

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2010/1752/MA
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NOTATION:

This site is located within Hatfield Aerodrome (Inset 3) and Hatfield Business Park Employment Area (EA6) as outlined in the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF SITE:

The site is situated on the east side of Frobisher Way within the Hatfield Business Park Employment Area, which extends approximately 85 hectares and consists of a mix of buildings and uses. Unit 7510 Frobisher Way consist of a large storage and distribution building with ancillary offices, parking and service yard. The site area measures approximately 1.1 hectares. Five roller shutter loading bays are located within the north side elevation of the building. The loading bays are accessed via the service yard, part of which slopes down hill towards the building to provide level loading and unloading of lorries.

DESCRIPTION OF PROPOSAL:

This application seeks full planning permission for alterations to existing service yard levels and installation of new roller shutters and new security fence and associated gates. It proposed to raise the level of the sloping part of the service yard to align with existing flatter section. The loading bays would be replaced with a total of six larger roller shutter loading bays. The proposed fence would measure 2.4m in height and would enclose the service yard, the rear of the site and the southern side boundary. Gates are proposed across the existing access to the service yard set back approximately 25m from the edge of the highway.

PLANNING HISTORY:

No recent history

SUMMARY OF DEVELOPMENT PLAN POLICIES:

National Planning Policy:

PPS1 Delivering Sustainable Communities

Welwyn Hatfield District Plan 2005:

GBSP2 Towns and Specified Settlements

SD1 Sustainable Development

R3 Energy Efficiency

EM1 Employment Areas

D1 Quality of Design

D2 Character and Context

M14 Parking Standards for New Development

Welwyn Hatfield District Plan, Supplementary Design Guidance, 2005

CONSULTATIONS

None

TOWN/PARISH COUNCIL COMMENTS

Hatfield Town Council – No response (Consulted 17/08/10)

REPRESENTATIONS

The application was advertised by site notice. No letters of representation were received.

DISCUSSION:

The main issues are:

1. Quality of Design and Impact on the Character of the Area
2. Impact on Neighbour Amenity
3. Highways and Parking
4. Other Material Considerations

1. Quality of Design and Impact on the Character of the Area:

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 proposed roller shutters would reflect the design of the existing building and maintain the character of the area. The security fence would be located to the side and rear of the application site and set well back from the edge of the highway reducing its visual impact. The fence is similar in design and scale to existing fencing within the immediate vicinity. The proposed change in levels would have minimal impact on visual amenity by reason of location to the side of the building approximately 60m from the highway. The proposals comply with PPS1 Delivering Sustainable Development and Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance 2005 (Statement of Council Policy).

2. Highways and Parking

The internal layout of the building consists predominantly of a large open space for storage and distribution with ancillary office accommodation located at the front of the building. No alterations are proposed to the internal layout or the use of the building, therefore, the parking requirement would remain as existing. The proposed gates to the service yard are set back approximately 25m from the edge of the highway and are unlikely to have an impact on the free flow of traffic.

3. Impact on the Residential Amenity of Neighbouring Properties:

The application site is located with Hatfield Business Park and is not visible from any residential property. As such the proposed development would have no impact on neighbour amenity. No letters of representation have been received from neighbours or North Mymms Parish Council. The proposed development is in accordance Policy D1 Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance 2005 (Statement of Council Policy).

4. Other Material Considerations:

Sustainable Development: The applicant has completed the sustainability checklist in accordance with Policy R3 of the District Plan and SD1 of the Supplementary Design Guidance. The applicant has indicated within the

submitted Design and Access Statement that no trees, hedgerows and other planting would be affected by the proposed development; access throughout the building would be unaffected and the site lies outside an area of flood risk.

CONCLUSION:

The proposals comply with the relevant national policies and guidance, policies within 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 EX-01 & P-01 received and dated 11 August 2010

POST-DEVELOPMENT

3. C.5.2 – Matching Materials

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

The proposal has been considered against National Planning Policy PPS1 and development plan policies (i.e. Welwyn Hatfield District Plan 2005 GBSP2, SD1, R3, EMP1, D1, D2, M14 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.....