

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

**DELEGATED APPLICATION**

**Application No:** 6/2018/2241/FULL  
**Location:** Ocado Ltd Gypsy Moth Avenue Hatfield AL10 9BD  
**Proposal:** Erection of an ancillary Vehicle Maintenance Unit to serve the existing distribution unit  
**Officer:** Ms Lucy Hale

**Recommendation:** Granted

6/2018/2241/FULL

<b>Context</b>	
<b>Site and Application description</b>	<p>The application site is located to the west of Gypsy Moth Avenue and is occupied by online grocery company Ocado and is referred to as the Customer Fulfilment Centre (CFC) which is located in Hatfield Business Park. The Business Park is designated as an Employment Area (EA6) within the Welwyn Hatfield District Plan 2005 and contains a mix of buildings in commercial or industrial use, covering approximately 85ha. The site has two access points from Gypsy Moth Avenue which serve a staff car park and a service goods vehicles area. The site has an area of 8.8ha and the main building has a floor space of 27,406sqm. The site comprises a large commercial building with parking areas for staff and delivery vehicles.</p> <p>The application site comprises a small part of the wider site to the south west and seeks planning permission for the erection of an ancillary Vehicle Maintenance Unit (VMU) to serve the existing distribution unit. The location comprises an existing area of hardstanding and a temporary ancillary mobile prefabricated office was previously sited on and recently removed. In addition, following the site visit it was outlined that there is an existing temporary VMU structure further north west of the site.</p> <p>The proposed unit will be used for maintaining and cleaning Ocado's fleet vehicles and presents a permanent solution to the existing operations being undertaken on the site.</p>
<b>Constraints (as defined within WHDP 2005)</b>	<p>EMPL - EA6 (Hatfield Business Park)            LCA - Landscape Character Area (De Havilland Plain)            PAR - PARISH (HATFIELD)            Wards - Hatfield Villages            HAT - Hatfield Aerodrome</p>
<b>Relevant planning history</b>	<p>Application Number: 6/2018/1179/FULL            Decision: Granted            Decision Date: 03 July 2018            Proposal: Installation of a Compressed Natural Gas (CNG) Refuelling Station</p> <p>Application Number: 6/2017/2761/FULL            Decision: Granted</p>

	<p>Decision Date: 25 January 2018 Proposal: Erection of replacement fence</p> <p>Application Number: 6/2016/1592/MAJ Decision: Granted Decision Date: 21 December 2016 Proposal: Erection of two storey, 18 bay, modular building following the removal of car park canopy</p> <p>Application Number: S6/2000/1307/DE Decision: Granted Decision Date: 12 January 2001 Proposal: Erection of a distribution building (Class B8), together with associated parking, service yards and landscaping</p> <p>Application Number: S6/1999/1064/OP Decision: Approval Subject to s106 Decision Date: 29 December 2000 Proposal: 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 of existing listed hangar; aviation heritage centre together with associated highway, transport and service infrastructure (including a strategic transport corridor), landscaping and open space, diversion of Ellenbrook</p>		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 1	Other: 2
<b>Publicity</b>	<p>Site Notice Display Date: 24 September 2018 Site Notice Expiry Date: 15 October 2018</p>		
<b>Summary of neighbour responses</b>	<p>2 Waight Close Hatfield AL10 9GA – objection summarised:</p> <ul style="list-style-type: none"> <li>- No noise assessment or noise management included with the application</li> <li>- No information regarding the hours of operation and concern regarding air pollution</li> <li>- The proposal must not be allowed to create further noise or air pollution for the local residents</li> <li>- Concern that noise from diesel engines will be greater than</li> </ul> <p>60 Fillingham Way Hatfield AL10 9GE – comment summarised:</p> <ul style="list-style-type: none"> <li>- No objection if the work on vehicle maintenance is carried out during normal working hours and not through the evening, night or weekends</li> <li>- Concern of noise already made by Ocado</li> </ul>		
<b>Consultees and responses</b>	<p>Hatfield Town Council – Comment: Members wish to see adequate insulation on the buildings to reduce noise pollution and a condition restricting the hours of operation to prevent no late evening or night working</p> <p>WHBC Councillor Duncan Bell – Comment: Concern regarding noise in relation to the residential properties close to the site</p>		

