRESENTATIONS

None. Period expired.

Or

This (these) application(s) have been advertised and 0 representations have been received. Period expired.

## DISCUSSION:

The main issues are:

- 1.
- 2.
- 3.
4. **Other Material Planning Considerations**

1.

2.

3.

4.

### Chalk Mining

The risk assessment for this development, using the tool by Hyder, indicates a **XXX** risk. The application should therefore, in accordance with PPG14, include an **informative/condition** for:

(delete as appropriate)

Very Low Risk Sites – Informative\* and notes on back of decision notice

Low Risk Site – Condition and Informative\*\* on decision notice and notes on back of decision notice

Moderate Risk Site – Condition and Informative\*\* (geotechnical site investigation and site-specific survey; notes on back of decision notice and informative

High Risk Site – Condition where details submitted (geophysical survey and/or downhole survey)... and Informative\*\*

Very High Risk Site – Condition where details submitted (close centred probeholes, rotary boreholes, downhole surveys and geophysical surveys) and Informative \*\*

\*/\*\* Note that there are two different informatives:

## 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.....**