



WELWYN HATFIELD COUNCIL

Council Offices Welwyn Garden City Herts AL8 6AE
Telephone Welwyn Garden (01707) 357000

DECISION NOTICE

Ref N°

N6/1047/97/EP

TOWN AND COUNTRY PLANNING ACT 1990

Erection of 60 bedroom hotel, restaurant, car parking and new vehicular access off Stanborough Road

at: Land between Gosling Stadium and Longcroft Green,
Stanborough Road, Welwyn Garden City

To:

Cunnane Town Planning,
69 Strathmore Road, Teddington, Middlesex TW11 8UH

For:

Whitbread PLC,

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 17th December 1997 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. 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.

4. The parking, turning and loading space shown on the plan hereby approved shall be provided and marked out prior to the occupation of any buildings on the site, and shall be retained and kept available for those purposes thereafter.

REASON

To ensure that adequate parking facilities are available within the site and that there is no detriment to the safety of the adjoining highways.



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5. 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.

6. There shall be no open storage on the site other than in compounds or areas specifically set aside for this purpose and shown on a plan submitted and approved by the Local Planning Authority in writing.

REASON

To ensure the maintenance of a satisfactory visual appearance of the site.

7. A scheme indicating the details of all means of enclosure proposed within, and around the perimeter of the site shall be submitted to and be approved in writing by the Local Planning Authority before any part of the development is commenced

REASON

In the interests of maintaining the appearance and visual amenities of this area

8. Any external floodlighting proposed along the north eastern boundary of the site shall be provided with shielding and be directed down into the site, and shall then be maintained permanently in this form thereafter.

REASON



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continued

In order to ensure that there is no glare directed towards windows of residential development nearby.

- 9. The development hereby permitted shall not be brought into use until the new access arrangements shown on Drawing No. 38662/002 are implemented in full.

REASON

In the interests of highway safety.

- 10. Details of a covered and secure cycle storage facility to accommodate up to 15 cycles shall be submitted to and be approved in writing by the Local Planning Authority prior to any work commencing on the development, and shall then be implemented in full prior to the first occupation or use of either building.

REASON

In the interest of providing secure storage accommodation for cyclists.

- 11. The development hereby permitted shall not be commenced until details of on and off-site drainage works have been submitted to, and been approved by, the Local Planning Authority. No works which result in the discharge of foul or surface water from the site shall be commenced until the off-site drainage works referred to above have been completed in full.

REASON

In order to avoid flooding on the adjacent highway and other land.

Date : 20th August 1998

Signed: 
Chief Planning Officer