

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

DELEGATED APPLICATION

Application No: 6/2021/0893/FULL
Location: Buildings 1 & 2 Trident Place Hatfield Business Park Hatfield
 Mosquito Way AL10 9UL
Proposal: Retention of a temporary single storey container for use as a
 COVID-19 testing facility.
Officer: Ms Kelsey Collins
Recommendation: Granted

6/2021/0893/FULL

Context	
Site and Application description	<p>The site is situated within Trident Place which comprises a group of six office buildings and associated surface car parking and landscaping. The buildings are four storeys in height and similar in appearance.</p> <p>The proposal is to retain the existing temporary single storey container for use as a COVID-19 testing facility, which is located adjacent to Building 2 within the car parking area of the Ocado head office building.</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 CP - Cycle Path (Cycle Facility / Route) - Distance: 17.98 FM00 - Flood Zone Surface Water 1000mm (7588244) - Distance: 0 FM00 - Flood Zone Surface Water 1000mm (7587905) - Distance: 0 FM00 - Flood Zone Surface Water 1000mm (7588368) - Distance: 0 FM00 - Flood Zone Surface Water 1000mm (7587682) - Distance: 0 FM00 - Flood Zone Surface Water 1000mm (7587785) - Distance: 0 FM00 - Flood Zone Surface Water 1000mm (7587800) - Distance: 0 FM00 - Flood Zone Surface Water 1000mm (7587862) - 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 A4DES - Article 4 Direction Employment Sites() - Distance: 0</p>
Relevant planning history	<p>Application Number: 6/2017/0338/FULL Decision: Granted Decision Date: 26 April 2017 Proposal: Relocation of an existing refuse enclosure, (bin store) and formation of a new enclosure to accommodate an emergency power back-up generator.</p> <p>Application Number: 6/2017/0049/LAWP Decision: Granted Decision Date: 27 April 2017</p>

<p>Proposal: Certificate of lawfulness for the installation of 1 new glazed external access door into the ground floor social area following removal of cladding panel. Replacement of hard standing kerb with drop kerb to allow access via access ramp with handrail.</p> <p>Application Number: 6/2015/2015/MAJ Decision: Granted Decision Date: 22 March 2016 Proposal: Erection of a decked car park (ground and one storey) to provide circa 726 car parking spaces, installation of two generators, landscaping and other related works</p> <p>S6/2001/1462/DE – Erection of buildings to provide 81,644 sq metres of accommodation for purposes within use class B1, with associated access, parking and landscaping. (Amendment to reserved matters approval S6/2001/0031/DE to incorporate additional reception area, enclosed pedestrian links and 18 additional car parking spaces (Granted 21/01/2002)</p> <p>S6/2001/0031/DE – Erection of a building to provide 81,000sq m of accommodation for purposes within use class B1 with associated access, parking and landscaping (Granted 09/03/2001)</p> <p>S6/1999/1064/OP – 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 (Granted 29/12/2000 subject to a section 106 agreement)</p>	
Consultations	
Neighbour representations	Support: 0 Object: 0 Other: 0
Publicity	Site Notice Display Date: 17 May 2021 Site Notice Expiry Date: 8 June 2021 Letters sent
Summary of neighbour responses	None received
Consultees and responses	WHBC Public Health and Protection - No issues to raise.
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 type="checkbox"/> Supplementary Parking Guidance <input type="checkbox"/> Interim Policy for car parking and garage sizes	

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): <p>The temporary building a single storey portacabin structure is located adjacent to Building 2 within the car parking area of the Ocado head office building and is screened from Comet Way by a high mature hedge.</p> <p>The siting of the temporary building and the scale means that it will be hidden from view by the surrounding buildings and there are no residential properties within the vicinity. The portacabin will have an external grey appearance to fit in with the site appearance.</p> <p>Given that the facility is to be used as a Covid testing centre, it is considered that a temporary 3 year consent is appropriate in this case.</p>
Would the development reflect the character of the building?
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Comment (if applicable):
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):
Would the development provide / retain sufficient parking?
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Comment (if applicable): <p>In terms of parking, buildings 1&2 have 763 spaces. The cabin would result in the temporary loss of 12 car parking spaces. It is considered due to the temporary nature of the proposal and the intended use, that the loss of the parking spaces would be acceptable.</p>
Conclusion
The proposed development would be in accordance with the aims and objectives of the National Planning Policy Framework, the Welwyn Hatfield District Plan and Supplementary Design Guidance.

Conditions:

1. This permission is for a limited period only expiring on 23 June 2024. Thereafter, the operational development hereby permitted shall be removed, the use hereby permitted shall be discontinued, and the land fully restored to its former condition on or before that date, unless planning permission is granted on an application made to the Local Planning Authority.

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

DRAWING NUMBERS

- 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
WRB-Q 20000185 E	B	Proposed elevations	28 April 2021
WRB-Q 20000185RP	A	Roof Plan	28 April 2021
ENQ	.	Floor plan	28 April 2021
Trident Place	.	Location plan	28 April 2021
WRB-Q 20000185GA	B	Floor plan	28 April 2021
Trident Place		Floor plan	19 March 2021
Block plan		Block plan	16 April 2021

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:

- 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
23 June 2021