



Town and Country Planning Act 1990
PLANNING DECISION NOTICE – REFUSAL

S6/2009/616/MA

**RETENTION OF SIX POLES AND ATTACHED LIGHTS AROUND PERIMETER OF
MANEGE**

at: COOPERS FIELD STABLES COOPERS LANE ROAD POTTERS BAR

Agent Name And Address

MISS JANE ORSBORN
121 QUEENS ROAD
HERTFORD
SG13 8BJ

Applicant Name And Address

MR BARRY WHEELER
7 CYPRESS AVENUE
CREWS HILL
ENFIELD, EN2 9BY

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 **REFUSE** the development proposed by you in your application received with sufficient particulars on 01/06/2009 and shown on the plan(s) accompanying such application.

The reason(s) for the Council's decision to refuse permission for the development is/are:-

1. The proposed floodlights would have a harmful impact upon the established night-time rural landscape of the area by being visually intrusive into this part of the countryside. This would cause harm to the character, appearance and visual amenity of the Green Belt by reducing the openness of this rural area by creating the impression that it is urbanised. Furthermore, insufficient information has been submitted to demonstrate that no adverse impacts will result from the night-time lighting on the nearby wildlife site. As such, the proposals fail to comply with Local Plan Policies R15 & R20 of the Welwyn Hatfield District Plan 2005 and Planning Policy Statement 9 - Biodiversity and Geological Conservation and is also considered to represent inappropriate development which is contrary to the requirements of Planning Policy Guidance Note 2 - Green Belts. No very special circumstances have been shown to exist.

REFUSED PLAN NUMBERS: Site location plan (Scale 1:2500) & LS 11534-1-1 (illuminance survey) & BW/01 (A4 sheet of lighting details) - Received and dated 1 June 2009

Date: **24/07/2009**

Tracy Harvey
Head of Development Control