

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2007/465/FP
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NOTATION:

The site lies within the excluded settlement of Hatfield as designated in the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF SITE:

The premises consist of a commercial distribution business which is operated by the Royal Mail and is located within the new business park area of Hatfield.

The site is accessed from Frobisher Way, with the depot building consisting of one large metal clad shed style building with parking to the front and side. On the north side of the building is the area where the lorry movements occur, and 20 docking bays currently exist.

DESCRIPTION OF PROPOSAL:

The proposal is the replacement of 2 No. vehicle docking shelters to accommodate taller vehicle trailers.

PLANNING HISTORY:

No recent history.

SUMMARY OF DEVELOPMENT PLAN POLICIES:

Welwyn Hatfield District Plan 2005:

EMP13 Design Criteria for Employment

CONSULTATIONS

None

TOWN/PARISH COUNCIL COMMENTS

None

REPRESENTATIONS

None.

Period expired 16/04/07.

DISCUSSION:

The main issues are:

- 1. **The impact on the character of the existing building and surrounding area**

There is only one main issue to consider in this case and that is whether the design changes would be acceptable to the character of the original building and the wider environment.

The proposal would be towards the rear of the building and so would not be readily visible from any public viewpoint. In addition, these 2 proposed replacement docking shelters to existing loading bays would have a negligible impact on the wider appearance of the building and would not be out of keeping.

CONCLUSION:

The proposal therefore complies with the design requirements of Policy EMP13 of the Welwyn Hatfield District Plan

RECOMMENDATION: APPROVAL WITH CONDITIONS

CONDITIONS:

- 1. C 2.1 Standard Time Limit

SUMMARY OF REASONS FOR THE REFUSAL OF PERMISSION:

The proposal has been considered against development plan policy EMP13 Welwyn Hatfield District Plan 2005 in addition to the Human Rights Act 1998, which indicate that the proposal should be approved. Material planning considerations do not justify a decision contrary to the Development Plan (see Officer’s report which can be inspected at these offices).

INFORMATIVES:

None

DRAWING NUMBERS:

Site Location Plan 07_7655-01 & AL10 9SL\RDC\GF\ & WI Dock Shelter 300 Series (un-numbered) all received and date stamped 20/03/07

Signature of author..... Date.....

