

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

DELEGATED APPLICATION

Application No: 6/2022/1104/FULL
Location: 2-12 Briars Lane and 22-32 Briars Lane Hatfield AL10 8ER
Proposal: Installation of concrete pads and paths to serve two bin storage sites serving 2-12 Briars Lane and 22-32 Briars Lane replacing existing storage sheds.
Officer: Ms Kirsty Shirley

Recommendation: Granted

6/2022/1104/FULL

Context			
Site and Application description	The application is for the installation of concrete pads and paths to serve two bin storage sites serving 2-12 Briars Lane and 22-32 Briars Lane and erection of bin stores atop of the concrete pads.		
Constraints (as defined within WHDP 2005)	PAR - PARISH (HATFIELD) - Distance: 0 ROW - FOOTPATH (HATFIELD 144) - Distance: 0 Wards - Hatfield South West - Distance: 0 A4HD - Article 4 HMO Direction - Distance: 0 FM10 - Flood Zone Surface Water 100mm - Distance: 0 FM00 - Flood Zone Surface Water 1000mm - 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 New Town) - Distance: 0		
Relevant planning history	None		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Site Notice Display Date: 12 July 2022 Site Notice Expiry Date: 2 August 2022 Neighbour notification letter		
Summary of neighbour responses	None received		
Consultees and responses	WHBC Client Services – Comment: <i>Initial concerns about the type of bin storage solution proposed- the ‘Metrostar’ unit shown on the plan would not accommodate our Mini Recycling Centre. However 1100l containers within can be used and the proposed Metrostar units as per the original plan presented is considered acceptable.</i> WHBC Landscape and Ecology – no response Hatfield Town Council – no response		

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 <input checked="" type="checkbox"/> Supplementary Design Guidance <input type="checkbox"/> Supplementary Parking Guidance <input type="checkbox"/> Interim Policy for car parking and garage sizes Emerging Local Plan Policies: SADM11, SP9.
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 development would allow for two bin storage sites that would store and aid the collection of waste. The two sites are both currently grass verges and the verge backs on to a row of unused storage sheds by the residents of blocks 2-12 Briars Lane and 22-32 Briars Lane. The positioning of the bin stores by the storage sheds would not result in the bin stores to appear prominent or discordant within the area. Concrete pads and paths would be created to allow for the storage and collection of the bins. The path would connect onto the existing pathway, allowing the bins to be wheeled from and to the bin collection point on bin collection day. The development would not harm the character or appearance of the area and would therefore be in accordance with District Plan Policies D1 and D2; Emerging Local Plan Policies SADM11 and SP9; the Supplementary Design Guidance; and the National Planning Policy Framework.
Would the development reflect the character of the dwelling?
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" 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): No neighbour representations have been received. The positioning, size and scale of the development would not result in adjoining neighbours to experience a detrimental loss of light or privacy, nor would the development appear overbearing or unduly dominant towards adjoining neighbours.
Would the development provide / retain sufficient parking?
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A Comment (if applicable): The proposed development would not impact car parking within the site.
Conclusion
The development would not harm the character or appearance of the area and would therefore be in accordance with District Plan Policies D1 and D2; Emerging Local Plan Policies SADM11 and SP9; 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:

Plan Number	Revision Number	Details	Received Date
BR.01.AA		Proposed Elevations	22 June 2022
BR.02.AA		Proposed Plan	22 June 2022
BR.05.AA		Existing Plan	22 June 2022
BR.06.AA		All Proposed Elevations	22 June 2022
BR.04.AA		Proposed Elevations	22 June 2022
LP.05.AA		Block Plan	22 June 2022
LP.04.AA		Site Location Plan	22 June 2022
BR.03.AA		Proposed Elevations	22 June 2022
BR.08.AA		Proposed bin store paving	17 October 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. Any damage to the grass verges caused by the development/works hereby approved is the responsibility of the applicant and must be re-instated to their original condition, within one month of the completion of the development/works. If damage to the verges are not repaired then the Council and/or Highway Authority will take appropriate enforcement action to remedy any harm caused.

Determined By:

Mr Mark Peacock
20 October 2022