

Development Management

Welwyn Hatfield Borough Council

The Campus, Welwyn Garden City, Herts AL8 6AE

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**WELWYN
HATFIELD**

Application for Planning Permission. 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. Applicant Name, Address and Contact Details

Title:	<input type="text" value="Mrs"/>	First Name:	<input type="text" value="Louise"/>	Surname:	<input type="text" value="Howe"/>
Company name:	<input type="text" value="Sega Amusements International Limited"/>				
Street address:	<input type="text" value="42 Barwell Business Park"/>				
	<input type="text" value="Leatherhead Road"/>				
	<input type="text"/>				
Town/City:	<input type="text" value="Chessington"/>				
Country:	<input type="text" value="Surrey"/>				
Postcode:	<input type="text" value="KT9 2NY"/>				
	Telephone number: <input type="text"/>				
	Mobile number: <input type="text"/>				
	Fax number: <input type="text"/>				
	Email address: <input type="text"/>				
Are you an agent acting on behalf of the applicant? <input type="radio"/> Yes <input checked="" type="radio"/> No					

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Description of the Proposal

Please describe the proposed development including any change of use:

Permission for Flexible and Temporary change of use from retail shop (A1) to a Family Entertainment Centre (D2 Assembly and Leisure) or A1 Retail use for a fixed period of 10 years. S6/2013/0778/FP-Flexible planning permission in respect of other premises at the Galleria was granted for use as an amusement centre (sui generis) or restaurant or takeaway (A5) for a period of 10 years.

It is proposed to use the Site as an unlicensed Family Entertainment Centre (FEC) operating video and other amusement machines suitable for individuals under 18 years of age. It is intended to provide a variety of games suitable for children, young people and families. Many of the games will be interactive games such as air hockey, basketball and fairground ball toss games. The types of machines will also include cranes and pushers which under the Gambling Act 2005 can be operated with a permit from the Local Authority. The applicant has been granted the necessary permit to operate these Category D machines from the site. No other gambling machines will be operated from the Site. The layout of the machines is shown on attached drawings. It is intended to operate the FEC for an initial period of 9 months with potential to extend the period if it is successful.

The applicant is seeking temporary and flexible change of use to allow the continued use of the Site as an FEC (D2 Assembly and Leisure) after the initial 9 month period but to allow A1 Retail use should the lease for the FEC not be extended.

Has the building, work or change of use already started? Yes No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House: Suffix:

House name:

Street address:

Town/City:

Postcode:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:

Northing:

5. 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):

Officer name:

Title: First name: Surname:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

(a) Change of use

A key part of the original planning permission for the Galleria restricted the amount of retail space to limit competition with Hatfield Town Centre and other shopping parades in the town's retail hierarchy. The proposed change of use would result in a reduction in retail floor space at the Galleria and replace it with D2 (Assembly and Leisure), which is a key function of The Galleria. Consequently the proposed change of use would not undermine the retail hierarchy in the town and would not be contrary to the current planning policies in the Local Development Plan (NPPF and Welwyn Hatfield District Plan 2005 and Supplementary Guidance Documents).

The temporary change of use would not qualify as a Permitted Development under Class E of Part 4 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 because the type of use proposed is not one of the permitted temporary uses and the floor space (over 150 sqm) is too large. Planning Permission is therefore required.

The principle of change of use from A1 to D2 is acceptable.

(b) Design

The proposal does not involve any alteration to the external surfaces of the building and therefore does not give rise to concerns over design. Alterations to the shop from inside the shopping mall are unlikely to require planning permission although permission of the landlord may be required.

(c) Amenity/conditions of adjoining occupiers

Due to the unit being contained in the Galleria shopping mall and the distance from the nearest residential properties, the proposed change would not likely to have a significant impact on the residential amenity of neighbouring occupiers. However neighbouring shop units may be affected by noise and vibration from the proposed games machines. Contact Environmental Health department with regard to the need for a noise assessment for the proposed use.

(d) Parking requirements

The proposal does not give rise to additional parking requirements. There is shared, on-site parking for all the retail and leisure units at the Galleria.

(e) Advertisement consent

DCLG publication "Outdoor Adverts and Signs: a Guide for Advertisers" 2007 summarises the advertising regulations and advises that advertisements eg fascias and hanging signs inside a shopping mall are excluded from Local Planning authority direct control and would not require advertisement consent from the Borough Council.

The proposal should be discussed with occupiers of neighbouring units before submitting the application and consider the Council's Statement of Community Involvement.

The development is likely to be approved

5. Pre-application Advice

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle 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

7. Waste Storage and Collection

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

If Yes, please provide details:

As existing by Centre Management.

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

If Yes, please provide details:

As existing by Centre Management.

8. Authority Employee/Member

With respect to the Authority, I am:

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

Do any of these statements apply to you? Yes No

9. Materials

No Material details were submitted for this application

10. Vehicle Parking

No Vehicle Parking details were submitted for this application

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	<input checked="" type="checkbox"/>	Package treatment plant	<input type="checkbox"/>	Unknown	<input checked="" type="checkbox"/>
Septic tank	<input type="checkbox"/>	Cess pit	<input type="checkbox"/>	Other	<input type="checkbox"/>

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 and state references for the plan(s)/drawing(s):

Site already connected to drainage of The Galleria Centre.

12. 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 an appropriate 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 Main sewer Pond/lake
 Soakaway Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, 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:

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. Existing Use

Please describe the current use of the site:

Unit 45 has A1 retail use but is currently empty.

Is the site currently vacant?

Yes No

If Yes, please describe the last use of the site:

A1 Retail

When did this use end (if known) (DD/MM/YYYY)?

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

15. 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

15. Trees and Hedges

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'.

16. Trade Effluent

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

Yes No

17. Residential Units

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

Yes No

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					

17. Residential Units

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Key Worker Housing Total

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Key Worker Housing Total

18. All Types of Development: Non-residential Floorspace

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

Yes No

Use Class/type of use	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)
A1 - Shops Net Tradable Area	340	0	340	340
Total	340	0	340	340

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

Use Class/types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Proposed employees	2	4	5

20. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
D2	12:00:00	19:00:00	10:00:00	19:00:00	11:00:00	17:00:00	<input type="checkbox"/>

21. Site Area

What is the site area?

340.00

sq.metres

22. 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:

22. Industrial or Commercial Processes and Machinery

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 clear what information it requires on its website.

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes No

A. Toxic substances

Amount held on site

Tonne(s)

B. Highly reactive/explosive substances

Amount held on site

Tonne(s)

C. Flammable substances (unless specifically named in parts A and B)

Amount held on site

Tonne(s)

24. 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? (Please select only one)

The agent The applicant Other person

25. Certificates (Certificate B)

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 (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) and/or agricultural tenant (*"agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990*) of any part of the land or building to which this application relates.

Owner/Agricultural Tenant	Date notice served
Name: WHBC Legal Dept Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text"/> Street: The Campus Locality: <input type="text"/> Town: Welwyn Garden City Postcode: AL8 6AE	14/09/2016
Name: Land Securities Galleria Limited Number: 5 Suffix: <input type="text"/> House name: <input type="text"/> Street: The Strand Locality: <input type="text"/> Town: London Postcode: WC2N 5AF	14/09/2016
Title: Mrs First name: Louise Surname: Howe	

25. Certificates (Certificate B)

Person role:

APPLICANT

Declaration date:

14/09/2016



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

14/09/2016