



TOWN AND COUNTRY PLANNING ACT 1990
PLANNING DECISION NOTICE – PERMISSION

S6/2008/690/FP

**IMPROVED ENTRANCE TO HATFIELD PARK FOR COACHES AND HGV's,
WIDENING THE ACCESS FROM CHURCH LANE, FORMATION OF COACH
PARKING AREA, CIRCULATION TRACKWAY AND ALL ANCILLARY WORKS**

at: ST AUDREYS CAR PARK CHURCH LANE HATFIELD

Applicant Name And Address

MR A DOWNS
THE GASCOYNE CECIL ESTATES
BUILDING DEVELOPMENT DEPT.
4 CARTERS ROW
MELON GROUND
HATFIELD PARK ESTATE
HATFIELD AL9 5NB

Agent Name And Address

BROOKS MURRAY ARCHITECTS
8-10 NEW NORTH PLACE
LONDON
EC2A 4JA

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 05/04/2008 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. The development/works shall not be started and completed other than in accordance with the approved plans and details 757-002E received and dated 28th August 2008 & 757-03 & 757-004 & 757-005 received and dated 5th April 2008. Figure 4 received and dated 17th June 2008 unless otherwise agreed in writing by the Local Planning Authority:

REASON: To ensure that the development is carried out in accordance with the approved drawings and any changes must be agreed in advance in writing by the Local Planning Authority.

3. The development hereby approved allows for the parking of a maximum 12 coaches on the site only between 0800 and 2000 hours Monday to Sunday.

REASON: In the interests of the visual amenity of the area and to preserve the amenity of adjoining residents in accordance with policies D1 and R19 of the Welwyn Hatfield District Plan 2005.

Continuation ...

4. No more than 4 coaches shall be parked or within the site between 2000 hours and midnight hours Monday to Sunday and no coaches between the hours of midnight and 0800 hours.

REASON: In the interests of the amenity of adjoining residents in accordance with policies D1 and R19 of the Welwyn Hatfield District Plan 2005.

5. Prior to the commencement of the development hereby permitted, details of the materials proposed for the gated entrance shall be submitted to the Local Planning Authority for approval in writing. The approved details shall subsequently be implemented in accordance with the approved details as shown on drawing number 757 002 E received and dated 28th August 2008.

REASON: In the interests of the appearance of the area and in accordance with policy D1 of the Welwyn Hatfield District Plan 2005.

6. The highway works as shown in principle in drawing 'Proposed Junction Improvements – 'Figure 4 Revision 1' shall not be commenced until detailed plans are submitted to and approved in writing by the Local Planning Authority. The approved details shall subsequently be implemented in accordance with the approved details.

REASON: To ensure that the highway is constructed to the Highway Authority's specification in accordance with Planning Policy Guidance Note 13: Transport

7. Prior to the commencement of the development hereby approved, all access and junction arrangement serving the development shall be completed in accordance with plans to be submitted to and approved in writing by the Local Planning Authority, as shown in principle in 'Proposed Junction Improvements – 'Figure 4 Revision 1'. Subsequently the approved details shall be constructed to the Highway 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 Planning Policy Guidance Note 13: Transport

8. Construction of the development hereby approved shall not commence until details of construction vehicle movements and construction access arrangements are submitted to and approved by the Local Planning Authority. The approved details shall subsequently be implemented in accordance with the approved details.

REASON: To ensure the impact of construction vehicles on the local road network is minimised in accordance with Planning Policy Guidance Note 13: Transport

9. 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 maintained and operated washing the wheels of all vehicles prior to them leaving the site 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 Planning Policy Guidance Note 13: Transport.

Continuation ...

10. Gates over highway to be provided shall be set back a minimum of 20m from the edge of the highway and shall open inwards into the site.

REASON: In order that a vehicle may wait clear of the highway while the gates are opened or closed in the interests of highway safety in accordance with Planning Policy Guidance Note 13: Transport

11. Signage to advise drivers not to turn right down the lane between Church Lane and The Broadway and signage within the site clearly showing the route all drivers must take shall be submitted to the Local Planning Authority for approval in writing. The approved details shall then be implemented prior to the commencement of the use of the coach car park and shall be retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that coaches leave the site in a safe manner and do not cause a highway obstruction or highway hazard in accordance with Planning Policy Guidance Note 13: Transport

12. (a) No retained tree or shrub shall be cut down, uprooted or destroyed, nor shall any retained tree or shrub be pruned other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

(b) If any retained tree or shrub is removed, uprooted or destroyed or dies, another tree or shrub shall be planted at the same place and that tree or shrub shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

(c) The erection of fencing for the protection of any retained tree, shrub or hedge shall be undertaken in accordance with details approved in writing by the Local Planning Authority to comply with the recommendation of British Standard 5837 (2005) before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials shall be removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority. No fires shall be lit within 20 metres of the retained trees and shrubs.

