



To: Ryan Marshall
1a Station Court
Station Road
Guiseley
Leeds
LS20 8EY

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 is payable for each request to discharge conditions.
- For advice on any of these matters, please contact the duty planning officer at Welwyn Hatfield Borough Council, Campus East, The Campus, Welwyn Garden City, AL8 6AE or by email planning@welhat.gov.uk



Notice of Decision
Town and Country Planning Act 1990
Town and Country Planning (General Permitted
Development) (England) Order 2015 (as amended)
Prior Approval Required and Given

To: Ryan Marshall

Application No: 6/2023/1099/PN15

Application Date: 24 May 2023

Date of Approval: 5 September 2023

**DETERMINATION BY THE LOCAL PLANNING AUTHORITY IN RESPECT TO
 PRIOR APPROVAL UNDER SCHEDULE 2, PART 16, CLASS A OF THE TOWN
 AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
 (ENGLAND) ORDER 2015**

Welwyn Hatfield Borough Council hereby confirm that their PRIOR APPROVAL IS REQUIRED AND GIVEN for the proposed development which meets the above requirements of the Town and Country Planning (General Permitted Development) (England) Order 2015 at the address shown, as described by the description, and in accordance with the information that the developer provided to the Local Planning Authority.

Development: Proposed telecommunications installation: Proposed 15.0m Phase 8 Monopole and associated ancillary works

At location: Hatfield Avenue Hatfield Business Park Hatfield AL10 9FY

Applicant: Signal Infrastructure UK Limited

To ensure the development complies with the above Order, your attention is directed to conditions within the Order.

1. The proposed equipment would be compliant with The Town and Country Planning (General Permitted Development) (England) (Amendment) (No.2) Order 2016, Part 16, Schedule 2, Class A.

DRAWING NUMBERS

2. 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
002	B	Site Location Plan	17 August 2023
100	B	Existing Site Plan	17 August 2023
150	B	Existing Elevation A	17 August 2023

210	B	Proposed Site Plan	17 August 2023
211	B	Splay plan	17 August 2023
260	B	Proposed Elevation A	17 August 2023

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

Informative(s)

1. As agreed with the agent, the proposed monopole and associated ancillary works should be installed in Fern Green (RAL6025).

2. Obstruction of public highway land: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

3. Road Deposits: It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047.

4. Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

5. All cabinets/poles should be installed in accordance with the Department for Transport 'Design Manual for Roads & Bridges' (Cabinet Siting and Pole Siting Code

of Practice, Section 4.1.2). Equipment where a request is made for a departure from the above standards should be submitted to the Highway Authority via the Local Planning Authority for prior approval.

6. The applicant is advised that a license must be obtained from the Highway Authority for any structure to be placed on land forming part of the highway. Prior to commencement of works the applicant is advised to contact the County Council Highways Department via either the website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047 to enter into the necessary agreement with the Highway Authority to enable the works to proceed.



Chris Carter
Assistant Director (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 within 6 months of the date of this notice, whichever period expires earlier.•**
- **In all other cases, if you want to appeal against your local planning authority's decision then you must do so within 6 months 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.**