



Our Ref: PC/AW/LE/HG3354

paula.carney@wyg.com
24 February 2017

Development Management
Welwyn and Hatfield Borough Council
The Campus
Welwyn Garden City
Hertfordshire
AL8 6AE

Dear Sirs

TOWN AND COUNTRY PLANNING ACT 1990

OPEN SPACE IN THE LOWER MALL (LEVEL 1), THE GALLERIA OUTLET CENTRE, COMET WAY, HATFIELD, AL10 0XR

PLANNING APPLICATION FOR CHANGE OF USE OF THE EXISTING PUBLIC CIRCULATION SPACE IN THE MALL TO ASSEMBLY AND LEISURE (USE CLASS D2) FOR USE AS AN INDOOR CLIMBING AND ADVENTURE FACILITY

ON BEHALF OF LS GALLERIA LIMITED

On behalf of our client, LS Galleria Ltd, we are pleased to submit a planning application for the change of use of existing public circulation space on the lower mall (Level 1) of the Galleria Outlet Centre (herein referred to as 'The Galleria') to Assembly and Leisure (Use Class D2) for use as an indoor climbing and adventure facility ('Rock Up').

Context

The application site is currently a vacant area within the public circulation space in the lower mall (Level 1) of the Galleria, adjacent to Unit 86 and Unit 92. It is located in the northern part of the shopping mall, and adjacent to a stairwell. As the application site is public circulation space at present, it does not fall within a planning use class per se, and is referred to as "Sui Generis" for the purposes of this application.

The application site comprised a physical unit until February 2014, when it traded as Thornton's Café. Since the removal of the physical units, it has been used intermittently for promotional and temporary exhibitions as well as leisure activities for children such as inflatables. A temporary roller rink has recently been installed to utilise the vacant space.

In terms of the Galleria, it is a major shopping and leisure facility located between junctions 3 and 4 of the A1(M) motorway. The Galleria was constructed between 1988 and 1991 on top of a motorway tunnel and adjacent to Comet Way (A1001) which provides access to the site. The Galleria is situated in Hatfield but not in the town centre and not in a Primary or Secondary shopping frontage as designated in the Welwyn Hatfield District Plan 2005. This remains the case for the Draft Local Plan Proposed Submission document.

9 Mansfield Street, London, W1G 9NY
Tel: +44 (0)20 7631 9050
Email: london@wyg.com Website: www.wyg.com

WYG Planning Limited. Registered in England & Wales Number: 5241035
Registered Office: Arndale Court, Otley Road, Headingley, Leeds, LS6 2UJ





Proposal

Full planning permission is sought for the change of use of the existing public circulation space in the lower mall (Level 1) of the Galleria to Assembly and Leisure (Use Class D2) to enable it to be used as a climbing and adventure facility. This facility will be open in nature within the mall, and will not be enclosed within a unit. The size of the climbing zone is proposed to be circa 456 sqm.

The climbing and adventure facility provides health benefits for children, providing a place to exercise, improve balance and strength, and encouraging physical activity. The climbing structures are designed to be a range of heights, to encourage progression. This is also balanced by low level and ground level challenges for smaller or less able children. In addition to health benefits, the facility helps to promote social interaction, providing a fun and exciting environment for children whilst building confidence and self-esteem.

The proposed use will emulate other units in the Galleria and share the various facilities within the mall in terms of servicing, fire escapes, access, parking and other such amenities.

The hours of operation of the facility will be reflective of the existing opening hours of the Galleria.

Overall, the proposed use will generate a new exciting use within existing space in the Galleria, enlivening the shopping centre and providing a complementary use to existing units within the mall. The proposal will add to the visitor experience of the Galleria and provide positive health and socio-economic benefits.

Planning Considerations

Principle of Development

The proposal involves the creation of a D2 use of circa 456 sqm floorspace in an existing open area which is currently public circulation space within the Galleria.

Whilst the Galleria is situated in an out of town location, it is complementary to the town centre which comprises Hatfield's main shopping facility. Neither the WHBC District Plan or the Local Plan Proposed Submission document have specific policies in relation to the Galleria. District Plan Policy TCR 3 sets out the criteria for new retail development in out of centre locations.

A key part of the original planning permission for the Galleria (ref. S6/87/0075/FP) restricted the amount of retail floorspace (Use Class A1). The proposed climbing and adventure facility (Use Class D2) would not result in an increase in retail floorspace. The proposed use would serve a complementary role to the prevailing uses in the Galleria.

The proposed leisure use is small in size, being of approximately 456 sqm in floorspace. It is not of such a size that it would adversely affect the viability and viability of the town centres. Therefore, the proposed use would not undermine the retail hierarchy in the town.

Overall, it is considered that the proposed use would complement existing uses within the Galleria, utilising vacant space within the lower mall to provide a climbing facility for children.



Impact on the Residential Amenity of Adjoining Occupiers

By virtue of the location of the application within the confines of the Galleria, there will be no harmful impact on the amenities of nearby residential properties and other uses. It would serve as a complementary role to the prevailing uses within the Galleria.

Impact on Highways and Parking Provision

The site is located within the Galleria which has 1,723 off-street parking spaces to cater for all the units within the centre. No change is proposed to existing access and parking arrangements and the amount of floorspace would not increase or decrease.

Documents

We enclose the following documents for approval:

- Full planning application forms and certification;
- Location Plan (ref. 2144 SK01 P01);
- Block Plan (ref. 2144 SK02 P01); and
- Location within Lower Mall (ref. 2144 SK05 P01).

We also enclose the following documents for indicative purposes:

- Proposed Layout (ref. 2144 SK04 P01);
- Rock Up Atrium Image 1;
- Rock Up Atrium Image 2; and
- Rock Up Atrium Image 3.

We also request that the contents of this letter are taken into account.

A payment, via the planning portal (ref. PP-05818983) for £385, the relevant fee for the consideration of this application has been made.

Conclusions

Overall, the proposed indoor climbing and adventure facility will provide a high quality, family friendly experience which will add to the overall shopping and leisure experience in the Galleria.

The proposal accords with the National Planning Policy Framework and the Welwyn Hatfield District Plan 2005, in providing a new leisure offer in a sustainable location. The proposal provides health and social benefits for children, encouraging social interaction and physical activity.

The proposal will complement existing uses within the Galleria, providing a new leisure facility for local residents and visitors to the Galleria. It will also bring a vacant space into use, thus enlivening the shopping mall.



We trust that you have everything that you need to register this application, however, if you have any queries at all, please do not hesitate to contact me.

Yours faithfully



PAULA CARNEY
Director
WYG