

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

DELEGATED APPLICATION

Application No: 6/2019/2981/FULL
Location: Miller & Carter Great North Road Hatfield AL9 6NA
Proposal: Resurfacing existing car park and the erection of a metal bull statue
Officer: Ms Lucy Hale

Recommendation: Granted

6/2019/2981/FULL

Context	
Site and Application description	<p>The application site is located on the south side of A1000 Great North Road and comprises Miller & Carter public house/restaurant and associated car parking.</p> <p>Planning permission is sought for the resurfacing of circulation areas within the car park to tarmac and the erection of a metal bull statue close to the entrance. The 3D metal bull statue would measure approximately 1m in height by 1m in length above a concrete slab plinth with a slate tiling finish measuring approximately 2.2m in length by 1.2m in width at 0.30m in height. The statue is proposed close to the entrance of the public house/restaurant. The standalone piece of art is directly related to the Miller & Carter branding.</p> <p>It is not considered that the statue constitutes development and therefore it is not subject to planning permission.</p>
Constraints (as defined within WHDP 2005)	<p>GB - Greenbelt PAR - PARISH (NORTH MYMMS) Wards - Brookmans Park & Little Heath</p>
Relevant planning history	<p>Application Number: S6/2013/1199/AD Decision: Granted Decision Date: 31 July 2013 Proposal: Replacement of existing external signage</p> <p>Application Number: S6/2004/1564/FP Decision: Granted Decision Date: 03 November 2005 Proposal: Alterations and external landscaping works</p> <p>Application Number: S6/1990/0276/FP Decision: Granted Decision Date: 27 April 1990 Proposal: Demolition of existing building and erection of replacement building comprising restaurant with ancillary facilities and car parking with improved vision splays to each side of an enlarged access</p>

Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Site Notice Display Date: 17 December 2019 Site Notice Expiry Date: 9 January 2020		
Summary of neighbour responses	None		
Consultees and responses	Cadent Gas – Comment: Operational gas apparatus identified within the application boundary. Suggest the applicant contact Cadent’s Plant Protection Team to discuss the proposal and protection measures. North Mymms Parish Council - No Comment		
Relevant Policies			
<input checked="" type="checkbox"/> NPPF <input checked="" type="checkbox"/> D1 <input checked="" type="checkbox"/> D2 <input checked="" type="checkbox"/> GBSP1 <input 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 Others: RA1, D9, D10 <u>Draft Local Plan Proposed Submission 2016</u> SP9 Place Making and High Quality Design SADM12 Parking, Serving and Refuse SADM34 Development within the Green Belt			
Green Belt	The application site falls within the Green Belt. Paragraph 146 of the NPPF outlines that certain forms of development are not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. One of these forms, among others includes: <i>b) engineering operations;</i> In this case, planning permission has been granted at the site a gravel parking areas which has been implemented. The proposal seeks to replace the circulation and turning areas which are finished in gravel to tarmac. The proposed replacement of surface material would not increase in area or amount and therefore would preserve the openness of the Green Belt and would not conflict with the purposes of including land within it in line with the NPPF.		
Design (form, size, scale, siting) and Character (appearance within the streetscene)	Planning permission is sought for the change of material of the circulation and turning areas of the car parking area from gravel to tarmac finish. There are no objections to the type of material and appearance on the character of the site and surrounding area in respect of Policies D1 and D2. The purpose for this change is to improve access for users of the site with walking difficulties and families with pushchairs. Furthermore, manoeuvrability for servicing, deliveries and bin collection would be made easier across the tarmac than the existing set up. This change complies with Policy D9.		
Impact on neighbours	The proposed development would not result in an impact on the amenity of neighbouring occupiers.		

Access, car parking and highway considerations	There are no changes proposed to the access or on site car parking provision as a result of the development. No concerns are raised as a result.
Conclusion	

DRAWING NUMBERS

1. 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
4532-101		Existing Site Plan	27 November 2019
4532-210		Proposed Site Plan	27 November 2019
4532-701		Bull Statue Elevations	27 November 2019
JTS/201/Nolit a/SLP		Site Location Plan	27 November 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.
2. 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.
3. Any damage to the grass verges caused by the development/works hereby approved is the responsibility of the applicant and must be re-instated to their original condition, within one month of the completion of the development/works. If damage to the verges are not repaired then the Council and/or Highway Authority will take appropriate enforcement action to remedy any harm caused.
4. Cadent have identified operational gas apparatus within the application site boundary. 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 Tel: 0800 688 588

Determined By:

Mr Mark Peacock
24 January 2020