

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

DELEGATED APPLICATION

Application No: 6/2023/1634/FULL
Location: Eisai Manufacturing European Knowledge Centre Mosquito Way
 Hatfield AL10 9SN
Proposal: Retention of one of two Portakabin buildings installed following the
 planning approval ref: 6/2020/1740/FULL for a temporary period of
 three years
Officer: Ms Ashley Ransome
Recommendation: Granted

6/2023/1634/FULL

Context	
Site and Application description	<p>The site lies within the Hatfield Business Park, which is covered by the adopted Hatfield Aerodrome Supplementary Planning Guidance (1999) and Masterplan. Hatfield Business Park is designated as an employment area (EA6), under Policy SADM10 of the Welwyn Hatfield Local Plan.</p> <p>The application seeks planning permission for the retention of one of two Portakabin buildings installed following the planning approval reference 6/2020/1740/FULL, for a temporary period of three years. The portacabin is sited on a hard-standing surface within the service yard at the centre of the site. The portacabin that is to remain is the one sited closest to the main building which measure approximately 10.2 metres in length, 3.2 metres in width and 2.6 metres in height. The wider site has an area of approximately 5.94Ha and accommodates research, development and manufacturing plant for the pharmaceuticals company Eisai Europe Ltd. Access to the site is from Mosquito Way which bounds the site to the north-west.</p> <p>Within the submitted Design and Access Statement it details that <i>“The Portakabin building currently provides a comfortable working environment for 3 office employees and allows for the division of the manufacturing operations from the office space, which will serve the purpose of first point of contact for any visitors and the public. The retention of the office building will help to prevent any access to the manufacturing plant from unauthorised persons.”</i> Moreover, the applicant considers that <i>“The structure has proven to be functional, safe, and aesthetically compatible with the site. Its retention supports Eisai Manufacturing in providing a conducive workspace for its employees while contributing to environmentally responsible practices. It is believed that constructing a new office facility would potentially cause significant downtime and hinder productivity. Therefore, retention of the building is a cost-effective solution compared to constructing a new office facility.”</i></p> <p>When queried regarding the time frame by which the portacabin is likely to remain on the site, the applicant advised that they <i>“do not intend to keep the cabin indefinitely; the cabin hire agreement has recently been extended for a further 2 years and then we would be planning to off hire it. The cabin is used as a temporary office and a site meeting point for visiting contractors. We are due to be starting another build project soon ref: 6/2022/1853/MAJ and the</i></p>

	<p><i>cabin will be used as a work area from an Eisai perspective to support the build project.”</i></p> <p>Since the previous application, Welwyn Hatfield Borough Council have adopted a new Local Plan, and as such, the application is subject to assessment against the new policies.</p>		
Constraints (as defined within WHDP 2005)	<p>SAG - 0 - Distance: 0 EMPL - EA6 (Hatfield Business Park) - Distance: 0 PAR - PARISH (HATFIELD) - Distance: 0 Wards - Hatfield Villages - Distance: 0 A4HD - Article 4 HMO Direction - Distance: 0 A4DAS - Hatfield Additional Storeys Article 4 Direction - 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 (Removal of PD right to demolish employment premises and rebuild dwellings or flats (Class ZA Part 20 Schedule 2 of the GPDO) to come into force on 01 Feb 2022.) - Distance: 0</p>		
Relevant planning history	<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> <p>Application Number: 6/2021/3240/FULL Decision: Granted Decision Date: 30 December 2021 Proposal: Erection of chemical storage units</p>		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Site Notice Display Date: 30 August 2023 Site Notice Expiry Date: 20 September 2023		

	Neighbour Letters
Summary of neighbour responses	No neighbour representations received.
Consultees and responses	WHBC Public Health and Protection - No issues to raise. Hatfield Town Council – No response received.
Relevant Policies	
National Planning Policy Framework	
The Welwyn Hatfield Borough Council Local Plan 2016-2036:	
<ul style="list-style-type: none"> • SP1 Delivering Sustainable Development • SADM2 Highway Network and Safety • SADM10 Employment Development • SP9 Place Making and High Quality Design • SADM11 Amenity and Layout • SADM12 Parking, Servicing and Refuse 	
Planning Guidance:	
<ul style="list-style-type: none"> • Supplementary Planning Guidance, • Supplementary Planning Guidance Parking Standards 2004 • Interim Policy for Car Parking Standards and Garage Sizes 2014 	
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>Notwithstanding that the polices have changed since the previous planning permission was granted under application of 6/2020/1740/FULL, it is considered that the portacabin is still of an acceptable size, scale, design and siting, remaining temporary by nature and ancillary to the main use of the adjacent buildings.</p> <p>Subject to a condition regarding time limit to ensure that the temporary portacabin is removed within 3 years of the granting of this planning application, it is considered that the retention of the single portacabin, on a temporary basis, is acceptable and is in accordance with the National Planning Policy Framework; Policies SP1, SADM10 and SP9 of the Welwyn Hatfield Borough Local Plan and Supplementary Design Guidance 2005.</p>	
Would the development reflect the character of the building?	
<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):

The assessment from the previous application of 6/2020/1740/FULL remains, and it is considered that the retention of the one portacabin would not pose significant impact upon surrounding neighbouring amenity, despite the change in policy. The proposal is therefore in accordance with Policy SADM11 of the Welwyn Hatfield Borough Local Plan, the Welwyn Hatfield Supplementary Design Guidance and the National Planning Policy Framework.

Would the development provide / retain sufficient parking?

Yes No N/A

Comment (if applicable):

Despite the change in policy since the previous application of 6/2020/1740/FULL, it is considered that the retention of the portacabin would not impact on the existing parking provision, and the access arrangements remain unchanged. The retention of the portacabin is considered to be in accordance with Policy SP9, SADM2 and SADM12 of the Welwyn Hatfield Local Plan 2023; the guidance in the Council's Supplementary Planning Guidance Parking Standards 2004 and the Interim Policy for Car Parking Standards and Garage Sizes.

Conclusion

Subject to the suggested conditions, the proposed development would be in accordance with the relevant policies of the Welwyn Hatfield Local Plan and the National Planning Policy Framework.

Conditions:

1. This permission is for a limited period only expiring on the 8th November 2026 and the building hereby permitted shall be discontinued and the land restored to its former condition on or before that date.

REASON: To enable the Local Planning Authority to fully consider the effects of the development in the interests of residential and visual amenity in accordance with the Welwyn Hatfield Borough Council Local Plan and the National Planning Policy Framework.

DRAWING NUMBERS

2. 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
02KT		Proposed Site Location and Block Plan	7 August 2023
01KT		Existing Site Location Plan and Block Plan	7 August 2023
04KT		Solus Building To Remain Elevation and Floor Plan	10 August 2023
03KT		Solus Building To Be Removed Elevation and Floor Plan	10 August 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.
2. The granting of this permission does not convey or imply any consent to build upon or access from any land not within the ownership of the applicant.
3. 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 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

Determined By:

Mr Mark Peacock
8 November 2023