

S.106 - 26.2.04

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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

S6/2003/656/DE

**ERECTION OF 88 NEW DWELLINGS WITH ASSOCIATED ACCESS ROADS,
GARAGES AND PARKING AREAS**

**at: LAND OFF CAMPION ROAD, FORMALLY SMURFIT'S SPORTS GROUND,
HATFIELD**

Agent Name And Address

GHM ROCK TOWNSEND LTD,
WHEATHAMPSTEAD PLACE,
WHEATHAMPSTEAD,
HERTS
AL4 8SB

Applicant Name And Address

GEORGE WIMPEY NORTH LONDON LTD,
MCLEAN HOUSE,
BLUECOATES AVENUE,
HERTFORD,
HERTS
SG14 1PB

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 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 01/05/2003.

1. Notwithstanding the submitted details, exact details of numbers (planting densities) and species of all new planting shall be agreed in writing with the Local Planning Authority prior to the commencement of development and shall be implemented within the first planting season following completion of the development hereby approved. Previously approved landscaping plans shall not be implemented.

REASON

To secure a satisfactory appearance and the implementation of the objectives of the 1999 Hatfield Aerodrome SPG.

2. Details of external materials, including surfacing materials, shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development hereby approved.

REASON

In the interests of visual amenity.

Continuation...

3. Full details of means of enclosure to all new dwellings and amenity areas within each phase of development shall be submitted to the Local Planning Authority and approved in writing prior to the commencement of development within that phase, and such approved means of enclosure shall be erected prior to first occupation of the relevant dwelling.

REASON

In the interests of visual amenity and privacy.

4. Details of acoustic fences and landscaping to the rear of plots 27 to 43 and adjacent to plots 64 and 66, protecting neighbouring dwellings from the car parking areas, including noise information and a specification of the fence, shall be submitted to and approved by the Local Planning Authority prior to the commencement of works and shall be implemented before the adjacent car parking areas come into use.

REASON

To prevent a loss of amenity to neighbouring occupiers.

5. No trees shall be lopped, topped, felled or damaged in any way, without the prior approval of the Local Planning Authority in writing.

REASON

To ensure the retention of existing trees considered to be of an important amenity value.

6. Prior to the commencement of any works, details of protection measures of trees to be retained, shall be submitted to and approved by the Local Planning Authority in writing. Such measures shall be implemented in accordance with these approved details.

REASON

To protect existing trees of important amenity value.

APPROVED PLAN NUMBER(S): RW 1040/LP/01 & 101 Rev E & 102 & 103 & 105 & 106 & 107 Rev A & 108 & 109 Rev A & 110 & 111 & 112 & 113 & 115 Rev B & 119 Rev A & 120 & 121 & 122 & 123 & 124 & 125

Date: 26/02/2004



Chris Conway
Chief Planning and Environmental Health Officer