

Mr M Scott
Wastell & Porter Architects Ltd
Bancroft House
34 Bancroft
Hitchin
SG5 1LA

Application No: 6/2016/0234/PN3

Date of Refusal: 3 May 2016

Development: Erection of agricultural building for storage
At Location: Nyn Manor, Vineyards Road, Northaw, Potters Bar, EN6 4PQ
Applicant: Mr A Newland
Application Date: 14 March 2016

1. The proposed building, hardstanding and the access would be located in an open and obtrusive position which would unduly detract from the Landscape Character Area and the openness and visual amenity of the Green Belt. The siting would prejudice the efficient use of land as it relies on an excessive hardstanding for access and would section off a narrow strip of land which would limit its use contrary to the National Planning Policy Framework 2012 and Policies GBSP1, RA10, RA18, D1 and D2 of the Welwyn Hatfield District Plan 2005.

REFUSED DRAWING NUMBERS: SK10A & SK11A received and dated 14 March 2016.

POSITIVE AND PROACTIVE STATEMENT

The decision has been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 of the National Planning Policy Framework and material planning considerations do not justify a decision contrary to the development plan (see Officer's report which can be viewed on the Council's website or inspected at these offices).



Colin Haigh
Head of Planning