

To: Mr L Batten
Clague
62 Burgate
Canterbury
CT1 2BH

Important – Planning permission and notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee may be payable for each request to discharge conditions.

For advice on any of these matters, please contact the duty planning officer or the case officer at Welwyn Hatfield Borough Council, Campus East, The Campus, Welwyn Garden City, AL8 6AE or by email planning@welhat.gov.uk between 0900 – 1300 daily.

**Notice of Decision
Town and Country Planning Act 1990
Town and Country Planning (Development
Management Procedure) (England) Order 2015
Approval of Permission for Development**

To: Mr L Batten

Application No: 6/2016/2675/MAJ

Date of Approval: 20 July 2017

WELWYN HATFIELD BOROUGH COUNCIL, in pursuance of powers under the above mentioned act, hereby GRANT, subject to the development beginning not later than 3 years from the date hereof to: -

Development: Erection of extension to existing sports hall, re cladding of existing roof and wall, following removal of existing mobile classrooms and increase parking provision from 85 to 102 approximately

At Location: Queenswood School, Shepherds Way, Brookmans Park, Hatfield, AL9 6NS

Applicant: Mr I Williams

Application Date: 2 January 2017

In accordance with the conditions listed below: -

1. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby granted have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented using the approved materials and subsequently, the approved materials shall not be changed.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with the National Planning Policy Framework and Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

2. No development shall take place until a tree protection plan and method statement has 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.

REASON: To protect the existing trees and hedgerows in the interest of visual amenity in accordance with Policy D8 of the Welwyn Hatfield District Plan 2005.

3. No development shall take place until full details on a suitably scaled plan of 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.

The landscaping details to be submitted shall include:

- (a) planting plans, including specifications of species, sizes, planting centres, number and percentage mix, and details of seeding or turfing;
- (b) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife;
- (c) management and maintenance details.

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 Policies GBSP2, D2 and D8 of the Welwyn Hatfield District Plan 2005.

4. The development hereby approved shall be carried out in accordance with the approved surface water drainage assessment carried out by Richard Jackson Engineering Consultant, dated 13 April 2017, drainage calculations titled: Queenswood Sch 47175 dated 04 July 2017, Queenswood School GF 1ha dated July 2017, document titled: 45875, drawing number: 47875/P/001 Revision B, and the following mitigation measures detailed within the flood risk assessment:

1. Limiting the surface water run-off generated by the critical storm events so that it will not exceed the surface water run-off rate of 21 l/s during the 1 in 100 year event plus 20% of climate change event.
2. Providing storage to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year plus climate change event.
3. Discharge of surface water from the private drainage system into the ordinary watercourse.

The mitigation measures must be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

REASON: To prevent flooding by ensuring the satisfactory disposal and storage of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants in accordance with the National Planning Policy Framework 2012.

5. No development shall take place until a detailed surface water drainage scheme for the site based on the approved drainage strategy and sustainable drainage principles, has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy should:

1. Demonstrate that the surface water run-off generated up to and including 1 in 100 year + climate change critical storm will not exceed the run-off from the

undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

2. Include detailed engineered drawings of the proposed SuDS features including their size, volume, depth and any inlet and outlet features including any connecting pipe runs.

The approved details shall be fully implemented and retained thereafter.

REASON: To prevent the increased risk of flooding, both on and off site, in accordance with the National Planning Policy Framework 2012.

6. Upon completion of the drainage works an updated management and maintenance plan for the all the Sustainable Urban Drainage Strategy features and structure must be submitted to and approved in writing by the Local Planning Authority and shall include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime. The approved details shall be implemented and retained for the lifetime of the development.

REASON: To prevent the increased risk of flooding, both on and off site, in accordance with the National Planning Policy Framework 2012.

DRAWING NUMBERS

7. The development/works shall not be started and completed other than in accordance with the approved plans and details:

Plan Number	Revision Number	Details	Received Date
5655-D	A	Tree Constraints Plan	19 December 2016
22968A/01	A	Location Plan	9 January 2017
22968A/02	A	Existing Survey	9 January 2017
22968A/03	A	Proposed Site Plan	9 January 2017
22968A/04	A	Ground Floor Plan	9 January 2017
22968A/05	A	First Floor Plan	9 January 2017
22968A/06	B	Elevations	19 January 2017
22968A/07	C	Elevations	20 July 2017
22968A/08	A	Section A-A	9 January 2017
22968A/09	A	Car Park Plan	9 January 2017
22968A/11		Existing Sports Hall Elevation	19 January 2017
22968A/10	A	Existing Car Park	19 January 2017
47875/P001	B	Proposed Surface Water & Exceedance Event Areas	5 July 2017

REASON: To ensure that the development is carried out in accordance with the approved plans and details.

1. 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).

Informative(s)

1. This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. Any permission required under the Building Regulations or under any other Act, must be obtained from the relevant authority or body e.g. Fire Officer, Health and Safety Executive, Environment Agency (Water interest etc. Neither does this permission negate or override any private covenants which may affect the land.
2. The attention of the developer is drawn to the safe disposal of the asbestos on the site. Advice should be sought from the Health and Safety Executive prior to undertaking any works.
3. New trees and shrubs should be predominantly native species, particularly those that bear blossom, fruit (berries) and nectar to support local wildlife; and night flowering plants to attract insects and increase foraging opportunities for bats. The planting of ash (*Fraxinus excelsior*) should be avoided due to the serious Ash dieback disease that is killing ash across Europe, and thus the subsequent ban on the movement of ash planting stock.
4. Existing trees (including the roots and overhanging branches) that are remaining on or adjacent to the site should be protected from damage. Protection barriers and/or a no-dig policy may be required and recommendations in the Tree Survey report (Hayden's, 09/12/2016) should be followed.
5. Demolition of buildings and the removal or severe pruning of trees & shrubs should be avoided during the bird breeding season (March to September inclusive). If this is not possible then a search of the area should be made by a suitably experienced Ecologist and if active nests are found, then clearance must be delayed until the last chick has fledged.
6. If bats or evidence for them is discovered during the course of works, work must stop immediately and advice sought on how to proceed lawfully from Natural England - tel: 0300 060 3900 or a licensed bat consultant.
7. Any external lighting scheme should be designed to minimise light spill, in particular directing light away from the boundary vegetation to ensure dark

corridors remain for use by wildlife as well as directing lighting away from potential roost / nesting sites.



Colin Haigh
Head of Planning

Town and Country Planning Act 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of The Town and Country Planning Act.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or 12 weeks in the case of a householder appeal of the date of this notice, whichever period expires earlier. •
- As this is a decision to refuse permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice;
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.gov.uk/government/organisations/planning-inspectorate.
- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render

the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

- In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part 6 of the Town and Country Planning Act 1990.