

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

**DELEGATED APPLICATION**

**Application No:** 6/2021/3240/FULL  
**Location:** Eisai Europe Limited European Knowledge Centre Mosquito Way  
 Hatfield AL10 9SN  
**Proposal:** Erection of chemical storage units  
**Officer:** Ms Elizabeth Mugova

**Recommendation:** Granted

6/2021/3240/FULL

<b>Context</b>	
<b>Site and Application description</b>	<p>The application site is located within a service yard area of the Eisai European Knowledge Centre, a pharmaceutical research, manufacturing and office use in Hatfield Business Park.</p> <p>Planning permission is sought for the installation of chemical storage units to assist with the operations of the existing business.</p>
<b>Constraints (as defined within WHDP 2005)</b>	<p>LBC - LISTED BUILDING Staff mess offices 1934 by Geoffrey Monro for - Distance: 25.17            EMPL - EA6 (Hatfield Business Park) - Distance: 0            LCA - Landscape Character Area (De Havilland Plain) - 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: 4.55            FM30 - Flood Zone Surface Water 30mm (1875207) - Distance: 0            FM10 - Flood Zone Surface Water 100mm (2724564) - Distance: 0            FM10 - Flood Zone Surface Water 100mm (2725064) - Distance: 0            FM10 - Flood Zone Surface Water 100mm (2725383) - Distance: 0            FM10 - Flood Zone Surface Water 100mm (2725136) - Distance: 0            FM10 - Flood Zone Surface Water 100mm (2725197) - Distance: 0            FM10 - Flood Zone Surface Water 100mm (2725231) - Distance: 0            FM10 - Flood Zone Surface Water 100mm (2725539) - Distance: 0            FM10 - Flood Zone Surface Water 100mm (2725293) - Distance: 0            FM10 - Flood Zone Surface Water 100mm (2764535) - Distance: 0            FM00 - Flood Zone Surface Water 1000mm (7590072) - Distance: 0            FM00 - Flood Zone Surface Water 1000mm (7588671) - Distance: 0            FM00 - Flood Zone Surface Water 1000mm (7589062) - Distance: 0            FM00 - Flood Zone Surface Water 1000mm (7590172) - Distance: 0            FM00 - Flood Zone Surface Water 1000mm (7589075) - Distance: 0            FM00 - Flood Zone Surface Water 1000mm (7589093) - Distance: 0            FM00 - Flood Zone Surface Water 1000mm (7661739) - Distance: 0            FM00 - Flood Zone Surface Water 1000mm (7661644) - Distance: 0            HAT - Hatfield Aerodrome - Distance: 0            HEN - No known habitats present (medium priority for habitat creation) - Distance: 0</p>

	<p>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>		
<b>Relevant planning history</b>	<p>Application Number: S6/2012/2641/FP  Decision: Granted  Decision Date: 08 April 2013  Proposal: Erection of storage warehouse</p> <p>Application Number: 6/2019/1247/FULL  Decision: Granted  Decision Date: 01 August 2019  Proposal: Installation of chillers on the roof of the existing building</p> <p>Application Number: 6/2020/1740/FULL  Decision: Granted  Decision Date: 24 September 2020  Proposal: Installation of 2x Portakabin buildings for 3 years</p> <p>Application Number: 6/2020/1764/FULL  Decision: Granted  Decision Date: 09 October 2020  Proposal: Erection of a two storey and two single storey link extensions to building and alteration to elevation to incorporate a fire escape door</p> <p>Application Number: 6/2021/0037/FULL  Decision: Granted  Decision Date: 08 March 2021  Proposal: Installation of two Portakabin buildings to be used for storage for a temporary period of three years</p> <p>Application Number: 6/2021/2034/FULL  Decision: Granted  Decision Date: 06 October 2021  Proposal: Installation of three storage containers</p>		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 1	Other: 0
<b>Publicity</b>	Neighbour letters		
<b>Summary of neighbour responses</b>	<p>No. 27 Clarkson Court Hatfield – Objection</p> <ul style="list-style-type: none"> <li>Whenever there is some form of work carried out there is always an issue in noise at unreasonable hours in the morning including weekends.</li> <li>What type of chemicals that would be stored?</li> <li>What guarantee would there be to safe handling of these chemicals?</li> <li>Works have already been carried out at said location</li> </ul>		
<b>Consultees and responses</b>	Public Health and Protection – No objection subject to a condition		
<b>Relevant Policies</b>			

