



TOWN AND COUNTRY PLANNING ACT 1990

## PLANNING DECISION NOTICE – PERMISSION

**S6/2009/2589/MA**

**RELOCATION OF TENNIS COURTS TO LAWN AREA, INSTALLATION OF  
TENNIS COURT FENCING AND EXTENSION OF CAR PARKING FACILITIES**

**at: DAVID LLOYD MOSQUITO WAY HATFIELD**

### Agent Name And Address

MR W AVERY  
CB RICHARD ELLIS  
KINGSLEY HOUSE  
WIMPOLE STREET  
LONDON  
W1G 0RE

### Applicant Name And Address

DAVIS LLOYD LEISURE LTD  
C/O CB RICHARD ELLIS  
THE HANGER  
HATFIELD BUSINESS PARK

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 18/03/2010 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: Site Location Plan 1:1250 & L(0)001 Rev. D & L(0)003 Rev. A received and dated 5 March 2010 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.

### PRE-DEVELOPMENT

3. Construction of the development hereby permitted shall not commence until the actions in the Approved Green Travel Plan have been completed to the satisfaction of the Planning Authority and Highway Authority.

Reason: To ensure that the proposal complies with policy M3 of the WHBC Local Plan, the S106 for the Aerodrome site and the aims of PPG13 to promote sustainable travel.

## Continuation ...

4. The area set aside for car parking shall be laid out and surfaced, in accordance with a scheme which has been submitted to and agreed in writing by the Local Planning Authority before the buildings hereby permitted are first occupied and shall be retained permanently there after for the staff and customers and shall not be used for any other purpose.

Reason: To ensure that the spaces are provide prior to the occupation of the units in the interests of highway safety in accordance with PPG13.

5. The development hereby permitted shall not be implemented until details of the petrol interceptors have been submitted to and approved in writing by the Local Planning Authority. The approved details shall then be implemented and retained thereafter.

REASON: In the interests of the water environment and to prevent pollution of ground water in accordance with policies R2 and R7 of the Welwyn Hatfield District Plan 2005.

6. No development shall take place until full details on a suitably scaled plan of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. The landscaping details to be submitted shall include:-

b) means of enclosure and boundary treatments

f) existing trees, hedges or other soft features to be retained and a method statement showing tree protection measures to be implemented for the duration of the construction

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.

7. Prior to the commencement of the development hereby permitted, a lighting survey and full details of any external car park and access lighting to be erected within the site shall be submitted to the Local Planning Authority for its prior written approval and shall be erected in accordance with those approved plans.

REASON: To avoid any potential for light pollution, in the interests of visual amenity in accordance with policies R20 and D1 of the Welwyn Hatfield District Plan 2005.

## Continuation ...

### POST-DEVELOPMENT

8. 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.

### REASONS FOR APPROVAL

The proposal has been considered against Planning Policy Statement/Guidance PPS1, PPS5, PPG13, East of England Plan 2008 policies SS1, LA3, T1, T2, T4, T13, T14, ENG1 and development plan policies SD1, GBSP2, R3, EMP1, EMP2, HATAER1, D1, D2, D7, D8, D9, D11, M3, M14, M6, M5 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:** 17/06/2010



Tracy Harvey  
Head of Development Control