



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 – PERMISSION

S6/2007/957/FP

**ALTERATIONS TO VEHICULAR ACCESS AND CAR-PARKING LAYOUT,
ERECTION OF A TIMBER FENCE AND ASSOCIATED LANDSCAPING**

at: FORMER PUBLIC HOUSE, 59 STATION ROAD, CUFFLEY, POTTERS BAR

Agent Name And Address

MATTHEW ROE
MORLEY HOUSE
26 HOLBORN VIADUCT
LONDON
EC1A 2AT

Applicant Name And Address

TESCO STORES LTD
C/o AGENT

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 22/06/2007 and shown on the plan(s) accompanying such application, subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: In order to comply with Section 91 of the Town and Country Planning Act (As amended)

2. There shall be three parking spaces for disabled users (as) designated on the proposed site layout plan shall be marked in yellow thermoplastic road paint. This shall be applied to the 1.4m wheel chair symbol and to the 1.2m wide access zones cross hatched as specified in BS.8300:2001. Thereafter such parking spaces shall remain as designated in perpetuity.

REASON: In order to ensure adequate disabled parking provision is made in accordance with Policies M14 and D9 of the Welwyn Hatfield District Plan 2005

3. No development shall commence until a scheme of the provision of short term and secure long term cycle parking on site has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

REASON: In order to ensure that there is adequate provision for cycle accommodation within the application site, encouraging alternative means of transport in accordance with policies M6 of the Welwyn Hatfield District Plan 2005

Continuation ...

4. No development shall take place until full details on a suitably scaled plan of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. Subsequently, these works shall be carried out as approved. The landscaping details to be submitted shall include:-

- e) hard surfacing, other hard landscape features and materials
- f) existing trees, hedges or other soft features to be retained and a method statement showing tree protection measures to be implemented for the duration of the construction
- g) planting plans, including specifications of species, sizes, planting centres, number and percentage mix, and details of seeding or turfing

REASON: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with Policy D8 of the Welwyn Hatfield District Plan 2005

5. All planting seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner: and any plants which within a period of five years from the 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. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development in accordance with Policy D8 of the Welwyn Hatfield District Plan 2005.

6. Before first occupation of the approved development, all access arrangement serving the development shall be submitted to and approved in writing by the Local Planning Authority and thereafter shall be completed and constructed to the specification of the Highway Authority and Local Planning Authority.

REASON: To ensure that the access is constructed to the current Highway Authority specification in accordance with policy 29 of the Hertfordshire Structure Plan 1991-2011.

7. The area set aside for car parking shall be laid out and surfaced, in accordance with a scheme which has been submitted to and agreed in writing by the Local Planning Authority before the buildings hereby permitted are first occupied and shall be retained permanently thereafter for the accommodation of residents/occupiers and shall not be used for any other purpose.

REASON: To ensure that the spaces are provided prior to the occupation of the units in the interests of highway safety in accordance with Policy 29 of the Hertfordshire Structure Plan Review 1991 - 2011

Continuation ...

8. A 2 metre x 2 metre pedestrian visibility sight splay, free of obstruction above a height of 600mm, and relative to the back of the footway/ overhang margin, shall be provided on both sides of all vehicular accesses prior to their operational use and thereafter retained.

REASON: To ensure a satisfactory standard of development in the interests of highway safety in accordance with Policy 29 of the Hertfordshire Structure Plan Review 1991 - 2011

9. Concurrent with the construction of the access, visibility splays of 2.4m x 45m shall be provided and permanently maintained in each direction within which there shall be no obstruction to visibility between 600mm and 2 m above the carriageway level

REASON: To provide adequate visibility for drivers entering or leaving the site in accordance with policy 29 of the Hertfordshire Structure Plan 1991-2011

10. No development (including demolition) shall commence until wheel-cleaning apparatus have been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority, and which shall be operated and maintained during construction of the development hereby approved.

REASON: In order to ensure that the wheels of the vehicles are cleaned before leaving the site in the interests of highway safety in accordance with Policy 29 of the Hertfordshire Structure Plan Review 1991 - 2011.

INFORMATIVE

1. To ensure that work undertaken on the highway is constructed to the current Highway Authority 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.

2. Before proceeding with the proposed development, the applicant should contact the Mid West Hertfordshire Area Office (01727 816025) to obtain a variation to the Traffic Regulation Order for the alterations to the parking provision within the lay-by on Station Road

REASON FOR APPROVAL

The proposal has been considered against development plan policies of the Hertfordshire Structure Plan 1991-2011 29 and Welwyn Hatfield District Plan 2005 D1, D2, D5, D8, D9, M5, M6, M14, Supplementary Planning Guidance Parking Standards January 2004 and Supplementary Design Guidance February 2005, 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).

Continuation ...

APPROVED PLAN NUMBER(S):

1:1250 Site Plan & 07-2-05 EL01 & 0702-05 SP07 & 3193 P200 & 3193 P202 Rev C & 3193 P500 Rev B & 3193 P501 Rev B & 3193 P502 Rev B all received and date stamped 22nd June 2007

Date: 06/08/2007

A handwritten signature in black ink, appearing to read 'Chris Conway', with a large, sweeping underline.

Chris Conway
Chief Planning and Environmental Health Officer