

**WELWYN HATFIELD BOROUGH COUNCIL
ASSISTANT DIRECTOR (PLANNING)**

DELEGATED APPLICATION

Application No: 6/2023/0508/FULL
Location: Hatfield Manor Care Home Hatfield Avenue Hatfield AL10 9UA
Proposal: Change of use from 5 staff and 1 visitor bedrooms (class C2) to 6 resident bedrooms (class C2), provision of additional secure cycle storage to the rear and the retention of the reconfiguration of site layout/landscaping to provide 7 additional parking spaces and relocation of cycle storage
Officer: Ms Ashley Ransome

Recommendation: Granted

6/2023/0508/FULL

Context	
Site and Application description	<p>Plot 6000 lies within the context of the much wider Hatfield Business Park development and in particular, the northern area which is now well established with a range of commercial uses, including offices, warehouses, a car dealership and a private hospital.</p> <p>The application site comprises a triangular shape, with a single point of entry off Hatfield Avenue. The site occupies an area of approximately 0.46 hectares on the easternmost part of Plot 6000. The new hospital occupies the remainder of Plot 6000 and forms the western boundary to the site. To the north of the site is Manor Road and Hatfield Garden Village beyond. The closest properties in Manor Road are situated approximately 20 metres from the northern edge of the site. To the southeast is the Porsche dealership and associated car parking. The site is located approximately 1km north-west of Hatfield town centre.</p> <p>Planning permission was initially granted on the 16th February 2018 for the erection of a 75 bed elderly care home development (C2) with 24 parking bays and associated landscaping (6/2017/0550/MAJ).</p> <p>A variation of condition application (6/2018/2994/VAR) was granted on the 15th March 2019 for the variation of condition 20 (approved plans) on planning permission 6/2017/0550/MAJ. This approved variations to the size of bedrooms with subsequent overall sizing increasing, the provision of four additional parking spaces, landscaping alterations, erection of two detached buildings in the external amenity area (greenhouse and potting shed/toilet) and an increase in care bedroom numbers from 75 to 81 (in lieu of staff accommodation).</p> <p>A further variation of condition application (6/2019/2782/VAR) was granted on the 6th January 2020 for the removal of condition 2 (Japanese knotweed) on planning permission 6/2018/2994/VAR, along with application reference 6/2021/3320/VAR being granted on the 21st January 2022 for the variation of condition 18 (drawing numbers) on planning permission 6/2019/2782/VAR. This involved a revised main entrance layout, Alterations to internal floor plan layout, to include changes to locations of the kitchens, laundry room, plant room, tank</p>

	<p>room, staff areas such as changing and toilets, staff/visitor bedrooms and amenity rooms for the residents, two rear balconies to the northern side of the site omitted, and fenestration alterations.</p> <p>The latest variation application of 6/2022/1724/VAR was granted on the 27th September 2022 for the variation of condition 12 (removal of details of the greenhouse building and building comprising a potting shed and toilet) on planning permission 6/2021/3320/VAR.</p> <p>Upon visiting the site during the submission of this latest application, the Officer noted that the building was now complete, as well as the majority of the landscaping and parking/cycling layout. The description of this application was therefore altered so as to change part of the proposal to 'retention of' since some of the works that have been applied for have already been undertaken.</p>
<p>Constraints (as defined within WHDP 2005)</p>	<p>SAG - 0 - Distance: 0 PAR - PARISH (HATFIELD) - Distance: 0 Wards - Hatfield Villages - Distance: 0 A4HD - Article 4 HMO Direction - Distance: 0 FM10 - Flood Zone Surface Water 100mm (2722773) - Distance: 0 FM10 - Flood Zone Surface Water 100mm (2723011) - Distance: 0 FM00 - Flood Zone Surface Water 1000mm (7661512) - 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 Garden Village) - Distance: 0</p>
<p>Relevant planning history</p>	<p>Application Number: 6/2015/2043/OUTLINE Decision: Granted Decision Date: 05 July 2016 Proposal: Redevelopment to provide floorspace equivalent to 537 Units of Development (UD) (as set out in Schedule 1) for Use Classes B1, B2, SG and Hotel use on plots 4100, 5000, 5600 and for Use Classes B1, SG and Hotel use on plot 6000 with all matters reserved except access</p> <p>Application Number: 6/2017/0550/MAJ Decision: Granted Decision Date: 16 February 2018 Proposal: Erection of a 75 bed elderly care home development (C2) with 24 parking bays and associated landscaping.</p> <p>Application Number: 6/2018/2994/VAR Decision: Granted Decision Date: 15 March 2019 Proposal: Variation of condition 20 (approved plans) on planning permission 6/2017/0550/MAJ</p> <p>Application Number: 6/2019/2782/VAR Decision: Granted Decision Date: 06 January 2020 Proposal: Removal of condition 2 (Japanese knotweed) on planning permission 6/2018/2994/VAR</p>

