

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

**DELEGATED APPLICATION**

**Application No:** 6/2017/1553/FULL  
**Location:** Computacentre UK Ltd Hatfield Avenue Hatfield AL10 9TW  
**Proposal:** Erection of a pedestrian turnstile gate and associated tarmac footpath  
**Officer:** Ms L Hale

**Recommendation:** Granted

6/2017/1553/FULL

<b>Context</b>			
<b>Site and Application description</b>	<p>The site is located on the junction of Hatfield Avenue and Frobisher Way situated within Hatfield Business Park.</p> <p>The application seeks planning permission for the installation of a secure pedestrian turnstile and tarmac path to provide access from the Computacenter car park, adjacent to the vehicular access from Frobisher Way.</p>		
<b>Constraints (as defined within WHDP 2005)</b>	<p>EMPL - EA6 (Hatfield Business Park)            PAR - PARISH (HATFIELD)            Wards - Hatfield Villages            HAT - Hatfield Aerodrome</p>		
<b>Relevant planning history</b>	<p>6/2015/1689/FULL - First floor extension, enclosing the paved terrace above the staff canteen, and erection of raised cantilevered toilet block on steel frame to rear of building – Granted 10/12/2015            S6/1997/0933/FP – Building for B8 and HQ B1 (revs of S6/1997/0325/FP). Total floor-space 31,125sqm: B1 10,220sqm (800 staff) and B8 20,905sqm (750 staff).            Parking for 1109 cars and landscaping. Approved 16.1.1998.            S6/1997/0325/FP – B8 (storage and distribution) and HQ B1 (offices), car parking and landscaping. Approved 4.7.1997.</p>		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Publicity</b>	<p>Site Notice Display Date: 28 July 2017            Site Notice Expiry Date: 18 August 2017            Neighbour letters: 19 July 2017</p>		
<b>Summary of neighbour responses</b>	None received		
<b>Consultees and responses</b>	<p>1. Welwyn Hatfield Borough Council - Councillor Lynne Sparks – No representation received            2. WHBC - Public Health and Protection – No objection - Informative            3. Welwyn Hatfield Borough Council - Councillor Duncan Bell - No</p>		

	<p>representation received</p> <p>4. Hertfordshire County Council - Hertfordshire Transport Programmes &amp; Strategy – No objection</p> <p>5. Hatfield Town Council - Carrie Lloyd - No representation received</p>
<b>Relevant Policies</b>	
<input checked="" type="checkbox"/> NPPF <input checked="" type="checkbox"/> D1 <input checked="" type="checkbox"/> D2 <input type="checkbox"/> GBSP1 <input type="checkbox"/> GBSP2 <input checked="" type="checkbox"/> M14 Others   M5	
<b>Main Issues</b>	
<b>Is the development within a conservation area?</b>	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Would the significance of the designated heritage asset be conserved or enhanced?</b>	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Comment (if applicable):</b>	
<b>Would the development reflect the character of the area?</b>	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Comment (if applicable):</b>	
<p>The proposed development would involve the installation of a secure pedestrian turnstile and tarmac path. A 2 metre high galvanised steel palisade fence currently exists along the boundary. The turnstile and tarmac path will be positioned adjacent to the vehicle access from Frobisher Way along the north east boundary of the site. The existing fencing is set back from the streetscene, which is largely screened by soft landscaping. The turnstile has been designed to relate to the existing boundary treatment and therefore is not considered to result in a contrived feature. Materials would be subject to condition, ensuring the appearance of the boundary treatment is consistent. Part of the planting would be removed in front of the existing fencing to provide a 2 metre wide tarmac path to adjoin to the footpath along Frobisher Way.</p> <p>Given the design of the proposal, its positioning within the site and the nature of the site and surrounding business area, the proposed development would not have a significantly adverse impact on the appearance and of the site or on the character of the streetscene and is in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.</p>	
<b>Would the development reflect the character of the dwelling?</b>	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<b>Comment (if applicable):</b> See comments above.	
<b>Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)</b>	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<b>Comment (if applicable):</b>	
<p>It is not considered that there would be a detrimental impact on the amenity of the adjoining occupiers in line with Policy D1 of the Welwyn Hatfield District Plan 2005.</p>	
<b>Would the development provide / retain sufficient parking?</b>	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<b>Comment (if applicable):</b>	
<p>The proposal will not cause the loss of any parking spaces within the site; therefore there are no issues to consider in this respect.</p> <p>Hertfordshire County Council Highways were consulted as part of the application and no objections have been raised</p> <p>The access seeks to improve the pedestrian accessibility by segregating vehicle and pedestrian access points, therefore removing safety concerns related to the shared surfaced. The layout of the</p>	

