



WELWYN HATFIELD COUNCIL

Council Offices, Welwyn Garden City, Herts, AL8 6AE
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TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995
PLANNING DECISION NOTICE – PERMISSION

N6/2002/450/OP

DEVELOPMENT OF A MINIMUM OF 1.6 HECTARES OF LAND FOR B2 OR B8 PURPOSES, WITH THE REMAINDER FOR B1 USE

at: LAND AT CHEQUERSFIELD, WELWYN GARDEN CITY

Applicant Name And Address

HERTS COUNTY COUNCIL,
CORPORATE DIRECTOR,
(PEOPLE & PROPERTY),
COUNTY HALL,
HERTFORD,
HERTS
SG13 8DQ

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 22 March, 2002 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 the existing and proposed ground levels, 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:-

Continuation ...

- 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.

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 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.

4. A minimum area of 1.6 hectares shall be set aside for Class B2 and/or Class B8 development, as defined in the Town and Country Planning (Use Classes) Order 1987.

REASON

In order to ensure a mix of employment generating development on the site.

5. Development hereby permitted shall not commence until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

REASON

To protect the archaeological interest of the site.

Continuation ...

6. No part of the development hereby granted outline consent shall be brought into use until the new access road off Chequersfield and off site highway work relating to that access road have been completed, in accordance with detailed plans which have been approved beforehand in writing by the Local Planning Authority in consultation with the Highway Authority.

REASON

In order to ensure that there is adequate provision for traffic generated by the development, to access the main highway network, in the interests of highway safety.

7. The details required by Condition 01 of this consent shall include the provision of a link road between Chequersfield and Burrowfield.

REASON

In order to comply with the requirements of Policy T17 of the Welwyn Hatfield District Plan Alterations No 1, 1998.

8. *Prior to the commencement of any development, a scheme for the investigation of the extent of any contamination of the site in accordance with BS10175:2001 British Standards Institute Code of Practice shall be submitted to and agreed in writing with the Local Planning Authority. In the event that any contamination is discovered details of remediation measures shall be submitted to and agreed in writing by the Local Planning Authority and shall be carried out prior to the commencement of the development hereby permitted. The presence of any significant unsuspected contamination which becomes evident during the development of the site shall be brought to the attention of the Local Planning Authority as soon as it is discovered.*

REASON

In order to assess the extent of contamination if any present on the site and to ensure remedial measures are carried out.

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

REASON

To prevent pollution of the water environment.

10. *Surface water source control measure shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.*

REASON

To prevent the increased risk of flooding and to improve water quality.

11. Notwithstanding the details hereby approved, development of the site shall take account of the need to access and maintain existing groundwater and gas monitoring points.

Continuation ...

REASON

To safeguard the ongoing monitoring of the site.

12. No part of the development hereby permitted shall be occupied until such time as a Green Travel Plan for the application site has been submitted to and agreed by the Local Planning Authority in consultation with Highways Authority.

REASON

To minimise traffic generation and encourage non car modes of transport and to accord with Policy T13 of the Welwyn Hatfield District Plan Alterations No 1, 1998.

APPROVED PLAN NUMBER(S):

EM 10032

Date : 12/08/2002



Chris Conway
Chief Planning Officer

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