



TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER
1995

PLANNING DECISION NOTICE – PERMISSION

S6/2008/618/OP

**OUTLINE PLANNING APPLICATION FOR ERECTION OF NINE RESIDENTIAL
UNITS AND ACCESS**

at: LAND TO THE REAR OF 59 STATION ROAD CUFFLEY

Agent Name And Address

MR M ROE
CGMS LTD
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**, in accordance with the provisions of Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995, the development proposed by you in your outline application received with sufficient particulars on 26/03/2008 and shown on the plans accompanying such application, subject to the following conditions:-

1. Approval of the details of the appearance, layout and scale of the building(s) and the landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced.

REASON: The outline application as submitted does not give particulars sufficient for consideration of these reserved matters.

2. Plans and particulars of the reserved matters referred to in condition 1. above, relating to the appearance, layout and scale of any buildings to be erected and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

REASON: The outline application as submitted does not give particulars sufficient for consideration of these reserved matters.

Continuation ...

3. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

REASON: In order to comply with Section 92 of the Town and Country Planning Act (As amended)

4. The development hereby permitted is limited to 5 no. 2 bed and 4 no. 1 bed units or any combination that provided for not more than a total of 9 units and car parking requirements, (in accordance with Welwyn Hatfield District Plan Review Supplementary Planning Guidance Parking Standards, Adopted January 2004) of not more than a total of 13 car parking spaces and associated cycle storage.

REASON: In the interests of the character of the area, to ensure that amenity of future and existing occupiers is maintained and sufficient off-street parking provision can be provided in accordance with policies D1, D2 and M14 of the Welwyn Hatfield District Plan 2005 and policy T14 of the East of England Plan 2008.

5. 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 Planning Policy Guidance Note 13: Transport

6. No unbound material shall be used on the proposed access within 20 metres of the highway boundary. Details of the proposed surface dressing shall be submitted to and agreed in writing by the Local Planning Authority, prior to the commencement of the development and implemented in accordance with those details

REASON: To prevent the tracking out of materials onto the highway in the interests of highway safety in accordance with Planning Policy Guidance Note 13: Transport

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 Planning Policy Guidance Note 13 Transport

Continuation ...

8. Before first occupation of an approved development, the proposed new access onto Tolmers Road shall be completed and constructed to the specification of the Highway Authority and Local Planning Authority's satisfaction.

REASON: To ensure that the access is constructed to the current Highway Authority's specification as required by the Local Planning Authority and to comply with those policies of the development plan.

9. Concurrent with the construction of the access, visibility splays of 2.4m x 43m 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 PPG13: Transport.

10. The proposed new access shall be a minimum of 4.8m wide for at least the first 6m into the site.

REASON: To allow vehicles to enter and leave the site at the same time in accordance with PPG13: Transport.

11. The ridge height of the building facing Tolmers Road shall be no higher than 8.4 metres and any building behind this front elevation shall have a ridge height no higher than 6 metres. The latter ridge height is based upon site levels of 62.79 as shown on drawing number SD08132-01.

REASON: In the interests of the amenity of current and future occupiers of the site in accordance with policy D1 of the Welwyn Hatfield District Plan 2005.

12. Approval of the reserved matters scheme shall have regard to the siting of the residential accommodation so that the amenity of occupiers of the flats above Tesco Express store shall not be compromised.

REASON: In the interests of the amenity of existing occupiers in accordance with policy D1 of the Welwyn Hatfield District Plan 2005.

13. The internal accommodation of any future development shall be designed so that habitable windows do not face towards the Tesco Express Store.

REASON: To provide for an adequate level of amenity for future occupiers in accordance with policy R19 of the Welwyn Hatfield District Plan 2005.

Continuation ...

14. Approval of reserved matters shall be subject to the submission of a Design and Access Statement and Sustainability Checklist.

REASON: To demonstrate the design philosophy behind the development, how it fits within the character of the area and how the development contributes towards sustainable development in accordance with Planning Policy Statement 1: Delivering Sustainable Development, policies SS1 and SS2 of the East of England Plan 2008 and policy SD1 of the Welwyn Hatfield District Plan 2005.t.

REASONS FOR APPROVAL

The proposal has been considered against Planning Policy Statement/Guidance PPS1, PPS3 and PPG13 and development plan policies SD1, GBSP2, R19, H6, M4, IM2, M14, D1, D2 and D7 of the Welwyn Hatfield District Plan 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).

APPROVED PLAN NUMBERS

Site Location Plan 1:1250 received and date stamped 7th April 2008.
650-PL-01 & 650-PL-02 & 650-PL-03 7 SD08132-01 received and dated 26 March 2008.

Date : 21/05/2008



Chris Conway
Chief Planning Officer