



WELWYN HATFIELD COUNCIL

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

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – APPROVAL

S6/2006/1138/DE

RESIDENTIAL DEVELOPMENT OF 34 DWELLINGS (REVISED RESERVED MATTERS FOLLOWING OUTLINE PERMISSION S6/1999/1064/OP)

at: PHASE 3, LAND AT THE RUNWAY, FORMER HATFIELD AERODROME, HATFIELD,

Agent Name And Address

BARRY HERROD
PLANNING MANAGER,
CENTRAL REGION,
BROMWICH COURT,
HIGHWAY POINT,
GORSEY LANE,
B46 1JU

Applicant Name And Address

BOVIS HOMES LTD
CENTRAL REGION,
BROMWICH COURT,
HIGHWAY POINT,
GORSEY LANE,
COLESHILL
B46 1JU

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 give **APPROVAL** to the siting, design, external appearance and landscaping of, and means of access to the development which were reserved for subsequent approval in the outline planning permission at the above mentioned location in accordance with the drawings submitted by you with your application received on 25/08/2006.

1. A full landscaping scheme shall be submitted to and approved by the Local Planning Authority prior to commencement of development and the approved scheme shall be subsequently implemented in accordance with Condition 6 of outline planning permission S6/1999/1064/OP dated 29 December 2000.

REASON

To enhance the visual appearance of the development.

2. Prior to the commencement of development, details of suitable gateway features at all boundaries of adoptable highway with private drives shall be agreed in writing by the Local Planning Authority and the agreed features shall be constructed in full, prior to the first occupation of any dwellings served off the sections of road to which they relate.

REASON

In the interests of pedestrian and highway safety.

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3. Before the development commences, any alterations to the highway serving this site must be submitted and approved by the Local Planning Authority, in consultation with the Highway Authority to ensure that they do not affect the section 38 Agreement that covers the highways on this site

REASON

In the interests of highway safety and efficiency and to ensure that no threat to the safety and operation of the adjoining highway is created.

4. Best practical means shall be taken at all times to ensure that all vehicles leaving the development site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway, in particular (but without prejudice to the foregoing) efficient means shall be installed prior to commencement of the development and thereafter maintained and employed at all times during construction of the development of cleaning the wheels of all lorries leaving the site.

REASON

To minimise the impact of construction vehicles and to improve the amenity of the local area.

REASON FOR APPROVAL

It is considered that the proposed revisions to the approved reserved matters application S6/2003/957/DE, in terms of density, siting, dwelling type, means of access and car parking provision is appropriate and does not have an unacceptably harmful impact on residential amenity or on the character of the area in which it is located.

SUMMARY OF RELEVANT DEVELOPMENT PLAN POLICIES

Hertfordshire Structure Plan Review 1991- 2011:

NONE

Welwyn Hatfield District Plan 2005:

Policy HATAER1, HATAER2, D1, D2, H7

Hatfield Aerodrome Supplementary Design Guidance (1999):

Section 7, Section 13

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INFORMATIVE

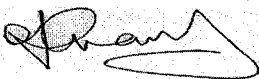
It is recommended that the inclusion of the following advisory note to ensure that any works within the highway are carried out in accordance with the provisions of the Highway Act 1980.

To ensure that work undertaken on the highway is constructed to the current Highway Authority's specification, to an appropriate standard and by a contractor who is authorised to work in the public highway. All works to be undertaken on the adjoining highway shall be constructed to the satisfaction of the Highway Authority and in accordance with Hertfordshire County Council publication "Roads in Hertfordshire - A Guide for New Developments". Before proceeding with the proposed development, the applicant should contact the Mid West Hertfordshire Area Office (01727 816025) to obtain their permission and requirements.

COMMENTS: This reserved matters application is for the construction of 34 dwellings on the Hatfield Aerodrome site. The roads within the site are the subject of a section 38 agreement and the developer should ensure that the access arrangements proposed do not conflict with the details of the Section 38 agreement.

APPROVED PLAN NUMBER(S): HT3F-10-01 DATE STAMPED 25 AUG 2006 & HT3F-01-01 REV A & HT3F-03-01 REV A & HT3F-03-02 REV A & A539-A-BR & A449-A-BR & A323-A-BR & A323-H-BR & A323 VT1-A-BR & A323 VT1-H-BR & A327-6-A-BR & A327-6-H-BR & HAT3F/HC5002 & WORKING DWG SH2.1 A & WORKING DWG SH3.2R A REV A & AGT2/WD & AGD2/WD DATE STAMPED 19 OCT 2006 & HT3F-02-01 REV C DATE STAMPED 03 NOV 2006

Date: 16/11/2006



Chris Conway
Chief Planning and Environmental Health Officer