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Welwyn Hatfield District Council

Council Offices Welwyn Garden City Herts AL8 6AE
Telephone Welwyn Garden 331212 (STD Code 0707)

DECISION NOTICE

Town Planning Ref. No: S6/0075/37/FP ✓
Other Ref. No.:

TOWN AND COUNTRY PLANNING ACTS, 1971 and 1972

Retail development with associated leisure.
A1(W), Hatfield, Herts.

To:
Gerry Deighton FRIBA, FSLA(D)
Michael Aukett Associates
13 Chelsea Embankment
London SW3

For:
Carroll Group of Companies
Carroll House
2/5 Catherine Place
London
SW1E 6HF

In pursuance of their powers under the above mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council hereby PERMIT the development proposed by you in your application dated 30/01/87 and received with sufficient particulars on 05/02/87 and shown on the plan(s) accompanying such application, subject to the following conditions:-

- 1 The development to which this permission relates shall be begun within a period of 5 years commencing on the date of this notice.

Reason

To comply with the requirements of section 41 of the Town and Country Planning Act 1971.

- 2 No part of the retail floorspaces shall be used as a unit of 500 square metres or more for the sale of food, including ancillary storage space (other than as a restaurant).

Reason

Required by the Secretary of State for the Environment in granting outline planning permission for the scheme.

- 3 The gross retail floorspace (other than for use as a Garden Centre) shall not exceed 18,580 square metres.

Reason

Required by the Secretary of State for the Environment in granting outline planning permission for the scheme.

- 4 (a) No letting for retail purposes in excess of 2,500 square metres shall be made without the consent in writing of the Local Planning Authority.
(b) No single letting of retail space shall exceed 7,900 square metres gross.

Reason

Required by the Secretary of State for the Environment in granting outline planning permission for the scheme.

Continued/....

- 5 The Horticultural Hall/Garden Centre shall be used for that purpose and for no other purpose in Class I of the Schedule to the Town and Country Planning Use Classes Order 1972 (or in any provision equivalent to that Class in any Order revoking or re-enacting that Order) unless otherwise agreed in writing by the Local Planning Authority.

Reason

To enable the Local Planning Authority to maintain control over the precise retail use of this floorspace in the interests of controlling the overall impact of the scheme on existing neighbouring shopping centres.

- 6 The footpath/cycleway linking St Albans Road West to the subway under the A1001 shall be repositioned so as to avoid direct access onto Comet Road.

Reason

To maintain the direct link between the subway under the A1001 and St Albans Road West avoiding Comet Road where additional traffic and pedestrian movement should not occur.

- 7 Notwithstanding the details shown on the submitted drawings, the car parking shown on the service road on the western side of the Galleria shall not be provided and the service road and its exit onto Cavendish Way shall be used by service vehicles only and shall be controlled to prevent other uses.

Reason

To prevent conflict between servicing and public use.

- 8 Details of the layout of the eastern and western service areas for the Galleria together with details of the method of control of vehicles shall be submitted to and approved by the Local Planning Authority before development commences.

Reason

To prevent conflict between servicing and public use.

- 9 The area to the east of the cinema complex shall be redesigned to allow for adequate servicing and revised details shall be submitted to and approved by the Local Planning Authority before development commences.

Reason

To ensure satisfactory servicing arrangements.

Continued/....

- 10 The 3 metre verge adjacent to the A1001 as shown on the drawings submitted shall be provided and retained as such thereafter.

Reason

To comply with the Secretary of State for the Environment's requirement imposed on the Outline Planning Permission for this scheme.

- 11 Full details of all points of access and exit as shown on the submitted drawings, together with associated roadworks and engineering details of internal roads, shall be submitted to and approved by the Local Planning Authority before development commences.

Reason

To ensure satisfactory highway arrangements.

- 12 The parking turning and loading space shown on the plan hereby approved shall be provided and marked out prior to the occupation of any buildings on the site, and shall be retained and kept available for those purposes thereafter.

Reason

To ensure that adequate facilities are available within the site and that there is no detriment to the safety of adjoining highways.

- 13 Notwithstanding the drawings submitted, the first floor level of the two 7 metre x 7 metre bays on the north-east corner of the Galleria adjacent to 32-33 and 51-57 Comet Road shall be omitted and the roof areas so created shall not be utilized for any purpose which would allow access to any member of the public or person employed in the building except for maintenance.

