

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

DELEGATED APPLICATION

Application No: 6/2021/0508/FULL
Location: Lighting Packaging Supplies Frobisher Way Hatfield AL10 9TY
Proposal: Extension of warehouse canopy. Retrospective consent of warehouse canopy.
Officer: Ms Kirsty Shirley

Recommendation: Refused

6/2021/0508/FULL

Context	
Site and Application description	<p>The application site comprises a large building and service yard within the Hatfield Business Park.</p> <p>The site currently operates as a warehouse for a lighting supplier.</p> <p>The existing warehouse was extended with a canopy in 2008. A canopy extension beyond this extension was erected in 2017 without planning permission. In addition to this, planning permission is sought for a new warehouse canopy extension which will replicate the size, scale and design of the existing canopy.</p> <p>The site is within a designated Employment Area EA6 as set out in the Council's Local Plan 2005.</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 A4DES - Article 4 Direction Employment Sites - Distance: 0 FM10 - Flood Zone Surface Water 100mm (2721231) - Distance: 0 FM00 - Flood Zone Surface Water 1000mm (7583430) - Distance: 0 HAT - Hatfield Aerodrome - Distance: 0 SAGB - Sand and Gravel Belt - Distance: 0 HEN - No known habitats present (medium priority for habitat creation) - Distance: 0 HHAA - Hatfield Heritage Assessment Area (Hatfield Business Park) - Distance: 0</p>
Relevant planning history	<p>Application Number: S6/0223/91/OP Decision: Granted Decision Date: 12 May 1992 Proposal: Demolition of existing buildings; redevelopment of land and buildings for purposes within Classes B1, B2 and B8; improvements to Manor Road and provision of associated car and lorry parking</p> <p>Application Number: S6/1993/0205/DE Decision: Granted</p>

	<p>Decision Date: 10 May 1996 Proposal: Approval of Reserved Matters for a 1,395sq metre warehouse, storage and distribution unit</p> <p>Application Number: S6/2020/3369/FULL Decision: Withdrawn Decision Date: N/A Proposal: Retention of warehouse canopy and proposed extension to existing warehouse canopy</p>		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Neighbour notification letter		
Summary of neighbour responses	None received		
Consultees and responses	<p>WHBC Public Health and Protection – no objection WHBC Landscapes Department – no response Hatfield Town Council – no response WHBC Economic Development – no response Lead Local Flood Authority – <i>the application is proposing to discharge of surface water through the use of soakaway features. However, there is no supporting information to provide evidence that soakaways proposed are a feasible option for discharge. We therefore object to the proposed development and suggest that the applicant should submit further evidence regarding the soakaway features. We would expect to see an infiltration testing report to evidence that infiltration is a viable method of discharge for the site location.</i></p>		
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 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: EMP1, EMP2, D8, R7, R9, R10, Hatfield Aerodrome Supplementary Design Guidance.			
Main Issues			
Design (form, size, scale, siting) and Character (appearance within the streetscene)	<p>The proposal is utilitarian in design and appearance. It fits in within its light industrial surroundings and would be proportionate to the size of the application building. It would not be readily visible from the general streetscene although the ridge height of the proposal would be visible from certain vantages points. Overall, whilst the proposal is substantial in size it would remain subordinate to the application building and of an acceptable designed given the site context. Its open design ensures it would not appear visually obtrusive or unduly bulky in appearance.</p>		
Impact on neighbours	<p>There are no neighbouring residential dwellings nearby. The building is to be used in connection with the main warehouse use specifically for the unloading and loading of goods. There would be increased noise and activity through the use of lorries and forklift trucks loading and unloading goods but within the wider context of the application site and surrounding area it is unlikely to cause significant noise nuisance and disturbance to warrant refusal of planning approval. The Council's Public Health and Protection team were consulted and confirmed no objection to the proposal.</p>		

Access, car parking and highway considerations	The proposal is for storage and there is ample parking on-site. The site was previously a service yard for lorries unloading/loading, therefore, no parking has been lost.
Drainage and Flood Risk	<p>The application is proposing to discharge of surface water through the use of soakaway features. However, there is no supporting information to provide evidence that soakaways proposed are a feasible option for discharge.</p> <p>The Local Lead Flood Authority have objected to the proposal as insufficient details have been provided in regard to surface water disposal. Without such information, the proposal could increase the risk of surface water flooding in the immediate locality which is designated as high risk for surface water flooding according to Council records.</p> <p>Any future application should be supported by further evidence regarding the soakaway features proposed. This should include an infiltration testing report to evidence that infiltration is a viable method of discharge for the site location.</p> <p>Without the required evidence, the proposal fails to comply with Policy R7 and R9 of the Welwyn Hatfield District Plan and the NPPF.</p>
Conclusion	
Insufficient information has been provided to demonstrate how the development would dispose of surface water in an area which is prone to high levels of surface water flooding according to Council mapping data. In the absence of such information, the proposal is likely to lead to an increase in a surface water flooding. The proposal therefore fails to comply with Policy R7 and R9 of the Welwyn Hatfield District Plan and the NPPF.	

Reasons for Refusal:

1. Insufficient information has been provided to demonstrate how the development would dispose of surface water in an area which is prone to high levels of surface water flooding according to Council mapping data. In the absence of such information, there is a risk that the proposal could lead to an increase in a surface water flooding. The proposal therefore fails to comply with Policy R7 and R9 of the Welwyn Hatfield District Plan and the National Planning Policy Framework.

REFUSED DRAWING NUMBERS

2.

Plan Number	Revision Number	Details	Received Date
EXP001	A	Existing Floor Plan	16 February 2021
EXP02		Existing Roof Plan	16 February 2021
PRE001		Existing & Proposed Elevations	16 February 2021
PRE002		Existing & Proposed Elevations	16 February 2021
PRP001	A	Proposed Floor Plan	16 February 2021

PRP002	A	Proposed Roof Plan	16 February 2021
SIT002		Block Plan	16 February 2021
SIT001		Site & Location Plan	18 February 2021

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).

Determined By:

Mr Mark Peacock
15 April 2021