

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

**DELEGATED APPLICATION**

**Application No:** 6/2022/1096/FULL  
**Location:** H R Owen Mosquito Way Hatfield AL10 9WN  
**Proposal:** Installation of an external sprinkler tack in the back of house yard area, to support the fire strategy requirements of the development.  
**Officer:** Ms Elizabeth Mugova

**Recommendation:** Granted

6/2022/1096/FULL

| <b>Context</b>                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Site and Application description</b>          | <p>The application site forms part of Plot 5000a in Hatfield Business Park. Planning Permission was granted in 2019 for the erection of a car dealership with associated offices, workshops and car storage, together with car parking, cycle parking, boundary treatment, landscaping, lighting and access under permission 6/2019/1411/MAJ. The site is under construction and is due for completion in December 2022.</p> <p>The applicant seeks permission for the installation of an external sprinkler tank for water storage.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Constraints (as defined within WHDP 2005)</b> | <p>EMPL - EA6 (Hatfield Business Park) - Distance: 0<br/>           LCA - Landscape Character Area (De Havilland Plain) - Distance: 0<br/>           PAR - PARISH (HATFIELD) - Distance: 0<br/>           Wards - Hatfield Villages - Distance: 0<br/>           A4HD - Article 4 HMO Direction - Distance: 0<br/>           CP - Cycle Path (Cycle Facility / Route) - Distance: 16.74<br/>           FM10 - Flood Zone Surface Water 100mm (2724227) - Distance: 0<br/>           FM10 - Flood Zone Surface Water 100mm (2724242) - Distance: 0<br/>           FM00 - Flood Zone Surface Water 1000mm (7661619) - Distance: 0<br/>           HAT - Hatfield Aerodrome - Distance: 0<br/>           HEN - No known habitats present (medium priority for habitat creation) - Distance: 0<br/>           SAGB - Sand and Gravel Belt - Distance: 0<br/>           HHAA - Hatfield Heritage Assessment Area (Hatfield Business Park) - Distance: 0<br/>           A4DES - Article 4 Direction Employment Sites() - Distance: 0</p> |
| <b>Relevant planning history</b>                 | <p>Application Number: 6/2019/1411/MAJ<br/>           Decision: Granted<br/>           Decision Date: 04 September 2020<br/>           Proposal: Erection of a multi-franchise car dealership (sui generis use) with offices (B1 use class), workshops (B2 use class) and car storage (B8 use class), together with car parking, cycle parking, boundary treatment, landscaping, lighting and access</p> <p>Application Number: 6/2021/0505/COND<br/>           Decision: Granted<br/>           Decision Date: 21 September 2021</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>Proposal: Submission of details pursuant to conditions 1 (construction management plan), 2 (surface water drainage) and 7 (details of foundation design of approval) on planning permission 6/2019/1411/MAJ.</p> <p>Application Number: 6/2021/2415/COND<br/>Decision: Granted<br/>Decision Date: 07 January 2022<br/>Proposal: Submission of details pursuant to condition 3 (external materials) on planning permission 6/2019/1411/MAJ</p> <p>Application Number: 6/2021/3271/FULL<br/>Decision: Granted<br/>Decision Date: 10 January 2022<br/>Proposal: Retention of two storage shelters</p> |           |          |
| <b>Consultations</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |           |          |
| <b>Neighbour representations</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Support: 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Object: 0 | Other: 0 |
| <b>Publicity</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Neighbour letters                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |           |          |
| <b>Summary of neighbour responses</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | No representations received                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |           |          |
| <b>Consultees and responses</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>WHBC Public Health and Protection – No objection subject to a condition and suggested informatives</p> <p>Hatfield Town Council – Comment</p> <ul style="list-style-type: none"> <li>The measures proposed would seem to bring benefits to the development</li> </ul>                                                                                                                                                                                                                                                                                                                              |           |          |
| <b>Relevant Policies</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |           |          |
| <input checked="" type="checkbox"/> NPPF<br><input checked="" type="checkbox"/> D1 <input checked="" type="checkbox"/> D2 <input type="checkbox"/> GBSP1 <input checked="" type="checkbox"/> GBSP2 <input checked="" type="checkbox"/> M14<br><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                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |           |          |
| <b>Main Issues</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |           |          |
| <b>Is the development within a conservation area?</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |           |          |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |           |          |
| <b>Would the significance of the designated heritage asset be preserved or enhanced?</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |           |          |
| <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |           |          |
| <b>Would the development reflect the character of the area?</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |           |          |
| <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |           |          |
| <p><b>Comment</b> (if applicable): Planning permission is sought for the installation of an external sprinkler tank for water storage. The proposed tank would be located towards the rear of the site in close proximity to the sprinkler pump room, which is housed within the West Building. The sprinkler system will facilitate additional protection for the West Building, due to the nature and number of cars to be stored on site.</p> <p>The proposed cylindrical tank would be approximately 4580mm in diameter and 10500mm tall to the rim. The proposed materials are to match the colour of lower levels of composite cladding to the West Building elevation. Taking account of the siting, height, and external materials of the proposed</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |           |          |

tank, the proposal would respect the character and appearance of the application site and the surrounding area.

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

Yes  No  N/A

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

Yes  No  N/A

**Comment** (if applicable): The proposed development would result in the loss of two parking spaces. Whilst a shortfall of 63 spaces against the average Hatfield Aerodrome SPG was identified under permission 6/2019/1411/MAJ, it was noted that the proposal includes a 103 space roof level car storage area which could be utilised for staff parking, if required, when this area is not at capacity. It is therefore considered that the proposal would not significantly impact on the level of car parking provision on this site.

Any other issues

**Public Health and Protection**

The Council's Public Health and Protection Team have been consulted and they have recommended a planning condition regarding noise from construction works. However, this condition is not considered necessary given the scale and location of the development. It is also notable that construction works for the wider site approved under ref: 6/2019/1411/MAJ are on-going and this permission was subject to a condition restricting hours of operation. In this case an informative has been suggested.

**Conclusion**

It is considered that the proposed development would be in accordance with the Welwyn Hatfield District Plan; the Supplementary Design Guidance; 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:

| <b>Plan Number</b> | <b>Revision Number</b> | <b>Details</b>                     | <b>Received Date</b> |
|--------------------|------------------------|------------------------------------|----------------------|
| S-001              | D                      | Location and Block Plan            | 11 May 2022          |
| S-100              | K                      | Ground Floor Site Plan             | 11 May 2022          |
| C-240              | K                      | Workshop C and Showroom Elevations | 11 May 2022          |

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. 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).

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 Mark Peacock  
6 July 2022