

**WELWYN HATFIELD BOROUGH COUNCIL
EXECUTIVE DIRECTOR - PLANNING, PUBLIC PROTECTION AND GOVERNANCE**

DELEGATED APPLICATION

Application No: 6/2017/0338/FULL
Location: Unit 3 Trident Place Mosquito Way Hatfield AL10 9BW
Proposal: Relocation of an existing refuse enclosure, (bin store) and formation of a new enclosure to accommodate an emergency power back-up generator.
Officer: Mr M Peacock

Recommendation: Granted

6/2017/0338/FULL

Context	
Site and Application description	<p>The site is situated within Trident Place which comprises a group of six office buildings and associated surface car parking and landscaping. The buildings are four storeys in height and similar in appearance. Trident Place lies within the context of the much wider Hatfield Business Park development and in particular, the northern eastern area which is now well established with a range of commercial uses, including offices, warehouses and a car dealership. The application site is situated to the rear of Building 3, between the building and a car park. The car park is bound to the east by established landscaping, with Comet Way and the Hatfield Tunnel beyond the boundary of the Business Park.</p> <p>This application seeks full planning permission for the installation of a back-up power generator to be located within a screened enclosure to the rear of Building 3, Trident Place. In conjunction with the installation of the generator, an existing bin store will be relocated.</p>
Constraints (as defined within WHDP 2005)	<p>EMPL - EA6 (Hatfield Business Park) PAR - PARISH (HATFIELD) Wards - Hatfield Villages A4D - Article 4 HMO Direction HAT - Hatfield Aerodrome</p>
Relevant planning history	<p>Application Number: S6/2001/1462/DE Decision: Granted Decision Date: 01 February 2002 Proposal: Erection of buildings to provide 81,644 sq metres of accommodation for purposes within use class B1, with associated access, parking and landscaping. (Amendment to reserved matters approval S6/2001/0031/DE to incorporate additional reception area, enclosed pedestrian links and 18 additional car parking spaces)</p> <p>Application Number: S6/2001/0031/DE Decision: Granted Decision Date: 09 March 2001 Proposal: Erection of a building to provide 81,000sq m of accommodation for purposes within use class B1 with associated access, parking and landscaping</p>

Application Number: S6/1999/1064/OP Decision: Granted Decision Date: 29 December 2000 Demolition of existing (unlisted) buildings, removal of runway and other hard standing areas and redevelopment for the following purposes: as a business park comprising uses within Use Class B1, B2, B8 and Sui Generis use; housing; new university campus (Use Class D1 and D2) to include replacement De Havilland Sports and Social Club and associated playing fields; two hotels; primary school and associated facilities; district centre; works of conversion to enable recreation use existing listed hanger; Aviation Heritage Centre, together with associated highway, transport and service infrastructure (including a strategic transport corridor), landscaping and open space, diversion of Ellenbrook. Means of access to be determined (Granted)			
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Site Notice Display Date: 13 March 2017 Site Notice Expiry Date: 3 April 2017		
Summary of neighbour responses	None		
Consultees and responses	Environmental Health - Support National Grid – No response Hatfield Town Council – No response Councillor Lynne Sparks – No response Councillor Howard Morgan – No response Councillor Duncan Bell – No response		
Relevant Policies			
<input checked="" type="checkbox"/> NPPF <input checked="" type="checkbox"/> D1 <input checked="" type="checkbox"/> D2 <input type="checkbox"/> GBSP1 <input checked="" type="checkbox"/> GBSP2 <input type="checkbox"/> M14 Others			
Main Issues			
Is the development within a conservation area?			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Would the significance of the designated heritage asset be conserved or enhanced?			
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A			
Comment (if applicable):			
Would the development reflect the character of the area?			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Comment (if applicable): The rear of the building is not visible from Mosquito Way and is largely screened from Comet Way by mature trees. The proposed new back-up generator will be located in an area of current hardstanding occupied by a bin store and adjacent soft landscaping. The bin store will be relocated to an area of existing soft landscaping. The proposed back-up power generator will be screened by a timber hit and miss panel enclosure, constructed to match the existing bin store and generator installations on campus.			
Would the development reflect the character of the dwelling?			
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A			
Comment (if applicable):			
Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)			

Yes No N/A

Comment (if applicable):

Unlike many of the other buildings within the campus, there is currently no back-up power generator serving Building 3. Previous operations completed within the building have not necessitated the provision of a back-up power supply however, following a re-organisation of staff and associated activity, functions proposed to be completed within Building 3 now require an emergency power supply to maintain services in the event of a power failure.

The generator will only be used in the event of a power failure or during testing. Testing will be anticipated to be a monthly run of fifteen minutes. The noise emitted from the generator will be 65 dBA at 1M. It is important to highlight that should operation of the generator be required due to a power failure, all of the other back-up generators on campus are likely to be active. Noise emissions from this generator are not therefore, considered to be material. Environmental Health were consulted and have confirmed their support for the application.

Would the development provide / retain sufficient parking?

Yes No N/A

Comment (if applicable):

Conclusion

The proposal is considered acceptable in terms of the above and in accordance with the aims and objectives of saved policies of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

DRAWING NUMBERS

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
032		Existing External Area to Rear of Building	3 March 2017
033		Proposed External Area to Rear of Building 3	3 March 2017
031		Site Location Plan	3 March 2017
034		Existing Elevations	3 March 2017
035		Proposed Elevations	3 March 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).

Determined By:

Mr A Mangham
26 April 2017