Reason

To ensure a satisfactory distance between the development and adjoining existing residential property, and to prevent any overlooking of those properties.

- 14 Full details including exact colouring and samples (with BSC numbers where appropriate) of all external materials to be used shall be submitted to and approved by the Local Planning Authority before development commences.

Reason

To ensure a satisfactory appearance to the development.

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- 15 Details of the material to be used to clad the southern and mid sub-stations shall be submitted to and approved by the Local Planning Authority after consultation with the Department of Transport before development commences.

Reason

To ensure a satisfactory appearance to the development.

- 16 Cladding of the southern and mid sub-stations shall be undertaken concurrently with the construction of the development.

Reason

To ensure a satisfactory appearance to the development.

- 17 Details of all external lighting including location and intensity will be submitted to and approved by the Local Planning Authority before development commences.

Reason

To enable the Local Planning Authority to consider the impact of external lighting on adjoining existing uses.

- 18 Details of all directional signs to be used for traffic management purposes within the development will be submitted to and approved by the Local Planning Authority before the completion of the development.

Reason

To ensure signage within the site is kept to a minimum in the interests of visual amenity whilst providing adequate direction to users of the centre.

- 19 Details of the relocation of the aerials at the mid-point sub station shall be submitted to and approved by the Local Planning Authority after consultation with the Department of Transport before the development commences.

Reason

To ensure that the repositioned aerial is not detrimental to the visual amenity of the area.

Continued/....

20 The development shall be carried out in accordance with a landscaping scheme which shall be submitted to and approved in writing by the Local Planning Authority before the development commences. The scheme shall show:-

- 1) which existing trees, shrubs and hedges are to be retained or removed.
- 2) what new planting is proposed, together with details of the species, size and method of planting.
- 3) what measures are to be taken to protect both new and existing landscaping during and after development.

The scheme shall be implemented and completed in all respects by not later than the planting season following completion of the development unless otherwise stated in conditions 22 and 23 in this decision notice. Any trees or plants which, within a period of 5 years from completion of the development dies, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason

To enhance the appearance of the development and to minimise any loss of visual amenity resulting from it.

21 Details submitted under condition 20 above shall include:-

- a) an increase in provision of the landscaping within the parking areas.
- b) the increase in provision of landscaping to the rear of 32-38 Comet Road.
- c) the provision of a landscape screen along the western side of Comet Road from the southern sub-station to St Albans Road West.
- d) provision of a landscape screen between the pedestrian walkway and the rear of properties on Worcester Road.
- e) an enhanced scheme for planting on Alban Way adjacent to the Galleria.
- f) all hard landscaping including car parks and cycle racks.

Reason

To enhance the appearance of the development and to minimise any loss of visual amenity resulting from it.

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- 22 Fencing and walls on the periphery of the site, details of which shall be submitted to and approved by the Local Planning Authority before development commences shall, where appropriate, be erected concurrently with the commencement of the development.

Reason

To enhance the appearance of the development and to minimise any loss of visual amenity resulting from it.

- 23 Landscaping schemes on the eastern boundary of the site shall be done in the first planting season after commencement of the development.

Reason

To enhance the appearance of the development and to minimise any loss of visual amenity resulting from it.

- 24 Details of the water wall adjacent to the southern wall of the southern sub-station shall be submitted to and approved by the Local Planning Authority after consultation with the Department of Transport before the development commences.

Reason

To ensure no adverse impact on the southern sub-station.

- 25 Traffic associated with the construction of the development shall use only the access and exits on the A1001 as shown on the submitted drawings.

Reason

To prevent construction traffic entering residential areas of Hatfield.

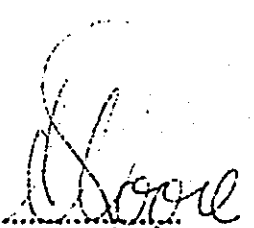
- 26 There shall be no open storage on the site other than in compounds or areas specifically set aside for this purpose and shown on a plan submitted to and approved by the Local Planning Authority in writing.

Reason

To ensure a satisfactory visual appearance of the site.

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Date : 6th April, 1987

Signed: 
A.F. Moore, Chief Planning Officer

PLEASE SEE NOTES OVERLEAF