

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2008/169/FP
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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.

This application concerns Unit 9 in Hatfield District Centre, which faces on to Parkhouse Court and is occupied by Mail Boxes etc and Hunters estate agents. Whilst the unit is classified as a Class A2 use (see planning application reference S6/2007/1495/FP) the unit will in fact operate as a mixed use unit, with part of the unit being used as an estate agent (Class A2) and the other part being used as a private post office which is a Class A1 use. Whilst this change would usually be dealt with under permitted development rights in this case it has been dealt with as an amendment to the S106 agreement, as this sets out the mix of uses for the development.

DESCRIPTION OF PROPOSAL:

The proposal is for the installation of an aluminium framed shopfront to be powder coated in RAL 7015 at Mail Boxes etc and Hunters estate agent, unit 9, Parkhouse Court, 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 application (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 to Class A3 and Class A2 respectively.

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.

In addition to this the 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 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 the standard shopfront colour for the District Centre 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. 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:

None.

DRAWING NUMBERS:

Site Location Plan (drawing number WD/1050/05), Ground Floor Plan As Proposed (drawing number WD/1050/03), Ground Floor Plan As Existing (drawing number WD/1050/01), Reflected Ceiling Plan As Proposed (drawing number WD/1050/04), Shopfront Elevation As Existing (drawing number WD/1050/02) and Shopfront Elevation As Proposed (drawing number WD/1050/05) date stamped 11th January 2008.

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