

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2007/1588/FP
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NOTATION:

The site lies within a Green Belt area of Cuffley as designated in the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF SITE:

The application dwelling is a detached property that is accessed via a service road.

DESCRIPTION OF PROPOSAL:

PLANNING HISTORY:

SUMMARY OF DEVELOPMENT PLAN POLICIES:

Hertfordshire Structure Plan Review 1991 – 2011:
None.

Welwyn Hatfield District Plan 2005:

SD1 - Sustainable Development

GBSP1 - Definition of Green Belt

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.

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

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.....