

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

**DELEGATED APPLICATION**

**Application No:** 6/2019/2019/FULL  
**Location:** 1 Porsche Centre, Hatfield Avenue, Hatfield, AL10 9UA  
**Proposal:** Erection of car paint spraying booth  
**Officer:** Mr David Elmore

**Recommendation:** Granted

6/2019/2019/FULL

<b>Context</b>			
<b>Site and Application description</b>	<p>The application site forms part of the rear compound area of the Porsche Centre in Hatfield Business Park.</p> <p>Planning permission is sought for the erection of a car spray paint booth associated with the Porsche Centre.</p>		
<b>Constraints (as defined within WHDP 2005)</b>	<p>PAR - PARISH (HATFIELD)  Wards - Hatfield Villages  CP - Cycle Path (Cycle Facility / Route) - Distance: 9.44  HAT - Hatfield Aerodrome  HEN - No known habitats present (medium priority for habitat creation)</p>		
<b>Relevant planning history</b>	<p>Application Number: S6/2004/1213/FP  Decision: Approval Subject to s106  Decision Date: 03 February 2005  Proposal: Erection of car showroom with associated workshop facilities, vehicle storage area, wash bays, parking 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 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.</p>		
<b>Consultation</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0

<b>Publicity</b>	Site Notice Display Date: 28 August 2019 Site Notice Expiry Date: 18 September 2019
<b>Summary of neighbour responses</b>	No representations received
<b>Consultees and responses</b>	Welwyn Hatfield Borough Council Public Health & Protection Team (PH&P) – No objection
<b>Relevant Policies</b>	
<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 (SDG) <input checked="" type="checkbox"/> Supplementary Parking Guidance (SPG) <input checked="" type="checkbox"/> Interim Policy for car parking and garage sizes (Interim Parking Policy) Others: Policy R19 of the District Plan; Policies SADM2, SP9, SADM11 & SADM18 of the Emerging Local Plan	
<b>Main Issues</b>	
<b>Would the development reflect the character of the area?</b>	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>Comment:</b> The proposed car spray booth would be a pre-fabricated structure sited within the rear compound area. It would have a floorspace of 37.sqm and height of 3m, which is modest relative to the main building on site. The footprint and scale of the building would not amount to overdevelopment of built form on the plot.  Views of the building would be very limited given the presence of existing security fencing and perimeter soft landscaping.  The building would be faced in grey composite panels (except for rolling shutters) which is typically expected for pre-fabricated units.  Taking account of the above, it is considered that the proposal would represent an acceptable standard of design which maintains the area's character, in accordance with Policies D1 and D2 of the District Plan, the SDG, Policy SP9 of the Emerging Local Plan and the NPPF.	
<b>Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)</b>	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Would the development provide / retain sufficient parking?</b>	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>Comment:</b> The proposed building would result in the loss of 5 car parking spaces within the rear compound area of the Porsche facility. At the time of the officer site visit the application site (edged in red) was void of any cars and further free spaces were witnessed in the customer, staff and storage parking areas. Off-site parking at the business park is not permitted. For these reasons, it is considered that a satisfactory level of parking would still remain as a result of the proposal.	
<b>Other considerations</b>	
<i>Public Health &amp; Protection</i> Considerations relevant to Public Health & Protection in this case is noise and odour from operation of the car spray paint booth.  The Council's PH&P Officer has been consulted for this application. The main external noise would be from the extract systems required to remove solvents and maintain fresh air within the spray booths. Being over 120m from the nearest residential property, and taking into account the close proximity to busy roads, the system is expected to be inaudible at sensitive receptors. Odour issues	

are considered as very unlikely given the separation distance between the proposal and residential properties. Accordingly, the proposal would have an adverse impact in terms of noise and odour. The proposal is therefore considered acceptable against Policy R19 of the District Plan, Policy SADM18 of the Emerging Local Plan and the NPPF.

The Council's PH&P Officer has outlined that the proposal may require an environmental permit. The applicant will be notified of this through an informative.

### **Conclusion**

The proposed development accords with all relevant local and national planning policies.

### DRAWING NUMBERS

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>
19030-HNW-ZZ-ZZ-DR-A-1100	P0	Site Plan as Existing	13 August 2019
19030-HNW-ZZ-ZZ-DR-A-2100	P0	Site Plan as Proposed	13 August 2019
19030-HNW-ZZ-ZZ-DR-A-1000	P0	Site Location Plan	13 August 2019
19030-HNW-ZZ-ZZ-DR-A-2101	P1	Elevations & Plan as Proposed	10 October 2019

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 or legal interest (easements or wayleaves) which may affect the land.

**Determined By:**

Mr Mark Peacock  
10 October 2019