

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

DELEGATED APPLICATION

Application No: 6/2020/1740/FULL
Location: Eisai Limited European Knowledge Centre Mosquito Way Hatfield
 AL10 9SN
Proposal: Installation of 2x Portakabin buildings for 3 years
Officer: Mr Antoine Commenville

Recommendation: Granted

6/2020/1740/FULL

Context	
Site and Application description	<p>The site lies within the Hatfield Business Park, which is covered by the adopted Hatfield Aerodrome Supplementary Planning Guidance (1999) and Masterplan. Hatfield Business Park is designated as an employment area (EA6), under Policy EMP1 of the adopted Welwyn Hatfield District Plan (2005).</p> <p>The application seeks planning permission for the erection of 2 no. portakabin buildings for a temporary period of 3 years. The proposed portakabins will be sited on a hard-standing surface within the service yard at the centre of the site. One of the buildings will be linked into the existing building while the other would standalone. The wider site has an area of approximately 5.94Ha and accommodates research, development and manufacturing plant for the pharmaceuticals company Eisai Europe Ltd. Access to the site is from Mosquito Way which bounds the site to the north-west.</p> <p>The portakabin buildings would measure approx. 2.6m in height, 3.2m in width and 10.2m in length.</p>
Constraints (as defined within WHDP 2005)	<p>EMPL - EA6 (Hatfield Business Park) - Distance: 0 PAR - PARISH (HATFIELD) - Distance: 0 Wards - Hatfield Villages - Distance: 0 A4HD - Article 4 HMO Direction - Distance: 0 HAT - Hatfield Aerodrome - Distance: 0 HEN - No known habitats present (medium priority for habitat creation) - Distance: 0 SAGB - Sand and Gravel Belt - Distance: 0 HHAA - Hatfield Heritage Assessment Area(Hatfield Business Park) - Distance: 0</p>
Relevant planning history	<p>Application Number: S6/2019/1247/FULL Decision: Granted Decision Date: 1st August 2019 Proposal: Installation of chillers on the roof of the existing building</p> <p>Application Number: S6/2013/1232/MA Decision: Granted Decision Date: 17 July 2013</p>

<p>Proposal: Erection of two storey extension to provide 3000sqm of office accommodation (use class B1).</p> <p>Application Number: S6/2012/2641/FP Decision: Granted Decision Date: 08 April 2013 Proposal: Erection of storage warehouse</p> <p>Application Number: S6/2006/1214/FP Decision: Granted Decision Date: 19 February 2007 Proposal: Proposed phased development of a building to provide a total of 8,812 sqm of accommodation for purposes within use class b1 and 2,338 sqm of accommodation for purposes within class b8, together with associated car parking, access and landscaping. (application made in conjunction with an application on adjacent land to enable the provision of a b1/b8 headquarters campus development).</p> <p>Application Number: S6/1999/1064/OP Decision: Approved 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>			
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Site Notice Display Date: 28 August 2020 Site Notice Expiry Date: 19 September 2020		
Summary of neighbour responses	No representations have been received.		
Consultees and responses	Public Health and Protection – No objections.		
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: R19 & Supplementary Design Guidance			
Main Issues			
Is the development within a conservation area?			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Would the significance of the designated heritage asset be preserved or enhanced?			
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A			

Comment (if applicable):	
Would the development reflect the character of the area?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Comment (if applicable): The proposed portakabins would be utilitarian in design and would not be excessive in bulk, scale or massing, temporary by nature and ancillary to the main use of the adjacent buildings. To the rear of the site there are residential flats across Tamblin Way at a distance of around 140m, but the proposed portakabins will be fully screened from view by the residential buildings. To the east of the site is the police station which sits some 130m away and where there would be some view of the portakabins. However, it is considered that the appearance of the temporary buildings would be in keeping with the general character of the existing building and service yard, and as such, would not be unacceptable on a temporary basis. As a consequence, it is considered reasonable to include a time limit condition to ensure that the temporary portakabins are removed within 3 years of the grant of this planning application. The time limit has been suggested by the agent.	
Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Comment (if applicable): Having regard to the proposed distance between the proposed portakabin and adjacent buildings and residential properties, it is considered that there would be no significant impact from the development in this respect.	
Would the development provide / retain sufficient parking?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Comment (if applicable): The proposal would not impact on the existing parking provision and the access arrangements remain unchanged, no highway issues arise from this proposal in this respect.	
Any other issues	None.
Conclusion	
The proposal would sufficiently maintain the character and appearance of the property and surrounding business park.	

Conditions:

1. This permission is for a limited period only expiring on 24 September 2023. At the end of this period the buildings hereby permitted shall be removed.

REASON: To enable the Local Planning Authority to fully consider the effects of the development in the interests of residential and visual amenity in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

DRAWING NUMBERS

2. 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
DLESA		Proposed Elevations and Floor Plans - Solus A	15 July 2020

DLESB	Proposed Elevations and Floor Plans - Solus B	31 July 2020
Location Plan	Location plan	30 July 2020
Block Plan	Block Plan	30 July 2020

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
24 September 2020