

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING DECISION NOTICE – PERMISSION

S6/2008/695/MA

REMOVAL OF CONDITION 5 (AGE RESTRICTION) OF PREVIOUS PLANNING APPLICATION S6/2007/1704/FP

at: MYMWOOD HOUSE SHEPHERDS WAY BROOKMANS PARK HATFIELD

Agent Name And Address

BARKER PARRY TOWN PLANNING
33 BANCROFT
HITCHIN
SG5 1LA

Applicant Name And Address

FOLLETT CARE
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 14/04/2008 and shown on the plan(s) accompanying such application, subject to the following conditions:-

1. With the exception of any staff accommodation, the development hereby permitted and the existing building, which it forms an extension to, shall be used only for the purposes of a residential care home within Class C2 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

REASON: Permission is only granted having regard to the type of unit, nature of occupants indicated in the application and very special circumstances that the application has demonstrated. . In addition, The Local Planning Authority's car parking standards would require a greater level of provision if the development were to be occupied as conventional housing. The occupation of the development otherwise than by the elderly would lead to additional traffic and parking on nearby highways, adversely affecting the safety of road users and detracting from the amenity of nearby residents and the rural character of the Metropolitan Green Belt. In compliance with Policy CLT17 of the Welwyn Hatfield District Plan 2005 and PPG2.

REASONS FOR APPROVAL

The proposal has been considered against Planning Policy Statement/Guidance PPS1, PPG13, PPG2 and development plan policies SS1, SS2, T14 of the East of England Plan and SD1, M14, CLT17, GBSP1 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).

Continuation ...

APPROVED PLAN NUMBER(S): JDA/03/940/OS.001 received and dated 14 April 2008.

Date: 10/07/2008

A handwritten signature in black ink, appearing to read 'Chris Conway', with a large, stylized flourish at the end.

Chris Conway
Chief Planning and Environmental Health Officer