

# Development Management

Welwyn Hatfield Borough Council

The Campus, Welwyn Garden City, Herts AL8 6AE

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**WELWYN  
HATFIELD**

## Application for Outline Planning Permission With Some Matters Reserved. Town and Country Planning Act 1990

### Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### 1. Site Address

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="Colesdale Farm"/>
Address line 1	<input type="text" value="Northaw Road West"/>
Address line 2	<input type="text" value="Northaw"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Potters Bar"/>
Postcode	<input type="text" value="EN6 4QZ"/>

Description of site location must be completed if postcode is not known:

Easting (x)	<input type="text" value="529725"/>
Northing (y)	<input type="text" value="201821"/>

Description

### 2. Applicant Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="H"/>
Surname	<input type="text" value="Brosnan"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="2 Cygnet Close"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Borehamwood"/>
Country	<input type="text"/>

## 2. Applicant Details

Postcode	WD6 5NG
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant?

Yes  No

## 3. Agent Details

Title	
First name	DLA
Surname	Town Planning Ltd
Company name	DLA Town Planning Ltd
Address line 1	5 The Gavel Centre Porters Wood
Address line 2	
Address line 3	
Town/city	St Albans
Country	United Kingdom
Postcode	AL3 6PQ
Primary number	01727850907
Secondary number	
Fax number	
Email	dlaoffice@dlatownplanning.com

## 4. Description of the Proposal

Please indicate all those matters for which approval is sought as part of this outline application (tick all that apply).

Note: if this application is approved, the matters not determined as part of this application will need to be the subject of an 'Application for approval of reserved matters' before the development may proceed.

- Access
- Appearance
- Landscaping
- Layout
- Scale

Please describe the proposed development

Residential development of site of up to 38 dwellings following removal of the existing buildings and structures

Has the work already been started without planning permission?

Yes  No

## 5. Site Area

What is the measurement of the site area?  
(numeric characters only).

1.3

Unit

hectares

## 6. Existing Use

Please describe the current use of the site

Commercial use Class B8 and sui generis

Is the site currently vacant?

Yes  No

**Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.**

Land which is known to be contaminated

Yes  No

Land where contamination is suspected for all or part of the site

Yes  No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes  No

## 7. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

Yes  No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes  No

Are there any new public roads to be provided within the site?

Yes  No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes  No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes  No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

Please see layout drawing. Existing main access to be restricted to Colesdale Farmhouse, pedestrians and cyclists  
Existing western entrance to be closed and new access created further west. New road within site shown on indicative layout plan but layout to be a reserved matter.

## 8. Vehicle Parking

Is vehicle parking relevant to this proposal?

Yes  No

## 9. Materials

Does the proposed development require any materials to be used?

Yes  No

## 10. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains Sewer

Septic Tank

Package Treatment plant

Cess Pit

Other

Unknown

Are you proposing to connect to the existing drainage system?

Yes  No  Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

Please see FRA & drainage strategy

## 10. Foul Sewage

## 11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)  Yes  No

**If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.**

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?  Yes  No

Will the proposal increase the flood risk elsewhere?  Yes  No

**How will surface water be disposed of?**

Sustainable drainage system

Existing water course

Soakaway

Main sewer

Pond/lake

## 12. Trees and Hedges

Are there trees or hedges on the proposed development site?  Yes  No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?  Yes  No

**If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.**

## 13. Biodiversity and Geological Conservation

**Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?**

**To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.**

a) Protected and priority species:

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

b) Designated sites, important habitats or other biodiversity features:

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

c) Features of geological conservation importance:

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

## 14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?  Yes  No

## 14. Waste Storage and Collection

Have arrangements been made for the separate storage and collection of recyclable waste?

Yes  No

## 15. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

1. Answer 'No' to the question below;
2. Download and complete this supplementary information template (PDF);
3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

This will provide the local authority with the required information to validate and determine your application.

Does your proposal include the gain, loss or change of use of residential units?

Yes  No

Please select the proposed housing categories that are relevant to your proposal.

- Market  
 Social  
 Intermediate  
 Key Worker

Add 'Market' residential units

Market: Proposed Housing						
	Number of bedrooms					Total
	1	2	3	4+	Unknown	
Houses	0	12	7	6	0	25
Flats/Maisonettes	2	0	0	0	0	2
<b>Total</b>	<b>2</b>	<b>12</b>	<b>7</b>	<b>6</b>	<b>0</b>	<b>27</b>

Add 'Social' residential units

Social: Proposed Housing						
	Number of bedrooms					Total
	1	2	3	4+	Unknown	
Houses	0	3	4	0	0	7
Flats/Maisonettes	4	0	0	0	0	4
<b>Total</b>	<b>4</b>	<b>3</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>11</b>

Please select the existing housing categories that are relevant to your proposal.

- Market  
 Social  
 Intermediate  
 Key Worker

Total proposed residential units

38

Total existing residential units

0

## 16. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes  No

If you have answered Yes to the question above please add details in the following table:

## 16. All Types of Development: Non-Residential Floorspace

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
Other	4132.6	4132.6	0	-4132.6
Total	4132.6	4132.6	0	-4132.6

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

## 17. Employment

Will the proposed development require the employment of any staff?

Yes  No

## 18. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes  No

## 19. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Not applicable

Is the proposal for a waste management development?

Yes  No

**If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website**

## 20. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

Yes  No

## 21. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes  No

## 22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes  No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent  
 The applicant  
 Other person

## 23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes  No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

### 23. Pre-application Advice

Officer name:

Title	
First name	Lucy
Surname	Hale
Reference	6/2018/1393/PA

Date (Must be pre-application submission)

27/07/2018
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Details of the pre-application advice received

Please see planning statement for details

### 24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

Yes  No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

### 25. Ownership Certificates and Agricultural Land Declaration

**CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14**

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner\* and/or agricultural tenant\*\* of any part of the land or building to which this application relates.

\* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. \*\* 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	Mr M Marrinan
Number	
Suffix	
House Name	Claregate
Address line 1	Cattlegate Road
Address line 2	
Town/city	Crews Hill
Postcode	EN2 8AZ
Date notice served (DD/MM/YYYY)	09/04/2019

Person role

- The applicant  
 The agent

## 25. Ownership Certificates and Agricultural Land Declaration

Title	<input type="text"/>
First name	<input type="text" value="H"/>
Surname	<input type="text" value="Hunter"/>
Declaration date (DD/MM/YYYY)	<input type="text" value="09/04/2019"/>

Declaration made

## 26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)