

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

DELEGATED APPLICATION

Application No: 6/2017/0877/MAJ
Location: Plot 6000 Hatfield Avenue Hatfield Business Park Hatfield AL10 9UA
Proposal: Erection of a modular building for the use of storage for sterile instruments and medical goods equipment, to approved private healthcare facility, reference S6/2015/1061/MA
Officer: Mr M Peacock

Recommendation: Granted

6/2017/0877/MAJ

Context	
Site and Application description	<p>The site lies within the context of the much wider Hatfield Business Park development and in particular, the northern area which is now well established with a range of commercial uses, including offices, warehouses and a car dealership.</p> <p>The site is bound to the east by undeveloped land, comprising the remainder of Plot 6000. Further east is the Porsche dealership. To the north of the site is a landscape corridor, with Manor Road and Hatfield Garden Village beyond. The closest properties in Manor Road are situated approximately 18m from the northern edge of the site. The site is bound to the south and west by an established structural landscaping corridor, which forms part of the Business Park's wider landscaping infrastructure.</p> <p>Planning permission was granted in January 2016 for the construction of a private healthcare facility under planning reference S6/2015/1061/MA. This was detailed as a two phase construction and phase 1 is currently under construction, this application seeks to extend the medical storage accommodation as an interim measure before the phase 2 extension would be developed.</p> <p>The proposed building is of modular construction and would be manufactured off-site for delivery and erection onto prepared foundations. Full details of the building, which would have white coloured wall panels and grey roof trim similar to the main hospital building, are included with the submitted documents. All other aspects of the site development, building use and impact on the locality remain as the details submitted for the original planning approval and later approval of details reserved by conditions.</p>
Constraints (as defined within WHDP 2005)	<p>PAR - PARISH (HATFIELD) - Distance: 0 ROW - FOOTPATH (HATFIELD 033) - Distance: 0 Wards - Hatfield Villages - Distance: 0 FM30 - Flood Zone Surface Water 30mm (1873627) - Distance: 0</p>

	<p>FM10 - Flood Zone Surface Water 100mm (2722701) - Distance: 0 FM10 - Flood Zone Surface Water 100mm (2722726) - Distance: 0 FM10 - Flood Zone Surface Water 100mm (2722782) - Distance: 0 FM10 - Flood Zone Surface Water 100mm (2722727) - Distance: 0 FM00 - Flood Zone Surface Water 1000mm (7585878) - Distance: 0 FM00 - Flood Zone Surface Water 1000mm (7585912) - Distance: 0 FM00 - Flood Zone Surface Water 1000mm (7585926) - Distance: 0 FM00 - Flood Zone Surface Water 1000mm (7585953) - Distance: 0 FM00 - Flood Zone Surface Water 1000mm (7585972) - Distance: 0 FM00 - Flood Zone Surface Water 1000mm (7586043) - Distance: 0 FM00 - Flood Zone Surface Water 1000mm (7661512) - Distance: 0 HAT - Hatfield Aerodrome - Distance: 0 HEN - No known habitats present (medium priority for habitat creation) - Distance: 0</p>
<p>Relevant planning history</p>	<p>Application Number: S6/2015/1061/MA Decision: Granted subject to a section 106 agreement Decision Date: 06 January 2016 Proposal: Erection of a private healthcare facility (use Class C2), to include car/cycle parking, boundary treatment, landscaping, lighting and access</p> <p>Application Number: 6/2015/2043/OUTLINE Decision: Granted Decision Date: 05 July 2016 Proposal: Redevelopment to provide floorspace equivalent to 537 Units of Development (UD) (as set out in Schedule 1) for Use Classes B1, B2, SG and Hotel use on plots 4100, 5000, 5600 and for Use Classes B1, SG and Hotel use on plot 6000 with all matters reserved except access</p> <p>Application Number: 6/2016/0823/COND Decision: Part Discharged Decision Date: 12 July 2016 Proposal: Approval of details reserved by condition 10 (archaeological scheme) on planning permission S6/2015/1061/MA</p> <p>Application Number: 6/2016/0755/COND Decision: Granted Decision Date: 15 July 2016 Proposal: Approval of details reserved by condition 2 (materials), condition 3 (landscaping), condition 4 (construction management plan), condition 5 (parking plan), condition 6 (cycle parking plan), condition 7 (noise) and condition 9 (reptile survey) on planning permission S6/2015/1061/MA</p> <p>Application Number: 6/2016/0945/COND Decision: Granted Decision Date: 15 July 2016 Proposal: Approval of details reserved by condition 8 (surface water drainage) on planning application S6/2015/1061/MA</p> <p>Application Number: 6/2016/1039/MAJ Decision: Granted Decision Date: 15 November 2016 Proposal: Formation of new access</p> <p>Application Number: 6/2016/1620/MAJ Decision: Granted Decision Date: 08 February 2017 Proposal: Erection of electric substation and switchroom, gas meter</p>