NPPF  
 D1  D2  GBSP1  GBSP2  M14  
 Supplementary Design Guidance  Supplementary Parking Guidance  Interim Policy for car parking and garage sizes

**Main Issues**

**Is the development within a conservation area?**

Yes  No

**Would the significance of the designated heritage asset be preserved or enhanced?**

Yes  No  N/A

**Comment** (if applicable):

**Would the development reflect the character of the area?**

Yes  No

**Comment** (if applicable): District Plan Policies D1 and D2 aim to ensure a high quality of design and to ensure that development respects and relates to the character and context of the locality, maintaining and where possible enhancing the character of the existing area. Policy GBSP2 requires proposals to be compatible with the maintenance and enhancement of the character of the area. These policies are expanded upon in the Council's Supplementary Design Guidance (SDG) which requires the impact of a development to be assessed giving regard to the bulk, scale and design of the proposal and how it harmonises with the existing building and area in which it is proposed.

It is considered that the proposed chemical storage units would be in keeping with the scale of existing buildings on site and they would not detract from the design and character of these buildings. It is therefore considered that the proposed development would accord with policies D1 and D2 of the District Plan and the NPPF.

**Would the development reflect the character of the dwelling?**

Yes  No  N/A

**Comment** (if applicable): See above

**Would the development maintain the amenity of adjoining occupiers?** (e.g. privacy, outlook, light etc.)

Yes  No  N/A

**Comment** (if applicable): Given the location and size of the proposed storage units it is considered that the proposal would not result in a detrimental impact upon neighbouring amenity in terms of overbearing impact and loss of light or privacy.

**Would the development provide / retain sufficient parking?**

Yes  No  N/A

**Comment** (if applicable): The proposal would not result in harmful impact on the existing parking provision therefore, parking is not a consideration for this application.

**Any other issues**

**Noise**

The neighbour at No. 27 Clarkson Road has raised an objection regarding noise whenever there are construction works on the application site. The Environmental Health team have been consulted on this application and present no objection subject to one condition regarding noise. This condition is considered necessary and reasonable to protect residents from noise from construction works beyond reasonable times.

**Non Planning Matters**

No. 27 has also raised concerns regarding the type of chemicals that would be stored and what guarantee there would be for safe handling of these chemicals. These matters do not relate to material planning considerations and therefore are not discussed in this report.

	<p><b>Other comments</b>  No. 27 has pointed out that works have already been carried out at the application site. However, the applicant has confirmed that the proposed works have not been carried out yet. It's assumed that the comment relates to an Austin's area which is temporary and will be moved in the new year.</p>
<p><b>Conclusion</b></p>	
<p>Subject to the suggested planning condition, the proposed development would accord with all relevant local and national planning policies.</p>	

**Conditions:**

1. All noisy works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Council, shall be carried out only between the hours of:
  - 8.00am and 6.00pm on Mondays to Fridays
  - 8.00am and 1.00pm Saturdays
  - and at no time on Sundays and Bank Holidays
  -

If noisy works must be carried out beyond these times, then an application must be made for consideration by environmental health under the Control of Pollution Act 1974 (Section 61 application).

