

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	
------------------------	--

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

PPS1: Delivering sustainable development

PPG2: Green Belts

PPS3: Housing

PPG13: Transport

Planning Policy Guidance Note 14: Development on Unstable Land

East of England Plan 2008

SS1: Achieving Sustainable Development

SS2: Overall Spatial Strategy

T14: Parking

ENG1: Carbon Dioxide Emissions and Energy Performance

Hertfordshire Structure Plan Review 1991 – 2011:

None

43: Landscape Conservation Regions

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:

2.C.13.1: Development in accordance with approved plans/details received and dated

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

Reason for Grant of FP/LB/CA/DT/ (Approvals only):

The proposal has been considered against Planning Policy Statement/Guidance xxxxx, East of England Plan 2008 and development plan policies xxxxxxxxxxxxxxx of the Welwyn Hatfield District Plan 2005, 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.....