	<p>Application Number: 6/2021/2752/VAR Decision: Withdrawn Decision Date: 05 November 2021 Proposal: Variation of condition 18 (revised layout) on planning permission 6/2019/2782/VAR</p> <p>Application Number: 6/2021/3320/VAR Decision: Granted Decision Date: 21 January 2022 Proposal: Variation of condition 18 (drawing numbers) on planning permission 6/2019/2782/VAR</p> <p>Application Number: 6/2022/1339/VAR Decision: Withdrawn Decision Date: 27 September 2022 Proposal: Variation of condition 18 (drawings) and removal of condition 12 (approval of a greenhouse, potting shed and toilet) on planning permission 6/2021/3320/VAR</p> <p>Application Number: 6/2022/1724/VAR Decision: Granted Decision Date: 29 September 2022 Proposal: Variation of condition 12 (removal of details of the greenhouse building and building comprising a potting shed and toilet) on planning permission 6/2021/3320/VAR</p>		
Consultations			
Neighbour representations	Support: 0	Object: 1	Other: 0
Publicity	Neighbour Letters		
Summary of neighbour responses	<ul style="list-style-type: none"> Why does the bicycle shed have to be at the back of the building, it should be by the car park with the other cycle places. This means that residents of Manor Road will suffer from additional noises along with the other noise pollution and lux pollution that we have previously complained about. We do not want the bicycle shed on the Manor Road boundary. 		
Consultees and responses	<p>WHBC - Public Health and Protection – No objections, subject to conditions.</p> <p>Hertfordshire County Council - Transport Programmes & Strategy - Does not wish to restrict the grant of permission.</p> <p>Hatfield Town Council – No response received.</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: D8 and M6 <u>The Welwyn Hatfield Draft Local Plan Proposed Submission (August 2016) Incorporating The Proposed Main Modifications (January 2023) (Draft Local Plan):</u> SADM3 Sustainable Travel for All SP9 Place Making and High Quality Design			

SADM12 Parking, Servicing and Refuse
SADM16 Ecology and Landscape

Main Issues

<p>Principle of Development</p>	<p>Under application 6/2017/0550/MAJ, planning permission was granted for the erection of an elderly care home development (C2). This included 75 bedrooms for residents, along with 5 staff and 1 visitor bedrooms. This application seeks to change the 5 staff and 1 visitor bedroom (C2) that was granted as part of 6/2017/0550/MAJ to 6 resident bedrooms (C2).</p> <p>It is considered that whilst this proposal would not effectively be a change of use, however, as the description of application 6/2017/0550/MAJ stated 75 resident bedrooms, full planning permission is required to change the number of resident bedrooms to be provided.</p> <p>Regard should be had to the variation of condition application of 6/2018/2994/VAR. Within this application, planning permission was granted for the increase in care bed numbers from 75 to 81 (in lieu of staff/visitor accommodation).</p> <p>Notwithstanding the above, it is considered that the principle of changing the 6 bedrooms from staff/visitor to resident bedrooms is acceptable, with any potential coinciding impacts as a result of this change discussed further in the below sections of the report.</p>
<p>Design (form, size, scale, siting) and Character (appearance within the streetscene)</p>	<p>As mentioned above, the building is now fully built and thus the external appearance of the building is to remain unchanged, as a result of this application.</p> <p>The surrounding site is also to be amended as part of this application. This is in relation to the parking layout and cycle provision. However, upon visiting the site, the parking layout as set out within this application has already been undertaken, along with the proposed cycle storage as shown at the front of the site. Notwithstanding, it is considered that the changes to the layout of the parking are acceptable.</p> <p>It was however considered that the cycle parking that has been erected in its new location at the entrance to the site would not encourage people to cycle and securely leave their bikes in such a location since it is sited a significant distance from the entrance, compared to that of the previously approved location. Since the cycle store is already in place, it was considered appropriate to ask for a further cycle store to be located somewhere more secure. The applicant proposes to locate this further cycle store to the north of the site, with staff taking their bikes through the lobby and services area out to the rear of the building. This is considered acceptable.</p>
<p>Impact on neighbours</p>	<p>The neighbour representation received is acknowledged.</p> <p>It is considered that the proposal would not involve alterations to the scheme that would detrimentally affect the amenity of adjoining neighbours, over and above the considerations that have already been assessed under the initial permission of 6/2017/0550/MAJ, and the subsequent variations to the scheme.</p>
<p>Access, car parking and</p>	<p>The access arrangements are unchanged from planning permission 6/2017/0550/MAJ.</p>