REASON: To protect residents from noise from construction works beyond reasonable times

**DRAWING NUMBERS**

2. 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>
CS03		Proposed Area	12 November 2021
CS04		Existing North East Elevation	12 November 2021
CS08		Existing South West Elevation	12 November 2021
CS06		Existing North West Elevation	12 November 2021
CS09		Proposed South West Elevation	12 November 2021
CS10		Existing South East Elevation	12 November 2021
CS07		Proposed North West Elevation	12 November 2021
CS11		Proposed South East	12 November 2021

	Elevation	
CS02	Existing Area Plan	12 November 2021
CS05	Proposed North East Elevation	12 November 2021
LP	Site Plan	12 November 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:**

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. In addition, and separate to your planning permission, for the majority of schemes, you are required by law to appoint a building regulator who will inspect your property at various stages during the course of your building project. This is to ensure it is compliant with the Building Regulations and the Building Act 1984.

The checks the building regulator will carry out include, but are not limited to, the structure, foundations, fire precautions and escape routes, electrical and plumbing compliance and other issues such as drainage and insulation. The objective of these checks is to ensure that your building is safe to live in, accessible and environmentally sustainable.

Once all build stages are checked and the works are finished, a Completion Certificate is issued confirming that these objectives have been met. You will also need the Completion Certificate, should you sell the property, as it will confirm to future owners that the work has been carried out in compliance with the Regulations.

As the owner of the property, you are responsible for Building Regulations compliance so we would urge you to decide which regulator to use, as opposed to leaving your builder or architect to make the choice. This is so that you can be sure the building regulator is truly independent and working to protect you from any breach or omission during the works.

Hertfordshire Building Control Limited are a Company wholly owned by eight local

authorities in Hertfordshire including Welwyn Hatfield Borough Council. Please contact them on 01438 879990 or at [buildingcontrol@hertfordshirebc.co.uk](mailto:buildingcontrol@hertfordshirebc.co.uk) to discuss the process and all that is involved. Or alternatively refer to the Homeowner Information section on their website at [www.hertfordshirebc.co.uk](http://www.hertfordshirebc.co.uk)

3.
  1. The best practicable means, as defined in section 72 of the Control of Pollution Act 1974, to reduce noise to a minimum shall be employed at all times
  2. All plant and machinery in use shall be properly silenced and maintained in accordance with the manufacturers' instructions
  3. All compressors shall be sound reduced models, fitted with properly lined and sealed acoustic covers, which shall be kept closed whenever the machines are in use. All ancillary pneumatic percussive tools shall be fitted with mufflers or silencers of the type recommended by the manufactures.
  4. All machines in intermittent use shall be shut down during intervening periods between work, or throttled down to a minimum. Noise emitting equipment, which is required to operate continuously, shall be housed in suitable acoustic enclosures.
  5. Items of plant and equipment shall be maintained in good condition so that extraneous noise from mechanical vibration, squeaking or creaking is reduced to a minimum.
  6. All pile driving shall be carried out by a recognised noise reducing system.
  7. Where practical, rotary drills and bursters, actuated by hydraulic or electric power shall be used for excavating hard material
  8. In general, equipment for breaking concrete and the like, shall be hydraulically actuated.
  9. 'BS 5228 Noise Control on Construction Sites' should be referred to for guidance in respect of all work carried out by the developer, their main contractor and any sub contractors.
  10. Any emergency deviation from these conditions shall be notified to the Council without delay
  11. Any planned deviations from these conditions for special technical reasons, shall be negotiated with Council at least 14 days prior to the commencement of the specific work.
  12. Permissible noise levels are not specified at this stage.
4.
  1. All efforts shall be made to reduce dust generation to a minimum
  2. Stock piles of materials for use on the site or disposal, that are likely to generate dust, shall be sited so as to minimise any nuisance to residents or neighbouring businesses. Materials for disposal shall be moved off site as quickly as possible.

3. Water sprays shall be used, as and when necessary, to reduce dust from particularly "dusty" activities or stock piles.

**Determined By:**

Mr Derek Lawrence  
29 December 2021