



# 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

S6/2004/1694/FP

**EXTERNAL SITE WORKS INCLUDING CONSTRUCTION OF VEHICLE ACCESS WAYS AND FOOTPATHS, PARKING AREAS, CYCLES STANDS, BIN STORES, TENNIS COURT, UNDERGROUND GAS STORAGE TANKS AND ERECTION OF ENTRANCE GATES**

at: **ASTWICK MANOR, COOPERS GREEN LANE, HATFIELD,**

### Agent Name And Address

THE R M PARTNERSHIP,  
HARBOURNE HOUSE,  
80 HIGH STREET,  
BUSHEY,  
HERTS  
WD233HD

### Applicant Name And Address

DENHAM LAND DEVELOPMENTS LTD ,  
MIDLAND HOUSE,  
42 BUCKINGHAM STREET,  
AYLESBURY,  
BUCKS  
HP202LL

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 16/11/2004 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 5 years commencing on the date of this notice

### REASON

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

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 The parking spaces 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 To comply with GEN 4 of the Welwyn Hatfield District Plan Alterations No1, 1998

4 Prior to the commencement of the development there shall be submitted to and agreed in writing by the Local Planning Authority details of the improvement works to be carried out to the junction between the access road to the site and the Coopers Green Lane Those works shall be implemented as agreed (or as subsequently agreed to be amended) prior to the occupation of the development involving the conversion of the hangar

### REASON

In the interests of highway safety To comply with GEN 4 of the Welwyn Hatfield District Plan Alterations No 1, 1998

5 Before the development is commenced an investigation of the site shall be carried out in accordance with BS 10175 2001 British Standards Institution Code of Practice, "The Investigation of Potentially Contaminated Sites" to identify possible contamination, and to assess the degree and nature of any contamination present If a hazard or hazards are identified on the site from any form of contamination the results of the investigation shall be utilised to carry out a site specific risk assessment to consider risks to future users of the site, water resources, surrounding land and property, wildlife, cultivated trees and plants, building materials, and any other persons who may be affected If the risk assessment identifies unacceptable risk or risks, a detailed remediation strategy containing measures necessary to remove, neutralise or isolate the contamination shall be provided Details of such investigation, assessment and remediation measures shall be submitted to and agreed in writing with the Local Planning Authority before development commences and the development shall thereafter proceed and be completed in accordance with the approved details prior to occupation of any of the dwellings unless otherwise agreed in writing with the Local Planning Authority. The presence of any significant unsuspected contamination that 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

To ensure that any site contamination is dealt with safely in the interests of preventing pollution of the environment, the health and safety of the public and users of the development To comply with Policy R2 of the Welwyn Hatfield District Plan Review Revised Deposit Version June 2002

6 Prior to the commencement of development there shall be submitted to and agreed in writing by the Local Planning Authority details of the means of foul and surface water drainage from the site Once agreed those details shall be implemented as such and be made available for use prior to the occupation of the development

## Continuation ...

### REASON

In order to avoid pollution to the water environment and in the interests of public health To comply with Policy R9 of the Welwyn Hatfield District Plan Review Revised Deposit Version, June 2002.

7. Samples of materials to be used on all external surfaces, including car parking and hard surfaced areas, boundary walls/fencing/railings, shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced on site. The development shall be carried out in accordance with the details so approved

### REASON

To ensure that the finished appearance of the development is satisfactory To comply with Supplementary Design Guidance of the Welwyn Hatfield District Plan Review Revised Deposit Version June 2002

8 No works shall be carried out on the site until further details of external structures such as bin stores, cycle stores, walls/fencing/railings (including piers and copings) have been supplied to and approved in writing by the Local Planning Authority, and the work shall then be carried out in accordance with those details.

### REASON

To ensure that the finished appearance of the building is satisfactory. To comply with Supplementary Design Guidance of the Welwyn Hatfield District Plan Review Revised Deposit Version June 2002

### REASONS FOR APPROVAL

The proposal is acceptable and satisfies all relevant policies of the Hertfordshire Structure Plan Review 1991- 2011, Hertfordshire Structure Plan Alterations 2001- 2016 (Deposit Draft Feb 2003) together with the Welwyn Hatfield District Plan Alterations No 1 and emerging policies in the Welwyn Hatfield District Plan Review Revised Deposit Version June 2002 and Supplementary Design Guidance.

### SUMMARY OF RELEVANT DEVELOPMENT PLAN POLICIES

Hertfordshire Structure Plan Review 1991- 2011

Policy 5, Policy 38

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

Policy 5, Policy 38, Design and Quality of Development

Welwyn Hatfield District Plan Alterations no 1 1998

GB1,GB3, CR6

Welwyn Hatfield Review District Plan Deposit Draft, June 2002

GBSP1, D1, D2, RA1, R13, R14, R23, R27

**Continuation ...**

Supplementary Planning Guidance - Parking Standards

Supplementary Design Guidance

**INFORMATIVE**

The applicant is advised that the permission hereby by granted for the construction of the tennis court does not extend to the approval of any fence over 2 metres in height nor the approval of any floodlighting scheme These will require separate planning approval from the Local Planning Authority

APPROVED PLAN NUMBER(S) 24903/200C & 1.1250 site plan & 1 50 fence/railings elevations & 1 100 fence/railings location all received 16/11/04

Date: **01/03/2005**



Chris Conway  
Chief Planning and Environmental Health Officer