

**WELWYN HATFIELD BOROUGH COUNCIL – DEVELOPMENT MANAGEMENT
DELEGATED REPORT**

APPLICATION No:
SITE ADDRESS:
DESCRIPTION OF DEVELOPMENT:

RECOMMENDATION:

1. SITE AND APPLICATION DESCRIPTION:

2. SITE DESIGNATION:

The site lies within XXXXX as designated in the Welwyn Hatfield District Plan 2005.

3. RELEVANT PLANNING HISTORY:

None

4. CONSULTATIONS:

No objections have been received in principle from Hertfordshire County Council, Transport, Programs and Strategy; Environment Agency; Welwyn Hatfield Borough Council Environmental Health; Welwyn Hatfield Borough Council Landscaping and Ecology; Hertfordshire Ecology; Hertfordshire Middlesex Wildlife Trust subject to conditions

5. NEIGHBOUR REPRESENTATIONS:

No representations have been received from the public.

XX representations have been received from the public which may be summarised as:

6. TOWN/PARISH COUNCIL REPRESENTATIONS

No representations have been received from the Town/Parish Council.

The Town/Parish Council has objected/commented with the following:

The Town/Parish Council confirmed: *“no comment”*

7. MAIN PLANNING ISSUES AND RELEVANT PLANNING POLICIES:

The main planning issues with this application are:

- a) Is appropriate development within the Green Belt or very special circumstances exist which outweigh the harm (Local Plan Policies XX, NPPF paragraphs XX)
- b)
- c)

8. ANALYSIS:

- a)
- b)
- c)

9. CONCLUSION:

10. CONDITIONS:

- 1. C.2.1 - Time limit for commencement of development
- 2. C.13.1 - Development in accordance with approved plans and details xx received and dated xx
- 3. C.5.2 – Matching materials or C.5.1 – Samples of materials

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

The decision has been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 of the National Planning Policy Framework and 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

SUMMARY OF REASONS FOR REFUSAL:

The decision has been made taking into account material planning considerations and where practicable and appropriate the requirements of paragraphs 186-187 of the National Planning Policy Framework (see Officer’s report which can be inspected at these offices).

REFUSED DRAWING NUMBERS:

Site Location Plan XX received and dated XX

INFORMATIVES:

None

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