

THE JTS PARTNERSHIP

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Our Ref: MJD/9122

25th November 2019

Head of Development Management
Welwyn Hatfield Council
The Campus
Welwyn Garden City
Herts
AL8 6AE

Dear Sirs

**Proposed surfacing of car park from gravel to tarmac and erection of a statue
Miller & Carter, Great North Road, Brookmans Park, Hertfordshire, AL9 6NA
Planning Portal Ref:**

We are instructed by our client, Mitchells & Butlers Retail Ltd., to prepare and submit a planning application for the following proposal at Miller & Carter, Great North Road:

“Resurfacing of car park from gravel to tarmac, with parking bays retained in gravel, together with the erection of a 3d metal bull statue to front entrance”.

Accordingly, please find enclosed the following documentation:

- This covering letter dated 25th November 2019;
- Site Location Plan;
- Drawing Number: 4532-101 - Existing Site Layout Plan
- Drawing Number: 4532-210 - Proposed Site Layout Plan
- Drawing Number: 4532-701 – Bull Statue

Planning History

The location of the former Bell Bar Café, the existing building was granted planning permission in 1990 (Ref: S6/0276/90/FP), which included the demolition of the previous building and erection of a replacement building comprising a restaurant with ancillary facilities and car parking. The approved consent included a condition (no. 8) for details of the colour and type of the gravel surface to the car park, which had, on the approved drawings, been noted as a gravel finish, with final landscaping to local authority approval.

In 2004, planning permission was approved under S6/2004/1564/FP for ‘Alterations and External Landscaping Works’ at San Felice Restaurant (an earlier name for the public house under previous ownership).

Regulated by RICS

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The Proposed Site Plan (Drawing Ref: 462/WD/001) included a notation proposing the rearrangement of the car parking layout, including a “new finish to hard traffic area, bitumen coat with gravel chipping wearing surface”.

The existing drawings from that application highlighted areas of existing bitumen hard surface areas of the car park and this is also noted from the aerial photographs from 2000 and 2005 as noted from Google Earth.

Proposed Resurfacing

This planning application seeks to retain the gravel within the existing parking bays, with the main thoroughfare/circulation areas proposed in a tarmac finish. The reason for this change is that the existing surface is simply unsuitable for the users of the public house. Whilst the 2 disabled car park bays are located close to the public house entrance, not all people with walking difficulties are registered disabled and can park in these spaces. In addition, those families with buggies and pushchairs also have significant difficulty crossing the circulation space to get to the public house/restaurant. Finally, the public house has difficulty for servicing, deliveries and bin collection, which must be undertaken wholly within the service yard as the trolleys and bins are difficult to manoeuvre across the gravel.

A bull statue is also proposed close to the entrance of the public house/restaurant. This is detailed on Drawing 4532/701. This is a standalone piece of art, directly related to the Miller and Carter branding although it is not a form of advertisement. It's location, adjacent to the entrance, ensures that it's appearance is read in the context of the existing building.

Policy D2 of the Welwyn Hatfield District Plan 2005 considers the character and context of a development. In this instance, the proposal, for resurfacing and the artwork, have a minimal impact on the character of the existing area and would comply with the policy.

Policy D9 also considers access and design for people with disabilities. It requires that all development should be designed to allow access by the disabled, young children in prams and pushchairs and those who are temporarily disabled through accident or injury. At present, the site does not support this and the resurfacing of the gravel with tarmac will be fully in accordance with the principles of the policy.

It is acknowledged that this application site falls within the Green Belt. Paragraph 146 of the NPPF states that certain forms of development, including engineering operations, are not inappropriate development within the Green Belt, provided that they preserve the openness and do not conflict with the purposes of including land within it. In this scenario, the resurfacing of the car park is considered to be an engineering operation, which preserves the openness of the Green Belt and does not conflict with the five purposes set out within Paragraph 134.

It is therefore considered that the proposed resurfacing will be of a significant benefit to the users of the public house/restaurant, whilst the erection of the statue are considered minimal works that assist in the marketing of the public house, assisting with the economic growth and viability of a public house.

We therefore request that the application is granted.

If you require any further information, or have any queries, please do not hesitate to contact me.

Yours faithfully

Matthew Driscoll MRTPI
For THE JTS PARTNERSHIP LLP

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