

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING DECISION NOTICE – PERMISSION

S6/2009/481/MA

**DEMOLITION OF EXISTING TENNIS BUILDING AND DEMOUNTABLE
CLASSROOMS AND CONSTRUCTION OF NEW MULTI-PURPOSE SPORTS
HALL WITH ANCILLARY ACCOMMODATION**

at: QUEENSWOOD SCHOOL SHEPHERDS WAY BROOKMANS PARK

Agent Name And Address

MR M FRIEND
VINCENT & GORBING
STERLING COURT
NORTON ROAD
STEVENAGE
SG1 2JY

Applicant Name And Address

QUEENSWOOD SCHOOL
SHEPHERDS WAY
HAT
BROOKMANS PARK
AL9 6NS

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 16/03/2009 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 A-05-010 Rev E & A-05-015 Rev D & A-05-017 Rev B & A-05-020 Rev C & A-05-031 Rev D received and dated 16 March 2009 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 shall be used as a facility ancillary to the main use of the site for educational purposes.

REASON: To ensure control over the scale of the use of development within the Metropolitan Green Belt. To comply with Planning Policy Guidance Note 2 and policy RA5 of the Welwyn Hatfield District Plan 2005.

Continuation ...

4. No development shall take place until samples of materials to be used in the construction of the external surfaces of the building hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented using the approved materials. Subsequently, the approved materials shall not be changed without the prior written consent of the Local Planning Authority.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005

5. All landscaping including, but not limited to, protective fencing around Root Protection Areas (RPA), excavation of hard standing within the RPA of T16 and T17, landscape plan as detailed within the 'Arboricultural and Planning Integration Report' by Quaife Woodlands, reference AR/1920a/jq dated February 2009, including appendices, shall be implemented and completed in accordance with the details therein.

REASON: To protect the existing planting in the interests of the visual amenity in accordance with policy D8 of the Welwyn Hatfield District Plan 2005.

6. At least 10% of the energy supply of the development shall be secured from decentralised and renewable or low-carbon energy sources (as described in the glossary of Planning Policy Statement: Planning and Climate Change (December 2007)) and detailed within the renewable planning statement by Preston Lee Chambers, February 2009. Details of the timetable and physical works on site, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in accordance with the approved timetable and retained as operational thereafter, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the development contributes towards sustainable development and energy efficiency in accordance with policies SS1 and ENG1 of the East of England Plan 2008 and policies SD1 and R3 of the Welwyn Hatfield District Plan 2005.

7. Before the development hereby permitted is commenced, details shall be submitted to and approved in writing by the local planning authority of the measures to be taken in the design, construction, operation and decommissioning of the development to: minimise the amount of waste generated; to re-use or recycle suitable waste materials generated; to minimise the pollution potential of unavoidable waste, including appropriate remediation measures for any contaminated land; to treat and dispose of the remaining waste in an environmentally acceptable manner; and to utilise secondary aggregates and construction and other materials with a recycled content. The measures shall be implemented in accordance with the approved details.

REASON: To accord with the waste planning policies of the area in accordance with policy 7 of the Hertfordshire County Council Waste Local Plan 1999.

8. No demolition of buildings, or removal of trees, scrub or hedges, shall be carried out on site between the 1st March and 31st August inclusive in any year, unless searched beforehand by a suitably qualified ecologist and approved in writing by the Local Planning Authority.

REASON: In order not to disturb nesting birds or bats protected the Wildlife and Countryside Act 1981 (as amended) and bats under the Conservation (Natural Habitats &

Continuation ...

c.) Regulations 1994, Planning Policy Statement 9 and policy ENV3 of the East of England Plan 2008.

9. Tree, annotated "dead" on plan submitted with the 'Arboricultural and Planning Integration Report' by Quaife Woodlands, reference AR/1920a/jq dated February 2009, Appendix A shall be felled in accordance with the manner detailed (and recommended) within the Bat Report dated February 2009 by Jones & Sons, Environmental Sciences Ltd. Prior to the felling of this tree, the developer shall advise, giving 7 working days notice of the felling of the tree, to the Local Planning Authority.

REASON: In order not to disturb nesting birds or bats protected the Wildlife and Countryside Act 1981 (as amended) and bats under the Conservation (Natural Habitats & c.) Regulations 1994, Planning Policy Statement 9 and policy ENV3 of the East of England Plan 2008..

10. Details of any external lighting shall be submitted to, and approved in writing by the Local Planning Authority. The details shall include position, height, design and intensity.

REASON: To ensure the site continues to be suitable for use by bats which may be adversely affected by light pollution in sensitive areas in accordance with Planning Policy Statement 9 and policy ENV3 of the East of England Plan 2008.

11. Should planning permission S6/2005/0863/FP be implemented then the permission hereby approved (S6/2009/0481/MA) shall not be implemented. Should planning permission S6/2009/0481/MA be implemented, then planning permission S6/2005/0863/FP shall not be implemented.

REASON: In the interests of the visual amenity of the Green Belt to ensure that the development complies with Planning Policy Guidance Note 2: Green Belts and the adopted Master Plan (2003).

12. A School Travel Plan shall be submitted to and approved in writing by the Local Planning Authority within 3 months of the first use of the development. The Travel Plan should set out clear objectives for maximising the proportion of people trips to the school which are made on foot, bicycle or other sustainable means of transport, and shall set targets for increasing such proportions with provision for monitoring their achievement.

REASON: To assist in achieving greater use of sustainable transport modes, with less reliance on the private car, in line with PPG13: Transport and County Council's sustainable transport policies.

13. All areas for parking and storage and delivery of materials associated with the construction of this development shall be provided within the site on land which is not public highway and the use of such areas must not interfere with the use of the public highway.

REASON: In the interest of highway safety and free and safe flow of traffic in accordance with PPG13: Transport.

14. 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

Continuation ...

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.

REASONS FOR APPROVAL

The proposal has been considered against Planning Policy Statement/Guidance PPS1, PPG2, PPS9, PPS10, PPG13 & PPS22, East of England Plan 2008 SS1, SS2, T8, T9, T14, ENV2, ENV3, ENV5, ENV7, ENG1 & WM6; Hertfordshire County Council Waste Local Plan 1999 policies 3, 7, 8 and 11 and development plan policies SD1, GBSP1, R3, R4, R5, R11, R17, M14, D1, D2, D8, D9, D12, IM2, CLT2, CLT7, RA5, RA6, RA10 and RA28 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

1. The attention of the developer is drawn to the safe disposal of the asbestos on the site. Advice should be sought from the Health and Safety Executive prior to undertaking any works.
2. If bats are present it is illegal to intentionally kill, injure or catch them, damage, destroy or disturb their roosts, or to disturb bats. Bat roosts are also legally protected, even when bats are not present all of the time.
3. If bats are found to be present then a Habitat Regulations Licence (from Natural England) will be required, before any works affecting the roost can start.

Date: 05/05/2009



Tracy Harvey
Head of Development Control