	<p>WHBC Public Health and Protection – Comment: noise impact assessment requested. Following receipt of a report, a condition is recommended to restrict the hours of the pneumatic wrench</p> <p>Cadent Gas Limited – Comment: Informative regarding the gas pipeline identified on the site</p> <p>Lead Local Flood Authority (LLFA) – No objection</p>
<b>Relevant Policies</b>	
<p><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 checked="" type="checkbox"/> M14  <input checked="" type="checkbox"/> Supplementary Design Guidance   <input checked="" type="checkbox"/> Supplementary Parking Guidance   <input checked="" type="checkbox"/> Interim Policy for car parking and garage sizes</p> <p><u>Others:</u>  SD1 Sustainable Development  RA10 Landscape Regions and Character Areas  EMP1 Employment Areas  EMP2 Acceptable Uses in Employment Areas  R18 Air Quality  R19 Noise</p> <p><u>Emerging Local Plan Proposed Submission 2016 (Key Policies):</u>  SP1 Delivering Sustainable Development  SP4 Travel and Transport  SP9 Place Making and High Quality Design  SADM2 Highway Network and Safety  SADM10 Employment Development  SADM11 Amenity and Layout  SADM12 Parking, Servicing and Refuse  SADM18 Environmental Pollution</p>	
<b>Main Issues</b>	
<p><b>Design (form, size, scale, siting) and Character (appearance within the streetscene)</b></p>	<p>The proposed unit will be used for maintaining and cleaning Ocado’s fleet vehicles and presents a permanent solution to the existing operations being undertaken on the site. The unit would measure approximately 187 sqm and would be approximately 7 metres high, located on an area of hard surface. The proposed development would be constructed of Eurobond rockspan extra panels in goosewing grey with metal doors in black and roof panels to be kingspan in goosewing grey.</p> <p>The siting and scale of the proposed unit would not appear intrusive or out of keeping within the context of the Business Park. Furthermore, the design and materials are considered to be reflective of the character and appearance of the site.</p> <p>The proposed development would be subordinate in scale and relate to the character and appearance of the immediate site. The proposed development is not considered to result in harm to the visual amenity of this area.</p>
<p><b>Impact on neighbours</b></p>	<p>There are distribution warehouses and car parks to the west of the site. Given the commercial nature of this immediate neighbouring site, it is not considered that the proposal would result in any adverse impacts.</p>

	<p>The nearest residential properties are approximately 60 metres away to the south of the site. Objections and concerns have been raised by these neighbouring occupiers in regard to noise and air pollution.</p> <p>A noise impact assessment has been submitted. Public Health and Protection outlined that due to the likely impulsivity noise from the operation of the pneumatic wrench it could give rise to complaints in certain circumstances and a condition restricting the hours of operation is considered appropriate.</p>
<b>Access, car parking and highway considerations</b>	<p>The proposal would serve the existing vehicle fleet and there is no reason to consider that the proposals would give rise to an increase in movements associated with the general operation of the site. Trips associated with the site are already featured in daily flows locally. The proposal is not considered to have any material effect on the operation of the site access, nor result in an appreciable change in vehicle trips to and from the site. No concerns are raised in regard to Highway safety or capacity.</p> <p>With regard to car parking, the proposal would not result in a loss of car parking and would not give rise to an additional requirement of onsite car parking. As such, no concerns are raised.</p>
<b>Any other considerations</b>	<p><u>Surface water drainage</u> A Drainage Statement has been submitted with the application and outlines that there would not be an increase in hard surface and drainage network on the site is already in place. The LLFA have raised no objections.</p> <p><u>Gas pipeline</u> Cadent as the local gas network operator were consulted on the application and have identified operation gas apparatus within the application site. Cadent have outlined that contact should be made to the Plant Protect Team to discuss the proposal before carrying out any works and an informative is included on the decision notice.</p>
<b>Conclusion</b>	
<p>Subject to the suggested condition, the proposed development would not have any adverse impact upon the character and appearance of the locality and would not affect the residential amenity of any neighbouring occupiers. Furthermore, the proposed development is not considered to have an impact on highway safety and capacity. The proposal is considered to be acceptable and in accordance with Policies D1, D2, SD1 RA10, EMP1, EMP2, R18 and R19 of the Welwyn Hatfield District Plan 2005; Policies SP1, SP4 SP9, SADM2, SADM10, SADM11, SADM12 and SADM18 of the Emerging Draft Local Plan Proposed Submission 2016; the Supplementary Design Guidance 2005; and the National Planning Policy Framework 2018.</p>	

**Conditions:**

1. The use of the Pneumatic Wrench must not take place other than between the hours of 07:00 and 22:00 on any day.

REASON: To assist in controlling noise emitted from the premises in the interest of protecting the living conditions and residential amenity and living conditions of neighbouring occupiers, in accordance with Policy R19 and D1 of the Welwyn Hatfield District Plan 2005; Policy SADM18 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2018; and the National Planning Policy Framework 2018.

## 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>
C002	PL3	Existing Site Layout	31 August 2018
C003	PL3	Proposed Site Layout	31 August 2018
C004	PL3	Proposed Floor & Roof Plans	31 August 2018
C005	PL4	Proposed Elevations	31 August 2018
C001	pL4	Location Plan	31 August 2018

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 paragraph 38 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).

### **Informatives:**

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. Cadent have identified operational gas apparatus within the application site boundary. This may include a legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent assets in private land. The Applicant must ensure that proposed works do not infringe on Cadent's legal rights and any details of such restrictions should be obtained from the landowner in the first instance. If buildings or structures are proposed directly above the gas apparatus then development should only take place following a diversion of this apparatus. The Applicant should contact Cadent's Plant Protection Team at the earliest opportunity to discuss proposed diversions of apparatus to avoid any unnecessary delays. If any construction traffic is likely to cross a Cadent pipeline then the Applicant must contact Cadent's Plant Protection Team to see if any protection measures are required. All developers are required to contact Cadent's Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to. Email: [plantprotection@cadentgas.com](mailto:plantprotection@cadentgas.com) Tel: 0800 688 588

### **Determined By:**

Mr Mark Peacock  
25

January

2019