



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 – PERMISSION

S6/2005/1103/FP

ERECTION OF FIVE STOREY, 118 BEDROOM ELDERLY PERSONS CARE HOME

at: COMET SQUARE, HATFIELD DISTRICT CENTRE, HATFIELD,

Agent Name And Address

KWL ARCHITECTS,
POPLAR HOUSE,
HAZELL DRIVE,
NEWPORT,
SOUTH WALES
NP108FY

Applicant Name And Address

SANCTUARY HOUSING ASSOCIATION,
SANCTUARY HOUSE,
CHAMBER COURT,
CASTLE STREET,
WORCESTER
WR1 3ZQ

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 PERMIT the development proposed by you in your application received with sufficient particulars on 05/09/2005 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 3 years commencing on the date of this notice.

The development to which this permission relates shall be begun within a period of 3 years commencing on the date of this notice.

2. The development shall only 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 approved shall be implemented and completed in all respects by not later than the planting season following completion of the development, and any trees or plants which within a period of 5 years from 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, unless the Local Planning Authority gives written consent to any variation.

REASON

To enhance the visual appearance of the development.

Continuation ...

3. Before construction works commence on site, full details or samples of the materials to be used in the external construction of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that the external appearance of the development is not detrimental to the character of the locality.

4. 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 parking facilities are available within the site and that there is no detriment to the safety of the adjoining highways.

5. No soakaways shall be constructed in contaminated ground.

REASON

To prevent pollution of groundwater.

6. The construction of the site drainage system shall be carried out in accordance with details submitted to and approved in writing by the Local Planning Authority before the development commences

REASON

To prevent pollution of the water environment.

7. The construction of the foul and surface discharge drainage system shall be carried out in accordance with details submitted to and approved in writing by the Local Planning Authority before the development commences

REASON

To prevent pollution of the water environment.

8. Prior to the commencement of development details of a secure cycle parking facility on the site for at least ten cycles shall be submitted to and approved in writing by the Local Planning Authority. This facility shall be installed and made available in accordance with the approved details prior to the first use of the premises and retained thereafter

REASON

To provide adequate cycle parking in the interests of encouraging sustainable transport

9. The development hereby permitted shall not be occupied until a Green Travel Plan, to encourage access to the site by alternative modes of transport to the private car and to encourage car sharing, has been submitted to and approved in writing by the Local Planning Authority

REASON

To reduce reliance on the private car in the light of Hertfordshire County Structure Plan Policy 22 and the accessible location of the site.

Continuation ...

10. Both existing and proposed levels of the ground shall be shown on detailed plans and sections, which include finished floor levels of all buildings on the site. The plans shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development, which shall only be carried out in accordance with the approved plans.

REASON

To ensure the development is carried out at suitable levels, and to ensure a satisfactory relationship between features and buildings both on and off the site.

11. Prior to the commencement of work on any building hereby approved, the setting-out and finished floor level of each building shall be inspected and approved by the Local Planning Authority in writing.

REASON

To ensure the satisfactory appearance of the development, and to ensure a satisfactory relationship between features and buildings both on and off the site.

12. The premises shall be used only for a care home providing a high level of nursing care, and for no other purpose, including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any Order revoking or re-enacting that Order)

REASON

The amount of car parking provided for the development is only acceptable due to the limited car use associated with this type of development.

REASON FOR APPROVAL

The proposal complies with the Hatfield Aerodrome Supplementary Planning Guidance 1999 and policies relating to the Aerodrome site and listed buildings in the adopted District Plan.

SUMMARY OF RELEVANT DEVELOPMENT PLAN POLICIES

Hertfordshire Structure Plan Review 1991- 2011:

HASPG

Welwyn Hatfield District Plan 2005:

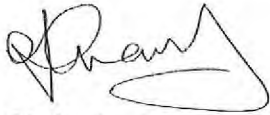
R25, CLT17, HATAER1, HATAER4

Supplementary Design Guidance

Continuation ...

APPROVED PLAN NUMBER(S): PL01, PL02, PL05, PL06, PL08, all received 5/09/2005
and PL03 REV A, PL04 REV C, PL09 REV B, PL10 REV B, PL11 REV B all received
11/10/2005

Date: **05/12/2005**

A handwritten signature in black ink, appearing to read "Chris Conway", with a large, sweeping flourish at the end.

Chris Conway
Chief Planning and Environmental Health Officer