

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2010/1731/FP
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NOTATION:

The site lies within the excluded settlement of Hatfield as designated in the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF SITE:

The application site comprises a grassed area of open land which fronts onto Mosquito Way. The application site is slightly undulating with a few small conifer trees scattered across the area. The boundary treatment with Mosquito Way and also the University access road to the car park are currently open.

DESCRIPTION OF PROPOSAL:

The application seeks planning permission for the installation of a historic de Havilland Beacon which the applicant hopes will be seen in the future as a public monument to the contribution that Hatfield and its people have made to Britain's aviation industry.

PLANNING HISTORY:

The planning history for the University De-Havilland Campus site is extensive, however, there is no relevant planning history for this area of open land which has any impact on the current proposal.

SUMMARY OF DEVELOPMENT PLAN POLICIES:

National Policy

PPS1: Delivering sustainable development
PPG13: Transport

Hertfordshire Structure Plan Review 1991 – 2011:
None

Welwyn Hatfield District Plan 2005:

SD1: Sustainable Development
GBSP2: Towns and specified settlements
D1: Quality of design
D2: Character and context
D4: Quality of the Public Realm.
D5: Design for movement
D8: Landscaping

CONSULTATIONS

Local Highways Authority – no objection subject to a planning condition which limits the intensity of illumination.

Hertfordshire Constabulary - no comments received.

Council's Landscape Dept - no objections

TOWN/PARISH COUNCIL COMMENTS

None received.

REPRESENTATIONS

None.

Period expired 01/09/10.

DISCUSSION:

The main issues are:

- 1. The impact of the proposal on the established character of the area.**
- 2. Other Matters**

1. Local plan policy D1, D2 & D4 are relevant along with the accompanying Supplementary Design Guidance (SDG).

The proposed Beacon would be located in a prominent location on a slightly elevated area of the application site. It would therefore be visible from the main entrance to the de Havilland Campus and also for people moving through the adjoining Business Park.

As the proposal is to create a feature in the area, this level of visibility is considered to be beneficial to the proposed scheme, and so the main issues is whether such a structure is going to be visually attractive.

The circular structure has an unusual appearance being mainly glass fixed in a metal framework. It would have a maximum height of approximately 3.6m and a maximum diameter of approximately 3m.

It is considered that this structure would be compatible with its setting in terms of its size and would add a point of interest in the landscape without detracting from its existing visual qualities. As the site is very much in the public realm, it also accepted that this would enhance the area by giving a point of focus in the landscape.

Overall, the proposal is considered to comply with local plan policies D1, D2 & D4 and the accompanying Supplementary Design Guidance

2. Other Matters:

Landscaping – the landscape department have no comments about the scheme which was originally proposed. The applicant has, however, now asked if the landscaping scheme could be finalised through the use of a planning condition.

It is also proposed to have a pathway that allows people to walk up to the Beacon, but further consideration on its exact location is still needed by the applicant. It would also be reasonable to include this as part of the same condition for the wider landscape works.

In summary, a planning condition will need to be attached to any planning permission granted to cover these landscaping works.

Highways – The Local Highway Authority have requested that a planning condition is attached to ensure that any illumination of the beacon is such that it would not reach a level that would distract passing motorists. This would be a reasonable condition to impose on any planning permission granted.

CONCLUSION:

In summary, the proposal will add to the quality of the public realm by creating a point of interest in the landscape. The proposal therefore complies with the above design policies and also the highways requirements subject to the following conditions.

RECOMMENDATION: APPROVAL WITH CONDITIONS

CONDITIONS:

1. C.2.1 Standard 3 year time limit.
2. C.13.1: Development in accordance with approved plans/details F(PL)400 Rev P1 received and dated 05 August 2010 & F(PL)000 Rev B & f(PL)000-1 Rev P2 received and dated 29 September 2010.

PRE-COMPLETION/OCCUPATION

3. Development shall not be completed until full details on a suitably scaled plan of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. The landscaping details to be submitted shall include:-
 - a) proposed finished levels (only if ground levels are to be changed)
 - b) means of enclosure and boundary treatments
 - c) details of hard surfacing showing the route of any proposed footpaths and any other hard landscape features and materials
 - d) existing trees, hedges or other soft features to be retained

- e) planting plans, including specifications of species, sizes, planting centres, number and percentage mix, and details of seeding or turfing

REASON: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with Policy D8 of the Welwyn Hatfield District Plan 2005 and to ensure that there is no conflict with highway safety in accordance with PPG13.

- 4. All planting seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the completion of the development, and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the Local Planning Authority.

REASON: to ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development in accordance with Policy D8 of the Welwyn Hatfield District Plan 2005.

POST DEVELOPMENT

- 5. The intensity of illumination of the approved Beacon shall be controlled at a level that is within the limit recommended by the Institution of Lighting Engineers in the publication "Brightness of illuminated Advertisements" ILE Technical Report No 5.

REASON: To ensure that drivers of vehicles along the adjacent Mosquito Way are not dazzled or distracted, leading to interference to the free and safe flow of traffic along the highway and that there is no conflict with highway safety in accordance with PPG13.

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

The proposal has been considered against Planning Policy Statement/Guidance PPS1 & PPG13 and local development plan policies SD1, GBSP2, D1, D2, D4, D5 & D8 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: None

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