

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

<b>APPLICATION No:</b>	<b>S6/2007/1652/FP</b>
------------------------	------------------------

**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.

This application concerns Unit 2, Hatfield District Centre. The unit is situated to the left of Comet Square; overlooking a large car park and is opposite the Galleria shopping centre. The unit is classified as a Class A1 use and is to be occupied by the foodstore Aldi.

**DESCRIPTION OF PROPOSAL:**

This is an application for the installation of a shopfront with entrance screen and trolley bay at Aldi, Unit 2, Hatfield District Centre.

**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.

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).

S6/2007/1495/FP – Amendment to reserved matters approval reference S6/2005/675/DE to allow for internal alterations to units 3, 4 and 5 and for the subsequent change of use of units 4 and 5, Hatfield District Centre.

## **SUMMARY OF DEVELOPMENT PLAN POLICIES:**

Welwyn Hatfield District Plan 2005:

D1 - Quality of Design  
D5 – Design for Movement  
D9 – Access and Design for People with Disabilities

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**

With regards to the quality of design, Policy D1 Quality of Design of the Welwyn Hatfield District Plan (2005), is relevant to this application, in addition to the material contained within the Supplementary Design Guidance (2005).

The proposed shopfront and trolley bay 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. The proposed shopfront respects the character of the area through the use of modern materials and complements the existing elevations. The proposal also reflects the existing features of the District Centre and aids in the creation of an essential rhythm, through the use of colour (RAL 7015).

When considering the impact of the proposal on ease of movement, policies D5 Design for Movement and D9 Access and Design for People with Disabilities of the Welwyn Hatfield District Plan (2005), are relevant to this application.

The shopfront has been designed to allow for easy access to the store for disabled people as it has a wide entrance and automatic doors. The proposal therefore accords with Policy D5 which requires all new development to take account of its impact on existing and proposed movement patterns and Policy D9 which requires that all new development should be designed to allow access by the disabled, young children in prams and pushchairs and those who are temporarily disabled through accident and injury.

**CONCLUSION:**

The proposed shopfront is in keeping with the character of the District Centre and aids in the creation of an essential rhythm in the Centre through the use of modern materials and a standard colour palette. The shopfront has also been designed to allow for easy access to the store for disabled people and satisfies the requirements of the policies in the Welwyn Hatfield District Plan and the adopted Supplementary Design Guidance (2005).

**RECOMMENDATION: APPROVAL WITH CONDITIONS**

**CONDITIONS:**

- 1. C.2.1 – Time limit for the commencement of development

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In order to comply with Section 91 of the Town and Country Planning Act (as amended).

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

**Reason for Grant of FP (Approvals only):**

The proposal has been considered against development plan policies (i.e. Welwyn Hatfield District Plan 2005 D1, D5 and D9), 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:**

Please be aware that the installation of shutters at this unit will require planning permission and that the proposal will have to accord with Policy D7 of the District Plan and the material in the Supplementary Design Guidance (2005).

**DRAWING NUMBERS:**

Site Location Plan number 1944.01.A, date stamped the 5<sup>th</sup> November 2007;  
Site Plan number 1944.02.B, date stamped the 5<sup>th</sup> November 2007;  
Proposed Shopfront Floor Plan – Elevations, plan number 1944.05.C, date stamped the 5<sup>th</sup> November 2007; and  
Trolley Bay, plan number 1944.06.A, date stamped the 5<sup>th</sup> November 2007.

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