access path is set out suitably. The internal arrangements remain acceptable, with no concerns over intervisibility raised through the proposal.

Overall, the proposal raises no concerns in terms of highway safety or capacity and is therefore considered to comply with Policies M5 and M14 of the Welwyn Hatfield District Plan 2005.

<b>Any other issues</b>	Hertfordshire Highways have raised a comment that the site falls within the Hatfield Business Park, of which none of the associated highways direct to the site are adopted.
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### **Conclusion**

Given the design and siting of the proposed development, it is not considered that the proposal would not have a significantly adverse impact on the character and appearance of the street scene and neither is considered to result in a detrimental impact on the amenity of adjoining occupiers or result in an impact on highway safety. The proposal is in accordance with the National Planning Policy Framework (NPPF) 2012 and Policies D1, D2, M5 and M14 of the Welwyn Hatfield District Plan 2005.

### **Conditions:**

1. The proposed turnstile will be of matching materials to the existing galvanised steel boundary fence.

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.

### DRAWING NUMBERS

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

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
A090	P1	Existing & Proposed Fencing and Block Plan	17 July 2017
010		Location Plan	17 July 2017

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

### **Informatives:**

1. Noise Control
  1. All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Council, shall be carried out only between the hours of :  
8.00am and 6.00pm on Mondays to Fridays  
8.00am and 1.00pm Saturdays  
and at no time on Sundays and Bank Holidays
  2. The best practicable means, as defined in section 72 of the Control of Pollution Act 1974, to reduce noise to a minimum shall be employed at all times
  3. All plant and machinery in use shall be properly silenced and maintained in accordance with the manufacturers' instructions
  4. All compressors shall be sound reduced models, fitted with properly lined and sealed acoustic covers, which shall be kept closed whenever the machines are in use. All ancillary pneumatic percussive tools shall be fitted with mufflers or

silencers of the type recommended by the manufactures.

5. All machines in intermittent use shall be shut down during intervening periods between work, or throttled down to a minimum. Noise emitting equipment, which is required to operate continuously, shall be housed in suitable acoustic enclosures.

6. Items of plant and equipment shall be maintained in good condition so that extraneous noise from mechanical vibration, squeaking or creaking is reduced to a minimum.

7. All pile driving shall be carried out by a recognised noise reducing system.

8. Where practical, rotary drills and bursters, actuated by hydraulic or electric power shall be used for excavating hard material

9. In general, equipment for breaking concrete and the like, shall be hydraulically actuated.

10. 'BS 5228 Noise Control on Construction Sites' should be referred to for guidance in respect of all work carried out by the developer, their main contractor and any sub contractors.

11. Any emergency deviation from these conditions shall be notified to the Council without delay

12. Any planned deviations from these conditions for special technical reasons, shall be negotiated with Council at least 14 days prior to the commencement of the specific work.

13. Permissible noise levels are not specified at this stage.

2. Dust Control

1. All efforts shall be made to reduce dust generation to a minimum.

2. Stock piles of materials for use on the site or disposal, that are likely to generate dust, shall be sited so as to minimise any nuisance to residents or neighbouring businesses. Materials for disposal shall be moved off site as quickly as possible.

3. Water sprays shall be used, as and when necessary, to reduce dust from particularly "dusty" activities or stock piles.

3. The granting of this permission does not convey or imply any consent to build upon or access from any land not within the ownership of the applicant.

**Determined By:**

Mr C Carter  
11 September 2017