

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

S6/2009/0891/MA

**RESIDENTIAL DEVELOPMENT OF 164 DWELLINGS WITH ACCESS ROADS
AND LANDSCAPING**

at: PHASE 4 FORMER HATFIELD AERODROME MOSQUITO WAY HATFIELD

Agent Name And Address

MR D OLIVER
TAYLOR WIMPEY/BOVIS HOMES LTD
CENTRAL REGION
BROMWICH COURT
HIGHWAY POINT
GORSEY LANE
COLESHILL
B46 1JU

Applicant Name And Address

MR D OLIVER
TAYLOR WIMPEY/BOVIS HOMES LTD
CENTRAL REGION
BROMWICH COURT
HIGHWAY POINT
GORSEY LANE
COLESHILL
B46 1JU

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 18/05/2009 and shown on the plan(s) accompanying such application, subject to the following conditions:-

1. The development/works shall not be started and completed other than in accordance with the approved plans and details: 30985_P(0)_010 B & 30985_P(0)_011 B & 30985_P(0)_012 B & 30985_P(0)_013 B & 30985_P(0)_015 B & 30985_P(0)_020 A & 30985_P(0)_021 A & 30985_P(0)_023 B & 30985_P(0)_040 B & 30985_P(0)_052 B & 30985_P(0)_070 B & 30985_P(0)_071 A & 30985_P(0)_072 A & 30985_P(0)_073 B & 30985_P(0)_080 A & 30985_P(0)_081 A & 30985_P(0)_082 A & 30985_P(0)_083 B & 30985_P(0)_090 A & 30985_P(0)_100 B & 30985_P(0)_110 A & 30985_P(0)_111 A & 30985_P(0)_120 A & 30985_P(0)_121 B & 30985_P(0)_130 B & 30985_P(0)_131 B & 30985_P(0)_180 B & 30985_P(0)_190 C & 30985_P(0)_200 B & 30985_P(0)_201 B & 30985_P(0)_210 B & 30985_P(0)_211 B & 30985_P(0)_220 B & 30985_P(0)_221 B & 30985_P(0)_230 A & 30985_P(0)_231 C & 30985_P(0)_240 A & 30985_P(0)_241 B & 30985_P(0)_250 B & 30985_P(0)_251 B & 30985_P(0)_260 B & 30985_P(0)_261 B & 30985_P(0)_262 B & 30985_P(0)_263 B & 30985_P(0)_270 A & 30985_P(0)_280 B & 30985_P(0)_281 B & 30985_P(0)_282 B & 30985_P(0)_283 B & 30985_P(0)_284 A & 30985_P(0)_302 B & 30985_P(0)_303 B & 30985_P(0)_322 B & 30985_P(0)_328 B & 30985_P(0)_331 B & 30985_P(0)_332 B all received and dated 18th May 2009.
30985_P(0)_002 C & 30985_P(0)_003 C & 30985_P(0)_014 C & 30985_P(0)_022 C & 30985_P(0)_030 D & 30985_P(0)_041 C & 30985_P(0)_042 C & 30985_P(0)_043 C & 30985_P(0)_050 D & 30985_P(0)_051 C & 30985_P(0)_091 C & 30985_P(0)_101 C & 30985_P(0)_112 C & 30985_P(0)_122 B & 30985_P(0)_140 C & 30985_P(0)_141 C & 30985_P(0)_150 C & 30985_P(0)_151 C & 30985_P(0)_160 C & 30985_P(0)_161 C & 30985_P(0)_170 C & 30985_P(0)_171 C & 30985_P(0)_181 C & 30985_P(0)_191 C & 30985_P(0)_271 C & 30985_P(0)_320 D & 30985_P(0)_321 E & 30985_P(0)_323 D & 30985_P(0)_324 C & 30985_P(0)_325 D & 30985_P(0)_326 D & 30985_P(0)_327 G &

Continuation ...

30985_P(0)_329 C & 30985_P(0)_330 C & 30985_P(0)_340 C & 30985_P(0)_341 C & 30985_P(0)_342 C all received and dated 2nd October 2009; Hat4-03-100 C & Hat4-03-101 C received and dated 8th October 2009 and Hat4-03-081 B received 9th September 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.

2. Development shall not begin until a scheme for sound insulating the proposed dwellings has been submitted to and approved in writing by the local planning authority. Subsequently the development shall be implemented in accordance with the approved scheme and shall be retained in accordance with the scheme, unless otherwise agreed in writing by the Local Planning Authority. The scheme shall include details of type of glazing and mechanical ventilation.

REASON: To ensure a satisfactory noise climate for occupiers within the proposed dwellings.

3. No garage shall be converted to living accommodation without the prior written approval of the Local Planning Authority.

REASON: To ensure the retention of adequate car parking provision to serve the development, and to prevent environmental problems caused by over-intensive occupation of the dwellings.

4. The existing trees and shrubs along the site frontage to Mosquito Way shall be retained and managed in accordance with the Landscape Management Statement received on 8th October 2009 unless the Local Planning Authority otherwise agrees in writing.

REASON: In the interests of visual amenity and ecological diversity.

5. Prior to the commencement of development details of the design and layout of the play equipment proposed for the play area within the principal public open space shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure appropriate provision for children's play within the site.

6. Prior to the commencement of development details and/or samples of all external materials and finishes to be used in construction of the dwellings and garages hereby approved shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure a satisfactory appearance to the buildings which is appropriate to the context of the development.

7. Prior to the commencement of development, details and/or samples of permeable paving to be used in all block paved shared access ways, parking areas and adoptable highway areas as shown on drawing no. Hat4-02-101 Rev A shall be submitted to and approved in writing by the Local Planning Authority.

Continuation ...

REASON: In the interests of improved surface water drainage and sustainable development.

8. Prior to the commencement of development, details of litter bins to be provided on the development, including their proposed locations and timing of provision, shall be submitted to and approved in writing by the Local Planning Authority. The bins thereby approved shall be provided and retained on site in accordance with the approved scheme.

REASON: To provide proper facilities for litter disposal in the interests of visual and residential amenity.

REASONS FOR APPROVAL

The details of the reserved matters proposed are acceptable in terms of the policies set out in the Welwyn Hatfield District Plan 2005 and the Hatfield Aerodrome Supplementary Planning Guidance 1999.

The proposal has been considered against Planning Policy Statement 1 (Delivering Sustainable Development), Planning Policy Statement 3 (Housing) and Planning Policy Guidance Note 13 (Transport), East of England Plan 2008 Policy H2 and local development plan policies SD1, R3, R4, R19, D1, D2, D3, D4, D5, D6, D7, D8, D9, D11, H6, H7, H8, OS3, HATAER1, M1, M5, M6 and M14 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).

Date: 07/06/2010



Tracy Harvey
Head of Development Control