	<p>housing and re-organisation of parking layout to previously approved private healthcare facility (S6/2015/1061/MA)</p> <p>Application Number: 6/2017/0767/COND Decision: Granted Decision Date: 03 August 2017 Proposal: Approval of conditions reserved by condition 1 & 2 (Details of external lighting) & (Hard & Soft landscape works) on planning permission 6/2016/1620/MAJ & 6/2016/1039/MAJ</p> <p>Application Number: 6/2017/0768/COND Decision: Granted Decision Date: 03 August 2017 Proposal: Approval of details reserved by condition 15 (Green Travel Plan) & condition 17 (Details regarding odour control for the kitchen exhaust system) on planning permission S6/2015/1061/MA</p> <p>Application Number: 6/2017/1746/COND Decision: Not yet determined Proposal: Submission of details pursuant to condition 10 (written scheme of investigation) on planning permission S6/2-15/1061/MA dated 05.11.2015</p>		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	<p>Site Notice Display Date: 5 June 2017 Site Notice Expiry Date: 26 June 2017 Press Advert Display Date: 31 May 2017 Press Advert Expiry Date: 14 June 2017</p>		
Summary of neighbour responses	None		
Consultees and responses	<ol style="list-style-type: none"> 1. Lead Local Flood Authority – No objection 2. Environment Agency – No Response 3. WHBC - Public Health and Protection – No objection 4. Hatfield Town Council – No response 5. Councillor Lynne Sparks – No response 6. 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: Hatfield Aerodrome Supplementary Design Guidance, Supplementary Design Guidance, Supplementary Design Guidance, Supplementary Parking Guidance, Council's Interim Policy for Car Parking.			
Main Issues			
Design (form, size, scale, siting) and Character (appearance within the streetscene)	<p>With regards to materials and appearance, the proposed building would be finished in white coloured wall panels and grey roof trim similar to the main hospital building. These materials are considered to be appropriate for the location and the scale of the building proposed.</p> <p>All other aspects of the site development, building use and impact on the locality remain as the details submitted for the original planning approval and later approval of details reserved by conditions.</p>		

Impact on neighbours	No additional plant or equipment will be installed to service the proposed building. As such, this proposal is unlikely to cause a loss of amenity at neighbouring residential properties.
Access, car parking and highway considerations	The building is to be located on an area of the site retained for the phase two hospital extension and as such it does not affect the approved site access, parking and service vehicle delivery bays.
Landscaping Issues	The proposal will not affect the approved landscaping details.
Other Material considerations	
Any other considerations	All other environmental issues for the site have been assessed through the previous application, being a modular building to be installed on readymade foundations makes it unlikely to impact on the other environmental criteria normally assessed.
Conclusion	
The impacts of the proposal have been considered in terms of access, highway capacity, parking provision, neighbour amenity and design. Other material considerations have also been considered. The proposal is considered acceptable in terms of the above and is not contrary to the aims and objectives of saved policies of the Welwyn Hatfield District Plan 2005, the Adopted Hatfield Aerodrome Supplementary Design Guidance, Supplementary Design Guidance, Supplementary Parking Guidance, Council's Interim Policy for Car Parking and the relevant chapters of 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
101		Proposed Surgical Equipment Store	27 April 2017
102		Proposed Elevations	19 May 2017
1005-PL09-201	A	Site Layout Plan	27 April 2017
1005-PL09-100	A	Site Location Plan	27 April 2017
CLS.STK/013/005		Partition Layout	23 May 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: Mrs L Hughes 18 August 2017