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DATED 6-5-05



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

N6/2004/1483/DE

RESERVED MATTERS APPLICATION FOLLOWING OUTLINE PERMISSION
C6/0482/1988/OP, FOR THE ERECTION OF 309 HOUSES AND FLATS, ACCESS
ROADS, GARAGES AND PARKING COURTYARDS,

at: LAND AT CHEQUERSFIELD, WELWYN GARDEN CITY

Agent Name And Address

TETLOW KING
LONE BARN STUDIOS,
STANBRIDGE LANE,
ROMSEY
HAMPSHIRE
SO51 0HE

Applicant Name And Address

GEORGE WIMPEY N/LONDON LTD
PERSIMMON HOMES (T/VALLEY)
C/O McCLEAN HOUSE,
BLUE COATS AVENUE,
HERTFORD
HERTS
SG14 1PB

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 01/10/2004 and shown on the plan(s) accompanying such application, 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. The landscaping scheme approved as part of this consent shall be implemented and completed in all respects by no later than the planting season following completion of the development unless a longer period is specifically authorised by the Local Planning Authority in writing, 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.

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REASON

In order to enhance the appearance of the development.

3. Before any other works on site are commenced in relation to the development permitted, a one metre high chestnut pale fence, or other suitable barrier shall be erected around the outer limit of the crown spread of all trees on site shown to be retained on the approved plan. This fencing shall be retained in this position until the whole of the development is completed. During this period no materials whatsoever shall be stored, fires started or service trenches dug within these enclosed areas without the written consent of the Local Planning Authority.

REASON

To ensure that the existing trees shown to be retained, are safeguarded during building operations.

4. Prior to the occupation of 50% of the dwellings at the site children's play equipment, details of which shall be first submitted to and agreed in writing by the Local Planning Authority shall be provided at the site and thereafter retained in the agreed form

REASON

In order to ensure adequate children's play facilities are provided at the site

5. Prior to the commencement of development at the site details shall be submitted to and agreed in writing by the local Planning Authority of the type of glazing and mechanical ventilation to be fitted to the bedrooms and living rooms serving units E, F, G and H and flat FOG2 (plot 128) as identified on drawing PLO40709 SL01RevA. The development shall thereafter be constructed and retained in accordance with the approved details

REASON

To protect and safeguard the residential amenities of the occupiers of the properties from noise.

6. Development shall not commence until details of on site drainage works have been submitted to , and approved by, the local planning authority in consultation with the sewerage undertaker. No works which result in the discharge of foul or surface water from the site shall be commenced until the on site drainage works referred to above have been completed

REASON

To ensure that the foul and/or surface water discharge from the site shall not be prejudicial to the existing sewerage system

7. Notwithstanding the details shown on the drawings hereby approved, details of the boundary treatments proposed around and within the site shall be submitted to and agreed

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in writing by the Local Planning Authority and the details so agreed shall be provided at the site prior to the first occupation of any of the dwellings and shall be maintained thereafter in perpetuity

REASON

In order to ensure that the boundary treatments do not have a harmful impact upon the character and appearance of the area and that the privacy of the occupiers of the development is safeguarded

INFORMATIVE

Increase flow from the development may lead to sewerage flooding. Impact studies of the existing infrastructure will be required in order to determine the magnitude of any new additional capacity required in the system and a suitable connection point. The developer will be required to fund this. Early contact with Thames Water is recommended.

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water course or surface water sewer. It must not be allowed to drain into the foul sewer as this is a major contributor to sewer flooding. Thames Water recognises the environmental and economic benefits of surface water source control, and encourages its appropriate application to the overall benefit of our customers

In the disposal of surface water, Thames Water will recommend that the applicant:

- a) looks to ensure that new connections to the public sewerage system do not pose an unacceptable threat of surcharge, flooding or pollution;
- b) checks that the proposals are in line with the advice from DEFRA, which encourages wherever practicable, disposal 'on site' without recourse to the public sewerage system; for example in the form of soakaways or infiltration areas on free draining soils;
- c) looks to ensure the separation of foul and surface water sewerage on all new developments

Where the disposal of surface water is other than to a public sewer, the Applicant should ensure that approval for the discharge has been obtained from the appropriate authorities.

With regard to surface water, it is recommended that the Applicant should ensure that storm flows are attenuated or regulated into the receiving network e.g. through On/Off site storage

REASON FOR APPROVAL

It is considered that the proposed development does not have an unacceptably harmful impact on residential amenity or the character of the area in which it is located as the development proposed is in keeping with the character and appearance of the area in terms of scale and design, does not result in unacceptable overlooking or loss of privacy and does not have any unacceptably dominating impact with regard to neighbouring uses. The

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proposed development has also been considered acceptable in terms of highway safety and the provision of parking

SUMMARY OF RELEVANT DEVELOPMENT PLAN POLICIES

Hertfordshire Structure Plan Review 1991- 2011:

Policy 1, Policy 6, Policy 10, Policy 25, Policy 29, Policy 38, Policy 45

Hertfordshire Structure Plan Alterations 2001- 2016 (Deposit Draft Feb 2003):

