



TOWN AND COUNTRY PLANNING ACT 1990

## PLANNING DECISION NOTICE – PERMISSION

**N6/2012/1094/FP**

**Retention of office and perimeter security fencing and gates, in association with the use of the site for the distribution of 'Ready Mix Concrete'**

**at: 47- 49 Burrowfield WELWYN GARDEN CITY**

Carriage Return

### Agent Name And Address

Mr M Ledger  
Prospect Planning Ltd  
96-98 High Street  
Stevenage  
SG1 3DW

### Applicant Name And Address

Easymix Concrete Ltd  
47- 49 Burrowfield  
WELWYN GARDEN CITY  
AL7 4SS

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 16/05/2012 and shown on the plan(s) accompanying such application, subject to the following conditions:-

1. The development/works shall not be started and completed other than in accordance with the approved plans and details: AT372-01 & AT 372-03 & AT372-04 received and dated 16 May 2012 & AT372-02A received and dated 06 July 2012 unless otherwise agreed in writing by the local planning authority.

REASON: To ensure that the development is carried out in accordance with the approved drawings and any changes must be agreed in advance in writing by the local planning authority.

### PRE-OCCUPATION

2. The areas set aside for parking as shown on approved drawing AT372-02A shall be laid out and surfaced before first occupation of the office building and the first approved use of the site hereby permitted and shall be retained permanently thereafter as parking for site staff, site visitors and mixer trucks and shall not be used for any other purpose.

REASON: To ensure the proposal does not result in a detrimental impact on the safe and efficient operation of the highway and to provide an adequate level of on-site parking in accordance with the National Planning Policy Framework and Policy M14 of the Welwyn Hatfield District Plan 2005.

## Continuation ...

### POST DEVELOPMENT

3. Within 10 weeks of the date of this planning permission the approved perimeter boundary fencing as shown on approved drawing AT372-02A on only the eastern and southern sides of the application site shall be completely re-painted on their outward looking sides in a green colour to the satisfaction of the local planning authority, the details of which will have been previously approved in writing by the local planning authority. As part of this written approval, the colour and paint specification shall be submitted to and approved in writing by the local planning authority prior to the commencement of the repainting work. These re-painted sections of the fence shall be retained permanently thereafter in this agreed colour and adequately maintained in accordance with the manufacturers specification.

REASON: To reduce the visual impact of the existing fence sufficiently to ensure that the visual amenity of the surrounding area is safeguarded and to comply with the requirements of the National Planning Policy Framework, and East of England Policies SS1, SS2 & ENV7 and Local Plan Policies D1 & D2 and the Supplementary design Guidance of the Welwyn Hatfield District Plan 2005.

### REASONS FOR APPROVAL

The proposal has been considered against the National Planning Policy Framework, East of England Plan 2008 policies SS1, SS2, ENV7 & T14 and development plan policies SD1, GBSP2, EMP1, EMP2, R3, M14, D1 & D2 of the Welwyn Hatfield District Plan 2005, in addition to the Human Rights Act 1998, which, at the time of this decision 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).

**Date:** 11/07/2012



Tracy Harvey  
Head of Planning