

Development Management Committee  
13 October 2016

**(Landscaping Implementation)**

All agreed landscaping comprised in the above details of landscaping shall 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.

**(Details of gate)**

No development shall take place until details of the proposed new gate serving the driveway to the side of the property have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented entirely in accordance with the approved details and subsequently, the approved details shall not be changed.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with the National Planning Policy Framework and Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

81. THE SPINNEY, HIGH ROAD, ESSENDON, HATFIELD, AL9 6HT - 6/2016/1118/FULL - ERECTION OF 2 DWELLINGHOUSES FOLLOWING DEMOLITION OF EXISTING BUILDINGS

The report of the Executive Director sought full planning permission for the erection of two dwellinghouses following demolition of existing buildings -

Mr Mark Querforth (Agent) spoke in favour of the application.

Welwyn Hatfield Borough Councillor John Dean spoke in favour of the application.

It was moved by Councillor S.Markiewicz, seconded by Councillor D.Bennett and

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**RESOLVED:**

(11 voting for, 1 against, 1 abstention)

That notwithstanding the Officer recommendation that planning permission be refused, the application be approved for the following reasons:-

The proposed development, by virtue of its scale, nature and location would not cause harm to the openness of the Green Belt, would not result in encroachment of built form, would not fail to assist in urban regeneration or conflict with the five purposes of including land in Green Belt. In comparison with the fall back position, the overall reduction in footprint compared to the addition of bulk at first floor level is not considered harmful to the openness of the Green Belt.

**Conditions:**

1. The development/works shall not be started and completed other than in accordance with the approved plans and details:

A-00 Rev A & A-47 & A-48 & A-49 & PRI19764-03 & SE\_L001 & SE\_L002 & SE\_L003 & SE\_L004 & SE\_L005 & SE\_L006 & SE\_L007 & SE\_L008 received 7 June 2016 & A-20 Rev C & A-21 Rev C & A-22 Rev C received 27 September 2016 & A-30 Rev B & A-31 Rev B & A-32 Rev B & A-33 Rev B & A-34 Rev B & A-35 Rev B & A-36 Rev B & A-37 Rev B & A-38 Rev B & A-40 Rev B & A-41 Rev B & A-42 Rev B & A-43 Rev B & A-44 Rev B & A-45 Rev B & A-46 Rev B & A-50 received 4 August 2016 & Ecology Appraisal (The Ecology Consultancy) received 7 June 2016 & Tree Report (ACD Environmental) received 7 June 2016

REASON: To ensure that the development is carried out in accordance with the approved plans and details.

2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby granted have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented using the approved materials and subsequently, the approved materials shall not be changed.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with the National Planning Policy Framework and Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

3. All agreed landscaping shall 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



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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.

4. No development shall take place until full details of any proposed entrance gates to be included in the development have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full on site and subsequently, the approved details shall not be changed.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with the National Planning Policy Framework and Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

5. Prior to the first occupation of the development hereby permitted the proposed access /on-site car parking shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

REASON: To ensure the permanent availability of the parking/manoeuvring area, in the interests of highway safety.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no development within Classes A - G of Part 1 of Schedule 2 or Class A of Part 2 of Schedule 2 shall take place.

REASON: To enable the Local Planning Authority to fully consider the effects of development normally permitted by that Order in the interests of the visual amenity of the area in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and the appropriateness of any future extensions in the Green Belt in accordance with the National Planning Policy Framework and Policy RA4 of the Welwyn Hatfield District Plan 2005.

#### POSITIVE AND PROACTIVE STATEMENT

The decision has been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 of the

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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).

Informative – 1. The development will involve the numbering of properties and naming new streets. The applicant MUST contact Welwyn Hatfield Borough Council, Transportation (Lorraine Davis 01707 357546 before any name or number is proposed. This is a requirement of the Public Health Act 1875 and Public Health (Amendment) Act 1907.

Informative – 2. No removal of vegetation within the bird breeding season (generally March – August inclusive.) should take place unless it has been satisfactorily demonstrated that no nesting activity is taking place.

(Note: Councillor H.Morgan left the meeting).

82. 206 BISHOPS RISE, HATFIELD, AL10 9QU - 6/2016/1328/HOUSE - ERECTION OF TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION

The report of the Executive Director sought a planning application for the erection of a two storey side extension and single storey rear extension.

Mr Mohammed Chaudhry (Applicant) spoke in favour of the application.

Hatfield Town Councillor James Broach spoke against the application.

It was moved by Councillor D.Bennett, seconded by Councillor S.Markiewicz and

RESOLVED:  
(8 voting for, 4 against)

That planning permission be approved for application 6/2016/1328/HOUSE, subject to the conditions set out in the report and an additional condition as follows:

Prior to the commencement of the development hereby permitted, the applicant shall submit, and have approved in writing by the Local Planning Authority, a plan to show the provision of two car parking spaces within the application site. The approved details shall be implemented in full prior to the first use of the development.

REASON: To ensure an adequate level of off street car parking is provided in accordance with Policy M14 of the Welwyn Hatfield District Plan 2005 and the Council's Supplementary Parking Guidance.