In this condition retained tree or shrub means an existing tree or shrub, as the case may be, which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) above shall have effect until the expiration of [five years] from [the date of the occupation of the building for its permitted use]

REASON: To protect the existing trees, shrubs and hedgerows in the interest of visual amenity in accordance with Policy D8 of the Welwyn Hatfield District Plan 2005.

Continuation ...

13. No development shall take place until full details on a suitably scaled plan of both hard and soft landscape works shall be 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:-

- a) proposed finished levels [earthworks to be carried out]
- e) hard surfacing, other hard landscape features and materials
- g) planting plans, including specifications of species, sizes, planting centres, number and percentage mix, and details of seeding or turfing
- h) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife

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

14. 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.

15. Details of any external lighting proposed in connection with the development shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development, and no external lighting shall be provided without such written permission. This lighting should be of a low level (bollard type) form with the illumination from the lights projecting downwards. The approved details shall be implemented and not altered without prior approval from the Local Planning Authority.

REASON: In the interests of the amenity of the area and in accordance with policy R20 of the Welwyn Hatfield District Plan 2005.

16. Development shall not commence until a safe specific chalk mining risk assessment has been undertaken, submitted to the Local Planning Authority, and approved in writing. This should include a desk top study of the site and identify any specific measures to address the risk to the development from chalk mining, and such measures shall be implemented in accordance with the assessment.

Continuation ...

REASON: To ensure that the development is suitable and that the physical constraints of the site are taken into account and remediation and/or mitigation methods are suitable for the site in accordance with Planning Policy Guidance Note 14: Development on Unstable Land.

17. Prior to the use of the development hereby permitted, details of acoustic measures shall be submitted to the Local Planning Authority for approval in writing. The approved details shall then be implemented on the northern perimeters of parking bays, labelled 1 - 4 as shown on drawing number 757-002 E dated 28 August 2008 and shall not be removed or altered in any way without the prior written consent of the Local Planning Authority.

REASON: In the interests of the amenity of adjoining residents in accordance with policies D1 and R19 of the Welwyn Hatfield District Plan 2005.

18. Between the hours of 2130 and midnight coaches shall be parked in spaces labelled 1 - 4 as shown on drawing number 757-002 E dated 28 August 2008 and in no other part of the site.

REASON: In the interests of the amenity of adjoining residents in accordance with policies D1 and R19 of the Welwyn Hatfield District Plan 2005.

19. Prior to the use of the site hereby permitted, signage shall be erected within the site advising visitors to the site of being close to a residential area and to not cause a disturbance. The location of the signage shall be submitted to the Local Planning Authority for approval in writing detailing the wording on the signs, its location, the size and height of the signs and materials to be used. Once approved, the signs shall not be removed or altered without the prior written authority of the Local Planning Authority.

REASON: In the interests of the amenity of adjoining residents in accordance with policies D1 and R19 of the Welwyn Hatfield District Plan 2005.

REASONS FOR APPROVAL

The proposal has been considered against Planning Policy Statement/Guidance PPS1, PPG2, PPG13, PPG14, PPG15 and PPG24, East of England Plan 2008 SS1, ENV1, ENV2 and ENV6 and development plan policies SD1 GBSP1, R19, R20, R28, D1, D2, D5, D7, D8 and D9 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).

INFORMATIVE(S)

1. The planning authority has determined the application on the basis of the information available to it, but this does not warrant or indicate that the application site is safe or stable or suitable for development proposed, or that any nearby land is structurally stable. The responsibility for safe and suitable development rests upon the developer and/or land owner and they should take expert advice from properly qualified experts to ensure that the historic chalk mining activities in the area will not adversely affect the development.

Continuation ...

2. 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 816000) to obtain their permission and requirements.

Date: 25/09/2008

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

Chris Conway
Chief Planning and Environmental Health Officer