<p>highway considerations</p>	<p>In terms of parking provision, planning permission 6/2017/0550/MAJ included a provision of 24 parking spaces (21 standard and 3 disabled). Within the committee report for 6/2017/0550/MAJ it stated that the proposal provided five spaces (26%) over and above the parking guidance figure.</p> <p>This application seeks a new parking layout which involves the provision of 31 parking spaces (28 standard and 3 disabled). It is acknowledged that the application also proposes to change the 6 staff/visitor bedrooms to resident bedrooms. This would therefore not only represent an increase in the number of residents, but also an increase in the number of staff that may be required and visitors.</p> <p>Based upon the SPG Parking Standards, a care home with 81 beds would typically require 21 parking spaces. The proposal therefore provides over and above the parking standards set out within the SPG and are thus considered acceptable.</p>
<p>Conclusion</p>	
<p>Subject to the imposition of conditions to secure the proposed amended landscaping and cycle parking, the development is considered acceptable and in accordance with relevant district plan policies, the emerging local plan and the NPPF. This is a standalone permission, therefore the conditions that have been imposed on previous permissions still apply and do not need to be re-imposed.</p>	

Conditions:

1. The development shall not be carried out other than using the details of the hard and soft landscaping submitted to the Local Planning Authority under planning reference 6/2021/3192/COND and approved in writing on the 23rd February 2022. Subsequently, the approved details shall not be changed.

REASON: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with Policies GBSP2, D2 and D8 of the Welwyn Hatfield District Plan 2005, Policies SP9 and SADM16 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016 and the National Planning Policy Framework 2019.

2. All agreed landscaping comprised in the above details of landscaping must be carried out in the first planting and seeding seasons following the occupation of the first building, the completion of the development, or in agreed phases whichever is the sooner: and any plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. All landscape works shall be carried out in accordance with the guidance contained in British Standards 8545: 2014.

REASON: To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development in accordance with Policies GBSP2, D2 and D8 of the Welwyn Hatfield District Plan 2005 and Policy SADM16 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016.

3. The development shall not be carried out other than using the details of the secure cycle parking as submitted within this application. Thereafter, the approved secure cycle parking must be fully implemented and made available for use and thereafter retained for this purpose.

REASON: To ensure the provision of adequate cycle parking that meets the needs of occupants of the proposed development and in the interests of encouraging the use of sustainable modes of transport, in accordance with Policies 1, 5 & 8 of Hertfordshire's Local Transport Plan (adopted 2018); Policies M6, M14 & D1 of the Welwyn Hatfield District Plan 2005; Policy SADM3 & SADM12 of the Draft Local Plan Proposed Submission August 2016; and the National Planning Policy Framework.

DRAWING NUMBERS

4. 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
(9-) 2		Existing Site Plan	7 March 2023
(21) 1		Existing Elevations 1 of 2	8 March 2023
(21) 2		Existing Elevations 2 of 2	8 March 2023
(21) 4		Proposed Elevations 2 of 2	14 March 2023
(21) 3		Proposed Elevations 1 of 2	14 March 2023
(00) 3	A	Existing First Floor Plan	6 April 2023
(00) 40	A	Proposed Second Floor Plan	6 April 2023
(00) 5	A	Existing Roof Plan	6 April 2023
(00) 2	A	Existing Ground Floor Plan	6 April 2023
(00) 30	A	Proposed First Floor Plan	6 April 2023
(00) 4	A	Existing Second Floor Plan	6 April 2023
(00) 50		Proposed Roof Plan	6 April 2023
(00) 20	A	Proposed Ground Floor Plan	6 April 2023
(9-) 2	B	Proposed Site Plan	8 June 2023
(90-) 4	A	Proposed Cycle Store Details No.2	8 June 2023

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.

Determined By:

Mr Mark Peacock
19 July 2023