



WELWYN HATFIELD COUNCIL

Council Offices, Welwyn Garden City, Herts, AL8 6AE
Telephone: Welwyn Garden (01707)357000

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – APPROVAL

S6/2000/1574/DE

ERECTION OF TWO STOREY BUILDING COMPRISING SPORTS/FUNCTION HALL, BARS, ADMINISTRATION AND ANCILLARY ACCOMMODATION TO INCLUDE RESIDENTIAL ACCOMMODATION FOR RESIDENT MANAGER, TOGETHER WITH CONSTRUCTION OF BOWLING GREEN, SPORTS PITCH AND CAR PARKING WITH ACCESS FROM THE SPINE ROAD VIA COMET WAY

at: HATFIELD AERODROME, ST. ALBANS ROAD WEST, HATFIELD

Agent Name And Address

RMJM ARCHITECTS LTD,
83 PAUL STREET,
LONDON
EC2A 4UT

Applicant Name And Address

ARLINGTON PROPERTY DEVELOPMENTS
LTD,
ARLINGTON HOUSE,
ARLINGTON BUSINESS PARK,
THEALE,
READING
RG7 4SA

In pursuance of their powers under the above mentioned Act and the Orders and Regulations for the time being in force thereunder, the Council hereby give **APPROVAL** to the siting, design, external appearance and landscaping of, and means of access to the development which were reserved for subsequent approval in the outline planning permission at the above mentioned location in accordance with the drawings submitted by you with your application received on 1 December, 2000 .

1. Prior to the occupation of the development hereby permitted, 100 permanent and 50 temporary parking spaces shall be provided for use by the club. Such spaces shall be provided in the location indicated on the approved drawings.

REASON

In the interests of the free and safe flow of traffic on the surrounding highway network, to prevent on street parking in the adjoining residential area and to ensure that the level of car parking provided is consistent with the adopted supplementary planning guidance for the site.

2. That full details of the means of enclosure to the site and the subsequent boundary treatment along the south and western boundaries of the site shall be approved in writing by the Local Planning Authority before works commence on site.

Continuation...

REASON

In order to ensure that pedestrian access to the site for the southern and western boundaries is discouraged thereby preventing on-street parking in the Ellenbrook residential area and to ensure that any mean of enclosure is not detrimental to the visual appearance of the area.

3. The detailed boundary treatment approved in accordance with condition 2 shall be constructed prior to the use of the club building.

REASON

In order to ensure that there is no direct pedestrian access to the site from the southern and western boundaries.

4. Details of any plant or equipment required for ventilation or extraction shall be approved by the Local Planning Authority before the works hereby approved commence.

REASON

In order to ensure that any plant or equipment is not detrimental to the visual appearance of the building and to safeguard the amenities of neighbouring residents.

5. Notwithstanding the details of the landscaping scheme submitted with this application, the details of the landscaping treatment to the boundaries of both the club building and the bowling/training pitch shall be submitted to and agreed in writing by the Local Planning Authority in conjunction with condition 4 of this consent before the works hereby approved commence.

REASON

In order to ensure that the proposed landscaping pays sufficient regard to the need to improve the visual appearance of the area and safeguard the amenities of the adjoining residents.

Date: 06/04/01

Signed: 
Chief Planning Officer