



WELWYN HATFIELD COUNCIL

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

TOWN AND COUNTRY PLANNING ACT 1990 TOWN AND COUNTRY
PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

PLANNING DECISION NOTICE - PERMISSION

C6/1988/482/OP

Site for residential development on site of Squash Club and former secondary school

at: Land off Chequersfield, Welwyn Garden City

Agent Name And Address

FULLER HORSEY WILLS,
52 BOW LANE,
LONDON,
EC4M9ET

Applicant Name And Address

WESTMINSTER RC DIOCESE TRUST,
ARCHBISHOPS HOUSE,
London
SW1P 1QJ

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**, in accordance with the provisions of Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995, the development proposed by you in your outline application received with sufficient particulars on and shown on the plans accompanying such application, subject to the following conditions:-

1. The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing childrens play area, public open space, existing and proposed ground levels, and noise amelioration measures, the siting, layout design and external appearance of the building (s) and the means of access thereto and the landscaping of the site which shall have been approved by the Local Planning Authority, or in default of agreement by the Secretary of State for the Environment, before any development is commenced.

REASON

To comply with the provisions of Article 3 (1) of the Town and Country Planning (General Development Procedure) Order 1995.

2. a) Application for approval in respect of all matters reserved in Condition 1 above shall be made to the Local Planning Authority within a period of 3 years commencing on the date of this notice.

b) The development to which this permission relates shall be begun by not later than whichever is the later of the following dates:-

i) the expiration of a period of 5 years commencing on the date of this notice.

ii) the expiration of a period of 2 years, commencing on the date upon which final approval is given by the Local Planning Authority or by the Secretary of State, or in the case of approval given on different dates, the final approval of the last such matter to be approved by the Local Planning Authority or by the Secretary of State.

Continuation ...

REASON

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

3. The development shall only be carried out in accordance with a landscaping scheme which shall be submitted to the Local Planning Authority as part of the reserved matters referred to in Condition 1 above and the scheme shall be 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) which new planting is proposed, together with details of 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.

4. Notwithstanding the details to be submitted in accordance with Condition 01, no dwelling on the site shall be within 25 metres of the pylons and transmission lines on the east, west and south boundaries of the site, and no private garden or amenity space shall be within 12.5 metres unless otherwise agreed in writing by the Local Planning Authority.

REASON

To ensure adequate safety and amenity for future occupiers of the residential development

Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any Order revoking or re-enacting that Order) the provisions of Part 1, Classes A to H, and Part 2, Class A of Schedule 2 to that Order shall not apply to any dwelling constructed as part of this consent.

REASON

In the interests of protecting the environment of the development

6. The development hereby permitted shall not be commenced until an investigation and assessment to identify any contamination of the site has been carried out and a scheme to deal with any contamination so identified has been submitted to and approved by the Local Planning Authority. The development hereby permitted shall not commence until the scheme so approved has been implemented in all respects.

REASON

Continuation ...

To protect the local environment

APPROVED PLAN NUMBER(S):

Titled," County Planning and Estates Hertfordshire County Council" to a scale of 1:1250. and titled " Welwyn Garden City" date stamped received 9th May 1988

Date 24 September 2003



Chris Conway
Chief Planning Officer