



WELWYN HATFIELD COUNCIL

Council Offices Welwyn Garden City Herts AL8 6AE
Telephone Welwyn Garden 331212 (STD Code 0707)

DECISION NOTICE

Ref N°

N6/0760/93/FP

TOWN AND COUNTRY PLANNING ACT 1990

Residential development comprising 147 dwellings for sale, 38 affordable housing units, internal estate roads, car parking, landscaping, noise barriers, new footway and cycleway. Off-site highway works involving closure of Birdcroft Road and Longcroft Lane

at: Land between Longcroft Lane and Osborne Way, Welwyn Garden City

To:

F C S Limited,
24 New Hythe, Larkfield, Maidstone, Kent

For:

Admiral Homes Ltd,
Jansel House, Stopsley, Luton, Beds

In pursuance of their powers under the above mentioned Act and the Orders and Regulations for the time being in force thereunder, the Council hereby PERMIT the development proposed by you in your application received with sufficient particulars on 24th November 1993 and shown on the plan(s) accompanying such application, subject to the following conditions:-

1. The development to which this permission relates shall be begun within a period of 5 years commencing on the date of this notice.

REASON

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development shall only be carried out in accordance with a landscaping scheme which shall be submitted to and approved in writing by the Local Planning Authority before the development commences. The scheme shall show:-
 - (1) which existing trees, shrubs and hedges are to be retained or removed.
 - (2) what new planting is proposed, together with details of the species, size and method of planting.
 - (3) what measures are to be taken to protect both new and existing landscaping during and after development.



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The scheme approved shall be implemented and completed in all respects by not later than the planting season following completion of the development, and any trees or plants which within a period of 5 years from 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.

REASON

To enhance the visual appearance of the development.

3. The replacement trees required to be planted along Osborn Way and Longcroft Lane and to be indicated on the landscaping scheme required by Condition 02, shall be semi-mature specimens, with a minimum girth of 40cm in each case.

REASON

In order that the tree planting scheme has an immediate impact in these most sensitive public areas adjacent to the site, and to maintain and enhance the visual amenities and appearance of the locality.

4. Before any other works on site are commenced in relation to the development permitted, a one metre high chestnut pale fence, or other suitable barrier shall be erected around the outer limit of the crown spread of all trees on site shown to be retained on the approved plan. This fencing shall be retained in this position until the whole of the development is completed. During this period no materials whatsoever shall be stored, fires started or service trenches dug within these enclosed areas without the prior written consent of the Local Planning Authority.

REASON

To ensure that existing trees shown to be retained, are safeguarded during building operations.



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5. Before any construction works commence on site, full details or samples of the materials to be used in the external construction of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that the external appearance of the development is not detrimental to the character of the locality.

6. The allocated car parking spaces, casual visitor parking spaces, turning areas and internal access roads shall be provided in full, and surfaced and marked out prior to the occupation of any of the dwellings which form part of each element of the development and shall be maintained and kept available for those purposes permanently thereafter.

REASON

To ensure that adequate accesses, highways and parking facilities are permanently available within the site, and to ensure that there is no detriment to the safety of road users of the adjacent highways.

7. Both existing and proposed levels of the ground shall be shown on detailed plans and sections, which include finished floor levels of all buildings on the site. The plans shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development, which shall only be carried out in accordance with the approved plans.

REASON

To ensure that the development is carried out at suitable levels, and to ensure a satisfactory relationship between features and buildings both on and off the site.



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8. Prior to the commencement of work on any building hereby approved, the setting-out and finished floor level of each building shall be inspected and approved by the Local Planning Authority in writing.

REASON

To ensure the satisfactory appearance of the development, and to ensure a satisfactory relationship between features and buildings both on and off the site.

9. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any Order revoking or re-enacting that Order) the provisions of Part 1, Classes A to H and Part 2, Class A of Schedule 2 to that Order shall not apply to any dwelling constructed as part of this consent.

REASON

In order to ensure that any subsequent extensions or alterations to the dwellings on the site can be properly controlled in the interests of maintaining the character of development in this part of the Conservation Area.

10. The proposed cycleway and footway on Osborn Way, shown on Drawing No. 850/05 shall both be completed in all respects prior to the occupation of any of the dwellings on the development hereby permitted.

REASON

In the interests of highway safety.

11. The proposed noise barrier along Stanborough Road and Osborn Way shown on Drawing No. 850/12, shall be completed in full and in accordance with the details on that drawing, prior to the occupation of any of the dwellings on the development hereby permitted.

REASON



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In order to ensure that there will be a reasonable living environment for future occupiers of these dwellings and in accordance with the requirements of Residential Criteria 2 of the Welwyn Hatfield District Plan 1993.

12. The full details of windows, canopies and architraves, shall be submitted to and agreed in writing by the Local Planning Authority, prior to the commencement of any part of the development hereby permitted.

REASON

To ensure a satisfactory external appearance to the development which is located in the Welwyn Garden City Conservation Area.

13. Notwithstanding the submitted drawings full details of the works required for the closure of Longcroft Lane and Birdcroft Road shall be submitted to and approved in writing by the Local Planning Authority and implemented in full prior to the occupation of any of the dwellings hereby permitted.

REASON

In the interests of highway safety.

14. There shall be no vehicular access onto the B6129 Stanborough Road, or Osborn Way at any time in the future, other than a temporary access formed for construction vehicles and the details of that temporary access for construction vehicles shall be submitted to and approved in writing by the Local Planning Authority and Highway Authority prior to any construction works being commenced.

REASON

In order to ensure the safe flow of traffic along these principal roads so as not to prejudice highway safety in this area.



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15. Full details of the proposed boundary treatments within the site shall be submitted to and approved by the Local Planning Authority prior to the commencement of work on site.

REASON

In the interest of the amenities of residents.

Date : 17th February 1994

Signed: 
Chief Planning Officer