

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2008/1650/FP
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NOTATION:

The site is located within the Former Hatfield Aerodrome Site and the Hatfield Business Park Employment Area as designated by the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF SITE:

The application site is located approximately 170m west of Gypsy Moth Avenue within an 8.5 hectare site operated by Ocado Ltd. The site is also located within the Hatfield Business Park Employment Area (EA6), which covers approximately 85 hectares of the former Hatfield Aerodrome. Hatfield Business Park contains a mix of buildings for both commercial and industrial purposes.

DESCRIPTION OF PROPOSAL:

This application seeks full planning permission for the retention of an inner steel fence and outer timber fence. The inner steel fence is designed to protect the outer timber fence from damage. The steel fence measures 1830mm in height and is completely obscured from view by the outer timber fence measuring 2650mm. The fence measures approximately 43280mm in length.

PLANNING HISTORY:

S6/2000/1307/FP – Erection of a distribution building (Class B8), together with associated parking, service yards and landscaping at Land of Former Hatfield Aerodrome (Granted)

S6/2006/0043/FP – Relocation of Staff Shop (Granted)

S6/2006/1603/FP – Data centre including provision of 2no. car parking spaces located independently from main building (Granted)

S6/2007/0338/MA – Erection of CSTM Facility extension joined to existing warehouse building, over existing loading docks and erection of new totewasher facility extension joined to existing warehouse building, over existing loading docks (Granted)

S6/2007/0389/FP – Extension to relocate inbound office, extension to create new returns area and insertion of four loading doors (Granted)

S6/2007/0683/MA – Erection of New Transformer Room and Screened Standby Generator Location on Roof of Existing Plant Room and New Plant Room and

Smoking Shelter Enlarged and New Refrigeration Equipment and New Window –
(Granted)

SUMMARY OF DEVELOPMENT PLAN POLICIES:

National Planning Policy:

PPS1 Delivering Sustainable Communities

East of England Plan 2008:

SS1 Achieving Sustainable Development
ENV7 Quality in the Built Environment

Hertfordshire Structure Plan Review 1991 – 2011:

None

Welwyn Hatfield District Plan 2005:

GBSP2 Towns and Specified Settlements
SD1 Sustainable Development
D1 Quality of Design
D2 Character and Context
R3 Energy Efficiency
EMP1 Employment Areas
EMP2 Acceptable Uses in Employment Areas
EMP13 Design Criteria for Employment Development
HATAER1 Sustainable Development of the Hatfield Aerodrome Site

Hatfield Aerodrome Supplementary Planning Guidance 1999
Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005

CONSULTATIONS

None

TOWN/PARISH COUNCIL COMMENTS

None

REPRESENTATIONS

The application was advertised by site notice.

Notification expired 13 October 2008.

No letters of representation were received.

DISCUSSION:

The main issues are:

1. Quality of Design and Character and Context
2. Sustainable Development and Energy Efficiency

1. Quality of Design and Character and Context:

National Planning Policy Guidance PPS1 Delivering Sustainable Development requires planning authorities to plan for high quality design which is appropriate in its context. Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 respectively require high quality design in all new development and for proposals to respect and relate to the character and context of their location.

The application site is located approximately 170m from the nearest highway and therefore has very limited impact when viewed from Gypsy Moth Avenue. The design and siting of the fence does not have an adverse visual impact upon the character and appearance of the existing building. The application site is located within a larger site operated by Ocado and as such there is no impact upon the amenities of neighbouring properties. No letters of representation have been received from neighbours or Hatfield Town Council. The proposed fence is in accordance with PPS1, Policy SS1 and ENV7 of the East of England Plan 2008, Policy D1 and D2 of the Welwyn Hatfield District Plan and Supplementary Design Guidance, February 2005 (Statement of Council Policy).

2. SD1 Sustainable Development:

The applicant has submitted details of how the proposal would contribute towards sustainability in accordance with policies R3 of the District Plan and SD1 of the Supplementary Design Guidance. There is a limited amount of information regarding the Energy Efficiency of the proposals.

CONCLUSION:

The proposal complies with the relevant national policies and guidance, policies within the East of England Plan 2008, the Welwyn Hatfield District Plan 2005 and the requirements of the Supplementary Design Guidance (Statement of Council Policy).

RECOMMENDATION: APPROVAL WITH CONDITIONS

CONDITIONS:

1. C.2.1 – Time Limit
2. C.13.1 – The development/works shall not be started and completed other than in accordance with the approved plans and details LEG-0003-23 1 received and dated 24 October 2008 and LEG-0003-23 3 received and dated 10 September 2008

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

The proposal has been considered against National Planning Policy PPS1 and Policy SS1 and ENV7 of the East of England Plan 2008 and development plan policies (i.e. Welwyn Hatfield District Plan 2005 GBSP2, EMP1, EMP2, EMP13, D1, D2, SD1, R3 and Supplementary Design Guidance), 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

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