



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

S6/2001/1153/DE

ERECTION OF 211 DWELLINGS WITH GARAGING, PARKING AND INFRASTRUCTURE. (RESERVED MATTERS FOLLOWING OUTLINE PERMISSION S6/1999/1064/OP)

at: LAND AT FORMER HATFIELD AERODROME, ADJACENT TO HATFIELD BUSINESS PARK, HATFIELD

Agent Name And Address

BOVIS HOMES LTD (CENTRAL REGION),
CASTLE BROMWICH HALL,
BIRMINGHAM
B36 9DF

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 22 August, 2001 and subject to the following conditions:-

1. 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.

2. Reserved matters have not been discharged in relation to landscaping, and a full landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development and the approved scheme subsequently implemented in accordance with Condition 6 of outline planning permission S6/1999/1064/OP dated 29th December 2000

Continuation...

REASON

To enhance the visual appearance of development.

3. No development shall commence until the details of a system for minimising the quantity of water drawn from the public supply have been submitted to and approved in writing by the Local Planning Authority.

REASON

To reduce the impact of the development on the water environment in the interest of sustainable development.

4. Prior to the commencement of development detailed designs for the following areas shall be submitted to the Local Planning Authority and approved in writing in consultation with the Local Highway Authority and the approved works shall be constructed to the satisfaction of the Local Planning Authority as part of the development hereby permitted:-

- (i) The alignment of the roads adjacent to plots 36, 57, and 58.
- (ii) The manoeuvring spaces for the parking bays for plots 14 to 29, 197, 186 and 192.
- (iii) All garages to provide 6 metre parking bays.
- (iv) The section of road 2 that runs east - west to show the revised location for the speed table.
- (v) All footway/cycleways to show that they are a minimum of 3 metres wide.
- (vi) The junction between Road 2 and the residential area at the southern end of the crescent.

REASON

To ensure that the detailed design of this junction is acceptable and would not create any road safety problems.

Date: 15/03/02

Signed: 
Chief Planning Officer