Policy 6, Policy 10, Policy 25, Policy 29, Design and Quality of Development

Welwyn Hatfield District Plan Alterations no 1 1998:

BEV 5, GEN Criteria 1, GEN Criteria 3, GEN Criteria 4, RES Criteria 17

Welwyn Hatfield Review District Plan Deposit Draft, June 2002:

Policy SD1, Policy R1, Policy R2, Policy R14, Policy R17, Policy M1, Policy M6, Policy M19, Policy H1, Policy H6, Policy H7, Policy H8, Policy OS3, Policy D1, Policy D2
Supplementary Design Guidance

Supplementary Design Guidance

APPROVED PLAN NUMBER(S):

PL040709 LP.01 received 1st October 2004 & PL040709 SL01A received 29th November 2004 & PL040709 D430/N received 14th October 2004 & PL040709 SLB.01 received 18th October 2004 & PL040709 MAT01B 29th November 2004 & PL040709 FE.A received 1st October 2004 & PL040709 FP.A received 1st October 2004 & PL040709 FE.B received 1st October 2004 & PL040709 FP.1B received 1st October 2004 & PL040709 FP2.B received 1st October 2004 & PL040709 FPE.C received 1st October 2004 & PL040709 FPE.D received 1st October 2004 & PL040709 FPE.EFG received 1st October 2004 & PL040709 FE.H received 1st October 2004 & PL040709 FP.H received 1st October 2004 & PL040709 FE.J received 1st October 2004 & PL040709 FP.J1 received 1st October 2004 & PL040709 FP.J2 received 1st October 2004 & PL040709 FE.K received 1st October 2004 & PL040709 FP.K1 received 1st October 2004 & PL040709 FP.K2 received 1st October 2004 & PL040709 FE.L received 1st October 2004 & PL040709 FP.L1 received 1st October 2004 & PL040709 FP.L2 received 1st October 2004 & PL040709 FE.M received 1st October 2004 & PL040709 FP.M received 1st October 2004 & PL040709 FE.N received 1st October 2004 & PL040709 FP.N received 1st October 2004 & PL040709 FE.P received 1st October 2004 & PL040709 FE.A received 1st October 2004 & PL040709 FPE.RST received 1st October 2004 & PL040709 FP.V received 1st October 2004 & PL040709 FE.V received 1st October

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2004 & PL040709 HT.609.1 received 1st October 2004 & PL040709 HT.609.2 received 1st October 2004 & PL040709 HT.609.3 received 1st October 2004 & PL040709 HT.775 received 1st October 2004 & PL040709 HT.806.1 received 1st October 2004 & PL040709 HT.806.2 received 1st October 2004 & PL040709 HT.806.3 received 1st October 2004 & PL040709 HT.806.4 received 1st October 2004 & PL040709 HT.999.1 received 1st October 2004 & PL040709 HT.999.2 received 1st October 2004 & PL040709 HT.1209.1 received 1st October 2004 & PL040709 HT.1209.2 received 1st October 2004 & PL040709 HT.1209.3 received 1st October 2004 & PL040709 HT.1209.4 received 1st October 2004 & PL040709 HT.1209.5 received 1st October 2004 & PL040709 HT.1590D30.1E received 1st October 2004 & PL040709 HT.1590D30.1P received 1st October 2004 & PL040709 HT.1590D30.2P received 1st October 2004 & PL040709 HT.SB.01 received 1st October 2004 & PL040709 HT.SB.02 received 1st October 2004 & PL040709 HT.SD.01 received 1st October 2004 & PL040709 HT.SD.02 received 1st October 2004 & PL040709 HT.SD1.01 received 1st October 2004 & PL040709 HT.SD1.02 received 1st October 2004 & PL040709 HT.Ba.01 received 1st October 2004 & PL040709 HT.Ba.02 received 1st October 2004 & PL040709 HT.Fe received 1st October 2004 & PL040709 HT.Fi.01 received 1st October 2004 & PL040709 HT.Fi.02 received 1st October 2004 & PL040709 HT.Sa received 1st October 2004 & PL040709 HT.Sh.01 received 1st October 2004 & PL040709 HT.Sh.02 received 1st October 2004 & PL040709 PL.26.E received 1st October 2004 & PL040709 PL.26.P received 1st October 2004 & PL040709 PL.128E received 1st October 2004 & PL040709 PL.128P received 1st October 2004 & PL040709 PL.193P received 1st October 2004 & PL040709 PL.193E received 1st October 2004 & PL040709 PL.279/280E received 1st October 2004 & PL040709 PL.279/280P received 1st October 2004 & PL040709 PL.273/274E received 1st October 2004 & PL040709 PL.273/274P received 1st October 2004 & PL040709 GAR.01 received 1st October 2004 & PL040709 GAR.02 received 1st October 2004 & PL040709 GAR.03 received 1st October 2004 & PL040709 GAR.04 received 1st October 2004 & Woodland Management Strategy received 9th November 2004 & JBA 03/216-03A received 16th November 2004 & JBA 03/216-04A received 16th November 2004 & JBA 03/216-05A received 16th November 2004 & JBA 03/216-06 received 9th November 2004

Date :

6th May 2005


Chris Conway
Chief Planning and Environmental Health Officer