



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

S6/2007/1796/FP

CHANGE OF USE OF REDUNDANT FORMER FARM BUILDING TO STORAGE AND DISTRIBUTION (CLASS B8)

at: WELLS FARM NORTHAW ROAD EAST CUFFLEY POTTERS BAR

Agent Name And Address

DAVID COOPER
23 WILLOW ROAD
ENFIELD
EN1 3NG

Applicant Name And Address

FIRST LINEN LTD
29 WOODSIDE
CHESHUNT
EN7 5DE

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 26/11/2007 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no development set out in Classes A, B or C of Schedule 2 Part 8 of the Order shall be carried out without the prior written permission of the local planning authority.

Reason: To ensure that the application site does not implement further development, which may harm the open character of the Metropolitan Green Belt. In compliance with Policies RA1 and RA17 of the Welwyn Hatfield District Plan 2005.

REASONS FOR APPROVAL

The proposal has been considered against PPS1, PPG2, PPS7, PPG13 and development plan policies (i.e. Welwyn Hatfield District Plan 2005 GBSP1, RA1, EMP8, RA17), 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 NUMBERS: 07/49/FL/1 & 07/49/FL/2 received and dated 26 November 2007.

Date: 21/01/2008

A handwritten signature in black ink, appearing to read 'Chris Conway', written over a light grey rectangular background.

**Chris Conway
Chief Planning and Environmental Health Officer**